



Housing an Aging Population

East Goshen Township

- Rick Smith, Township Manager
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Brief History and Demographics of East Goshen

Population

1950: 1,059

1990: 15,138

2010: 18,026

Median Age in 2010

East Goshen Township: 47.3 up from 41.5 in 2000

Willistown Township: 48.2 up from 42.8 in 2000

West Goshen: 38.7 up from 36.6 in 2000



Brief History and Demographics of East Goshen

Population trends (2000-2010)

All age segments from 45 to 85 increased

The 85 and older segment grew 211%

35 to 44 y.o. segment declined 24%

Less than 5 y.o. segment declined 21%



Age Restricted Communities and Life Care Facilities

Age Restricted Community (55+)

Hershey's Mill

- Planned and Developed as a Planned Residential Development (PRD)
- 1700 Dwelling units
- Development began in 1972
- Last home completed in 2010
- Housing Types:
 - Single Family Homes
 - Attached dwellings
 - Multi family dwelling units
- ~735 Acres
- Private Roads
- Private Golf Club
- Private recreation



Age Restricted Communities and Life Care Facilities

Life Care Facilities

Bellingham Senior Living

- Independent living
- Assisted Living
- Memory Care
- Skilled Nursing

Wellington at Hershey's Mill

- Independent living
- Assisted Living
- Skilled Nursing



Other age related housing considerations

Seniors want to live in their Single Family homes much longer

- Mobility in the home
- Affordability
- Safety

Seniors are living with family members

- Creation of In-Law Suites (apartments for the care of relatives)

Some Seniors want to downsize to a newer and smaller home with low maintenance

- Affordability
- Efficient
- One floor living
- Access to recreation



Other age related housing considerations

Apartment Living is also popular with Seniors

- Accessibility can be a challenge in older apartment communities because of the lack of elevators

Ambulance services are impacted by an aging population