

## 2024 ORANJ Survey of CCRC Residency - Highlights

### A Year of Progress Toward Recovery from Covid

After a year when the number of residents of New Jersey's continuing care communities fell ten percent from pre-Covid levels, there is a rebound of 4.6% with a total population of 9,674 seniors. Although that number is below pre-Covid levels, Presidents of resident associations express guarded optimism that the increase over last year will continue.

The annual survey also shows that the relative sizes of member communities remains constant. Two have more than 1,000 seniors, two number between 400 and 600. The majority, 21 communities, reported totals of 374 residents to a low of 70.

One caution among the positive reports is that smaller communities in the state have not shared equally in the recovery. The average occupancy rate for all CCRCs (occupied units / available ones) is currently 86%, with a range from 97% to 47%. Sixteen smaller properties reported 77% or lower.

A significant statistic not reported during pandemic years is the rate of yearly increase in monthly fees for residents in independent living units, the primary source of income. Current year increases average 4.5%, in a range from 2% to 7.5%. The most common numbers, reported by 14 communities range from 4% to 5%.

The monthly fee increases are driven by increases in operating costs due to inflation (23% since the pre-Covid year of 2019) plus notable increases in wages that occurred across-the-board, particularly for health services. Faced with lower revenues from independent living residents, all but four communities are now affiliated with groups that provide management and administrative services for numbers of CCRCs (See codes for names below)

ORANJ has published The Residency Survey since 2005, except for two recent pandemic years. Previous survey data is available in the website [oranjccrc.org/research/](http://oranjccrc.org/research/)

Questions about the survey and its data may be directed to Maggie Heineman at [oranjccrc@gmail.com](mailto:oranjccrc@gmail.com) or to me. Our thanks go to the residents association leaders who supplied the data presented here and in the accompanying spreadsheet.

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**A** Acts Retirement Living / **E** Erickson Senior Living / **F** Fellowship Life /  
**LCS** Life Care Services / **LSM** Lutheran Social Ministries of NJ / **P** Premier /  
**SA** Stand Alone / **S** Springpoint / **UMC** United Methodist Communities /  
**WM** Wiley Mission

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## ORANJ Survey 2024 Residency Report

Member CCRCs and Affiliations	Independent Living				Assisted Living			Memory Care			Skilled Nursing				
	Total Units	Occupie Units	Total IL Residents	Monthly IL Fee Increase	Total Units	Total AL Residents	Fee Increase	Total Units	Total MC Residents	Fee Increase	Total Units	Total SN Residents	Fee Increase	Total All Units	Total All Residents
A-Evergreens, The	178	155	186		50	47		0	0		33	25		261	258
E-Cedar Crest	1431	1344	1647	4.50%	82	82	4.50%	44	44	4.50%	113	106	4.50%	1670	1879
E-Lantern Hill	438	385	466	4.50%	42	43	4.50%	16	16	4.50%	24	24	4.50%	520	549
E-Seabrook	1025	904	1081	4.50%	86	73	5%	43	36	4.50%	43	38	4.50%	1197	1228
F-Applewood	300	246	291	7%	37	31	7%	11	9	7%	60	43	7%	408	374
F-Fellowship Village	254	207	248	6%	55	38	2.89%	37	26	2.50%	67	56	3.04%	413	368
F-Friends Village	75	44	52	6%	41	17	3%	20	9	3%	0	0		136	78
F-HGoodShepherd	48	36	40	6%	32	30	3%	0	0		0	0		80	70
F-Pines Village	222	111	124	6%	67	61	3%	20	13	3%	66	52	6%	375	250
LCS-Laurel Circle	202	129	161	5%	30	23	3%	11	9	3%	34	31	3%	277	224
LSM-Crane's Mill	276	230	265	5%	48	32	5%	22	12		56	42	5%	402	351
P-Cadbury	138	65	67	2%	88	84	5%	20	20		118	108		364	279
SA -Harrogate	250	180	205	5%	0	0		0	0		68	60	5%	318	265
SA-Lions Gate	164	157	182	3.40%	49	44	3.40%	21	18	3.40%	110	96	3.40%	344	340
SA-Masonic Village	250	200	223	4.00%	28	27	7.50%							278	250
SA-Medford Leas	394	306	389	4.50%	84	69	4.50%	21	16	4.50%	14	10	4.50%	513	484
S-Atrium Navesink	140	109	127	4.90%	0	0		0	0		43	41	7.50%	183	168
S-Crestwood Manor	280	186	214	4.90%	0	0		0	0		64	51	7.50%	344	265
S-Meadow Lakes	253	217	260	4.90%	28	23	7.50%	16	11	0%	60	49	7.50%	357	343
S-Monroe Village	250	200	223	4.90%	28	27	7.50%	0	0		0	0		278	250
S-Oaks at Denville	273	203	238	4.90%	33	26	4.90%	0	0		84	62	4.90%	390	326
S-Stonebridge	208	202	239	3.50%	40	33	7.50%	21	18	7.50%	50	42	7.50%	319	332
S-Winchester Gdn	202	185	230	4.90%	47	46	7.50%	20	18	7.50%	30	23	7.50%	299	317
UMC-Bristol Glen	88	68	74	5%	70	69	7%	21	14	8%	60	58	7%	239	215
WM-Wiley Retirement	137	127	129	3.50%	45	33	3.50%	0	0		86	49	3.50%	268	211
<b>TOTALS</b>	<b>7251</b>	<b>6196</b>	<b>7158</b>		<b>945</b>	<b>809</b>		<b>343</b>	<b>275</b>		<b>1137</b>	<b>959</b>		<b>10233</b>	<b>9674</b>

Note; Harrogate has 60 residents in skilled nursing; 44 are lifecare resident with 5% increase 16 are non-life care residents with 9% increase