



*The
Directory of
Apartment Complexes for
Senior Citizens and Younger
People with Disabilities in
Chester County, PA*

2011

Prepared by

The Chester County Department of Aging Services

Government Services Center

601 Westtown Road, Suite 130

P. O. Box 2747

West Chester, PA 19380-0990

(610) 344-6350 or 1-800-692-1100, Ext. 6350 (toll free)

TTY (Hearing Impaired): 610-344-5233

Web: www.dsf.chesco.org/aging

Email: ccaging@chesco.org

This directory lists rental housing developments in Chester County, Pennsylvania and in Rising Sun, Maryland that rent apartments to senior citizens, younger people who have disabilities, younger people who do not have disabilities, and/or families. Although most senior housing complexes rent apartments to people age 62 and older and/or younger people who have permanent disabilities, the following complexes also rent apartments to younger people who do not have disabilities and/or families:

- a) **Locust Court** in West Chester, PA, (610) 436-9200
- b) **Oxford Village** in Oxford, PA, (610) 932-9290
- c) **Park Spring Apartments** in Spring City, PA, (610) 948-5874
- d) **Regency Park Apartments** in Coatesville, PA, (610) 383-4030
- e) **The Washington House** in Coatesville, PA, (610) 380-9265
- f) **W.C. Atkinson Apartments** in Coatesville, PA, (610) 384-4455

The tenants who live in a senior housing complex generally pay no more than 30 percent of their monthly income towards the rent. Officials from the U.S. Housing and Urban Development (HUD) then pay the balance of the rent to the property owners. Tenants in some complexes can use their out-of-pocket medical expenses to decrease their rent payments, while tenants in other complexes pay a flat rate for their rent.

For more information, please contact:

- a) The property managers listed in this publication
- b) The Chester County Department of Aging Services
- c) The Chester County Department of Community Development
601 Westtown Road, Suite 365
West Chester, PA 19380-0990
(800) 692-1100, extension 6900, or (610) 344-6900.

BERWYN, PA

Trinity House

15 Leopard Road, Berwyn, PA 19312
Phone: (610) 296-3337 Fax: (610) 296-8316
trinityhouse@penrose.com

Eligibility: Applicants must be 62 years of age or older at the time of application or handicapped/disabled in accordance with Social Security standards. Income at the time of application must not exceed \$43,900 for one person or \$50,150 for two people.

Contact Person: Charlene Vone, Manager for Trinity House – (610) 296-3337

Monthly Rent: Approximately 30% of household income after adjustments for medical expenses.

COATESVILLE, PA

Ash Park Terrace

70 South 3rd Avenue, Coatesville, PA 19320
Phone: (610) 380-9265 Fax: (610) 380-9266

Eligibility: All tenants need to be at least 55 years old in order to live at this location.

Monthly Rent: no more than 30 - 40 percent of an applicant's adjusted income. (Gross income-out-of-pocket medical expenses)

Type of Subsidy: Public housing and Site Based Housing Choice Voucher

Chestnut Court Apartments

140 East Chestnut Street, Coatesville, PA 19320
Phone: (610) 466-0350 or (610) 466-0351, ext. 3 Fax: (610) 466-0368

Eligibility: All tenants need to be at least 55 years old or need to have a permanent disability.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$32,700.00 a year for one person and \$37,320.00 a year for two people.

City Clock Apartments

235 East Lincoln Highway, Coatesville, PA 19320

Phone: (610) 384-2997 Fax: (610) 384-6350

Eligibility: All tenants need to be at least 60 years old in order to live at this apartment complex. Independent living.

Monthly Rent: Approximately 30 percent of an applicant's gross income.

Coatesville Towers

339 East Lincoln Highway, Coatesville, PA 19320

Phone: (610) 384-0120 Fax: (610) 384-2537

Eligibility: All tenants need to be at least 62 years old or need to have a permanent disability.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$16,450.00 a year for one person and \$18,800.00 a year for two people.

Harrison Senior Living of Coatesville

300 Strode Avenue, Coatesville, PA 19320

Phone: (610)-384-6310 Fax: (610) 383-3945

www.Harrisonseniorliving.com

Eligibility: All tenants need to be 55 years of age or older. Must be able to afford to pay rent privately.

Monthly Rent: Monthly rents vary on size of apartment. Starting at \$950/month to \$1,700/month. All utilities included except for telephone and cable.

Regency Park Apartments

699 Victoria Drive, Coatesville, PA 19320

Phone: (610) 383-4030 Fax: (610) 383-4436

Eligibility: Families and senior citizens can apply at this apartment complex (at least two people MUST live in each apartment).

Monthly Rent: no more than 30 percent of an applicant's adjusted income.

Steel City Apartments

20 North Second Avenue, Coatesville, PA 19320

Phone: (610) 466-0350 or (610) 466-0351, ext. 3 Fax: (610) 466-0368

Eligibility: All tenants need to be at least 55 years old or need to have a permanent disability.

Monthly Rent: No more than 30% of applicant's gross income. The maximum income limits for the people living at this apartment complex are: \$32,700.00 a year for one person and \$37,320.00 a year for two people.

The Brandywine Center

744 E. Lincoln Highway, Coatesville, PA 19320

Phone: (610) 380-9982 (877) 870-WELL Fax: (610) 380-9987

Eligibility: sliding scale

The Washington House

330 East Lincoln Highway, Coatesville, PA 19320

Phone: (610) 436-9200 Fax: (610) 430-0853

Eligibility: All tenants need to be at least 18 years old in order to live at this location.

Monthly Rent: no more than 30 – 40% of an applicant's adjusted income

Type of Subsidy: Public Housing and Site Based Housing Choice Voucher

W. C. Atkinson Apartments

824 East Chestnut Street, Coatesville, PA 19320

Phone: (610) 384-4455 Fax: (717) 786-2714 or (610) 380-1771

Eligibility: All tenants need to be at least 18 years old in order to live at this apartment complex.

Monthly Rent: 1 bedroom - \$484, 2 bedroom - \$551, efficiency - \$453. The maximum income limits for the people living at this apartment complex are: \$27,250.00 a year for one person and \$31,100.00 a year for two people.

DOWNINGTOWN, PA

St. James Place

350 East Pennsylvania Avenue, Downingtown, PA 19335

Phone: (610) 269-9366 Fax: (610) 269-6679

Eligibility: All tenants need to be at least 62 years old in order to live at this apartment complex.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$43,600.00 a year for one person and \$49,800.00 a year for two people.

EXTON, PA

Eagleview Senior Apartments

549 Dickinson Court, the Potter Building, Exton, PA 19341

Phone: (610) 458-3740 Fax: (610) 458-3673

www.hankingroup.com

Eligibility: All tenants need to be at least 62 years old in order to live at this apartment complex.

Monthly Rent: \$512.00 or \$610.00 a month plus utilities, depending on the applicant's income. The maximum income limits for the people living at this apartment complex are: \$32,700.00 a year for one person and \$37,320.00 a year for two people.

HONEY BROOK, PA

Tel Haven Apartments

P. O. Box 190, 1200 Tel Hai Circle, Honey Brook, PA 19344

Phone: (610) 273-9333; Fax: (610) 273-4141

Website: www.telhai.org

Eligibility: All tenants need to be at least 62 years old or over the age of 18 with a handicap or disability.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits are: 1 person-Very Low-\$27,250 Low-43,600, Moderate-49,100 2 people-Very Low-\$31,100, Low-\$49,800, Moderate-55,300.

OXFORD, PA

Oxford Hotel

305 Market Street, Oxford, PA 19363

Phone: (610) 932-8380 Fax: 610-932-9305

Website: www.pennrose.com

Eligibility: All tenants need to be at least 62 years old in order to live at this apartment complex.

Monthly Rent: No more than 30% of an applicant's adjusted income. Must qualify for Housing Authority Voucher.
1 B/R: \$534; 2 B/R: \$644.

Oxford Terrace

326 Market Street, Oxford, PA 19363

Phone: (610) 467-0937 Fax: (610) 467-0627

Eligibility: All tenants need to be at least 62 years old or need to have a permanent disability.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$24,100.00 a year for one person and \$27,500.00 a year for two people.

Oxford Village

1101 Lauren Lane, Oxford, PA 19363

Phone: (610) 932-9290 Fax (610)932-9305

Website: www.pennrose.com

Eligibility: All tenants need to have limited incomes in order to apply at this apartment complex.

Monthly Rent: The income limits for the people who live in this apartment complex depend on the number of people who live in the household. Set rent based on household income and number of people who live in the household. 2 B/R: \$650 - 700.
3 B/R: \$750 - 800.

PARKESBURG, PA

Parkesburg School Apartments

360 Strasburg Avenue, Parkesburg, PA 19365

Phone: (610) 857-5055 Fax: (717) 786-2714

Eligibility: All tenants need to be at least 55 years old.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$27,250.00 a year for one person and \$31,100 a year for two people.

Parkesedge Elderly Apartments

601 Green Street, Parkesburg, PA 19365

Phone: (610)-857-9281 Fax: (610) 857-2140

Eligibility: All tenants need to be at least 62 years old or need to have a permanent disability

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum payment is \$977.00 and the minimum is \$948.00.

PHOENIXVILLE, PA

Episcopal House

601 Center Street, Phoenixville, PA 19460

Phone: (610) 917-1041 Fax: (610) 917-1359

Eligibility: All tenants need to be at least 62 years old.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$27,450.00 a year for one person and \$31,350.00 a year for two people.

French Creek Manor Apartments

501 Mason Street, Phoenixville, PA 19460

Voice mailbox: (610) 935-0297 Fax: (610) 935-0298

www.frenchcreek@pennrose.com

Lisa Forbes, Supported Services Director

Eligibility: All tenants need to be at least 62 years old. No pets.

Monthly Rent: Starts at \$488.00 (40%), \$635.00 (50%), \$782.00 (60%) per month for the one-bedroom apartments; and starts at \$569.00 (40%), \$745.00 (50%), \$921.00 (60%) per month for the two-bedroom apartments. The minimum and maximum income limits for the people living at this apartment complex are: \$10,400-\$33,200 for 1 bedroom & \$17,500-\$35,400 for 2 bedrooms.

King Terrace

300 High Street, Phoenixville, PA 19460

Phone: (610) 933-5035 Fax: (610) 933-0425

Eligibility: All tenants need to be at least 18 years old and be permanently disabled.

Monthly Rent: No more than 30% of an applicant's adjusted income.

St. Peter's Place

111 Church Street, Phoenixville, PA 19460

Phone: (610) 933-4383 Fax: (610) 933-4185

E-mail: jevans@stpetersplace.com

Eligibility: Most tenants are at least 62 years old.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$27,450.00 a year for one person and \$31,350.00 a year for two people. Limited transportation and supportive services available, as needed.

SPRING CITY, PA

Bard Complex

201 South Main Street, Spring City, PA 19475

Phone: (610) 948-1797 Fax: (610) 948-1765

Eligibility: All tenants need to be at least 62 years old.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$27,450.00 a year for one person and \$31,350.00 a year for two people.

The Flag House

250 North Main Street, Spring City, PA 19475

Phone: (610) 948-1797 Fax: (610) 948-1765

Eligibility: All tenants need to be at least 62 years old.

Monthly Rent: No more than 30% of an applicant's adjusted income. The maximum income limits for the people living at this apartment complex are: \$27,450.00 a year for one person and \$31,350.00 a year for two people.

Park Spring Apartments

1800 Park Spring Boulevard, Spring City, PA 19475

Phone: (610) 948-5874 Fax: (610) 948-4885

E-Mail: parkspring.apart@comcast.net

Eligibility: Both families and senior citizens can live in this apartment complex.

Monthly Rent: No more than 30% of an applicant's adjusted income

Income Limits: \$41,600 a year for one person, \$47,550 a year for two people, \$53,500 a year for three people, \$59,450 a year for four people, \$64,200 a year for five people, and \$68,950 a year for six people.

Vincent Heights

333 Vincent Heights Circle, Spring City, PA 19475

Phone: (610) 948-6602 Fax: (610) 948-3320

Eligibility: All tenants need to be at least 62 years old or need to have a permanent disability

Monthly Rent: No more than 30% of an applicant's adjusted income Note: Tenants need to pay for their electricity.

The maximum income limits for the people living at this apartment complex are: \$27,250.00 a year for one person and \$31,100.00 a year for two people.

WEST CHESTER, PA

Denney-Reyburn Building

30 West Barnard Street, West Chester, PA 19382

Phone: (610) 701-9422 Fax: (610) 701-9001

Eligibility: All tenants need to be at least 62 years old.

Monthly Rent: No more than 30 – 40% of an applicant's adjusted income.

Type of Subsidy: Site Based Housing Choice Voucher.

Locust Court

1 Locust Court, West Chester, PA 19382

Phone: (610) 436-9200 Fax: (610) 436-9203

Eligibility: All tenants need to be at least 18 years old and MUST have families in order to live at this apartment complex.

Monthly Rent: No more than 30% of an applicant's adjusted income.

Maple Court of West Chester, PA

30 West Barnard Street, West Chester, PA 19382

Phone: (610) 436-9200 Fax: (610) 436-9203

Eligibility: All tenants need to be at least 62 years old or need to have a permanent disability.

Monthly Rent: No more than 30% of an applicant's adjusted income. .

Spruce Court of West Chester, PA

Mailing Address: 30 West Barnard Street, West Chester, PA 19382

Phone: (610) 436-9200 Fax: (610) 430-0853

Eligibility: All tenants need to be at least 62 years old or need to have a permanent disability.

Monthly Rent: No more than 30% of an applicant's adjusted income.

222 North Church Street

222 North Church Street, West Chester, PA 19380

Phone: (610) 436-7450 Fax: (610) 430-8930

Eligibility: All tenants need to be at least 62 years old or need to have a permanent disability

Monthly Rent: No more than 30% of an applicant's adjusted income.

WEST GROVE, PA

Luther House I, II, III and IV

122 Jenners Pond Road

Building II

West Grove, PA 19390

Phone: (610) 869-4240 Fax: 610-869-0032

Eligibility: All tenants need to be at least 62 years old, be income eligible and pass a criminal background check.

Monthly Rent: The maximum income for 2009 is \$27,450.00 for a one person household and \$31,350.00 for a two person household annually. We have only 1 bedroom units.