



PRESBYTERIAN  
**SENIOR LIVING**  
Schartner House

*Affordable Apartment Living  
for Those Age 62 and Older*



**DILLSBURG, PA**

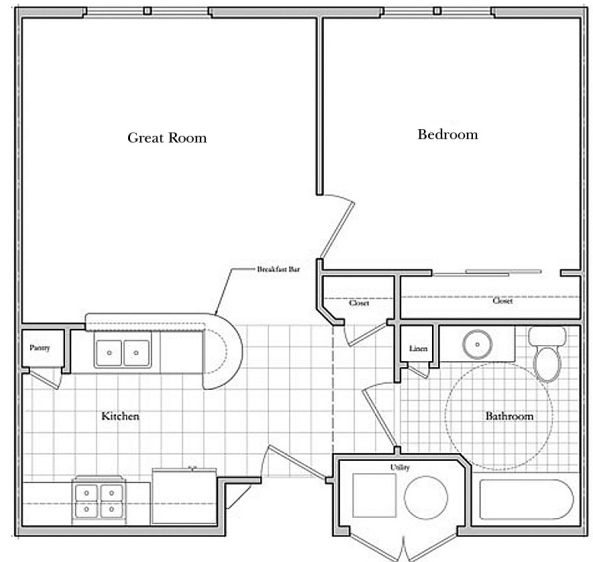
# Discover Schartner House

## Each energy-efficient apartment includes:

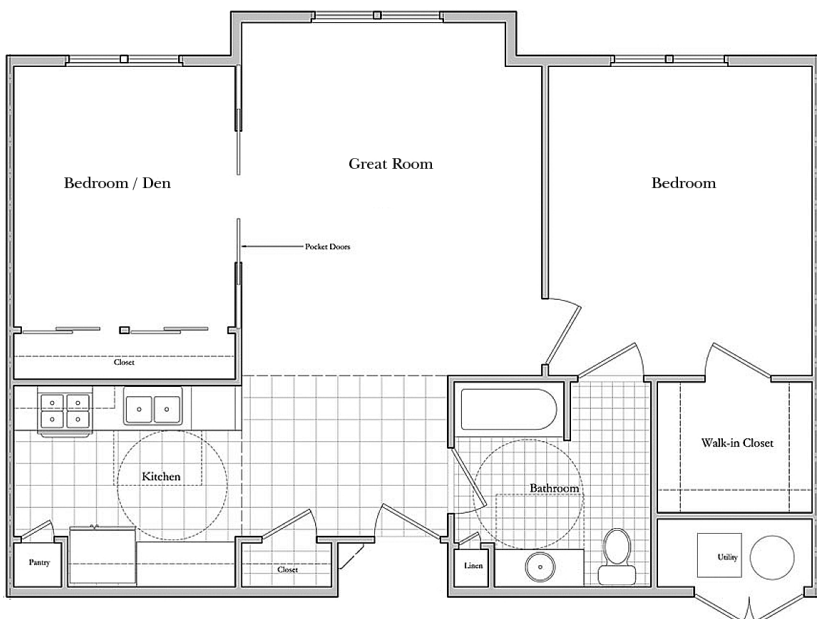
- Well-equipped kitchen
- Individually controlled heating and central air conditioning
- Smoke alarms
- Mini blinds are provided
- Pre-wired for phone and cable TV

## Additional features include:

- Fitness Center right next door
- Library with high speed internet
- Pet friendly
- Community Room with kitchen
- Free indoor parking space
- Tobacco and smoke-free community
- Resident services coordination
- On-site laundry facilities



One Bedroom 616 sq. ft.



Two Bedroom 860 sq. ft.

We offer one-bedroom and two-bedroom floor plans. These are sample layouts for our apartments. We also have accessible apartments for those with mobility impairments.

# Frequently Asked Questions

- ***Where is the community?***

Schartner House is located just off of Route 15 near Route 74, with convenient access to Harrisburg, Mechanicsburg, York and Carlisle.

- ***How is income and rent eligibility determined?***

Qualifying income limits and rents are adjusted annually and based on household income eligibility and apartment designation. Incomes below the minimum shown may be considered with a qualifying lease guarantor. Housing Choice and VASH vouchers are accepted. Please call for further details.

Please Note: Apartments within the community have different income limits. An applicant's income-eligibility must be determined as it relates to an available apartment. If an applicant does not meet the income requirements for a particular available apartment, they may retain their current place on the waiting list as long as their household income is not less than the minimum or more than the maximum income limits for the community.

- ***How much is the security deposit and application fee?***

The security deposit is equal to one month's rent. There is a small non-refundable application fee per applicant.

- ***Are any utilities included in the rent?***

YES! Rent includes water, sewer, trash and all electric including lights, appliances and air conditioning. You can take comfort in the fact that you'll know what your living expenses will be each month.

- ***Can I have a pet?***

Some pets are permitted, including dogs and cats. An additional pet deposit and monthly pet fee will apply. Pets must be properly licensed and immunized and kept indoors unless they are on a leash and accompanied by their owner.

- ***Is there a meal service?***

Meals on Wheels will provide home-delivered meals to eligible residents. The Marketplace Café, located right next door, serves a variety of food with daily/weekly specials. Residents may also take advantage of the luncheon program provided at the Dillsburg Senior Center.

- ***How about transportation?***

Rabbit Transit is available.



# Frequently Asked Questions

- ***What will it be like living at Schartner House?***

Residents can enjoy a peaceful moment seated on thoughtfully placed outdoor benches that overlook the beautifully landscaped courtyard. This serene setting provides space for relaxation, quiet reflection, or enjoying the fresh air in a tranquil environment. The community also features a comfortable community porch offering a welcome spot to unwind and observe the neighborhood's daily rhythm. Enjoy access to a welcome community room perfect for meeting friends, hosting neighbors, or reserving for your private events. Convenient underground parking is included, and Rabbit Transit provides an easy public transportation option for residents.

Each apartment home offers generous storage throughout, including a spacious entry closet, a dedicated linen closet, and a full closet in every bedroom. Bathrooms feature a well-appointed vanity, and the kitchen provides ample cabinet and counter space to keep everything organized and within easy reach.

- ***Are there any services or activities?***

The Resident Services Coordinator is available to help residents find services they may need and works with the Resident Association to plan activities. The Community Room has many activities are held there. Examples of activities include monthly Resident's Association meetings, potluck dinners, movie or game nights, bingo, music night, speakers and resources and theme parties around the holidays, as well as health and wellness programs. There is a library with computer and internet access that our residents can use free of charge. The Carroll Village Fitness Center will keep you in shape, located at Two Trinity Drive West. Get a little bored on a treadmill? The Fitness Center has TV that you can enjoy while walking your way to fitness. Join our garden club and plant your favorite vegetable or flowers in our raised bed garden.

- ***Sounds great! How do I apply?***

Applications are available at the community, may be downloaded and printed from [www.schartnerhouse.org](http://www.schartnerhouse.org) or you may request an application be mailed to you.

If you speak limited English and need an interpreter, please contact the Management Office and one will be provided free of charge.

If you or a member of your household has a disability and requires a reasonable accommodation, you may request it at any time during the application process.



## *Our Mission*

Guided by the life and teachings of Jesus, the mission of Presbyterian Senior Living is to provide compassionate, vibrant and supportive communities and services to promote wholeness of body, mind and spirit.

## **About Presbyterian Senior Living**

Founded in 1927 and based in Dillsburg, PA, Presbyterian Senior Living is one of the largest not-for-profit providers of senior housing in the country. More information about Presbyterian Senior Living can be found on the website [www.psl.org](http://www.psl.org).



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Schartner House

1271 Gettysburg Pike • Dillsburg, PA 17019  
717-432-1670 • TTY #711 • [www.schartnerhouse.org](http://www.schartnerhouse.org)

It is our policy to admit residents without regard to race, color, religion, sex, handicap or national origin and any other federal, state or local fair housing protections. Note: Housing for Older Persons is exempt from the prohibitions against age or familial status.



# Schartner House at Carroll Village Rate Sheet

## Rental community for those age 62 or older

Rates are subject to change.

### Rental Rates

Bedroom Size	Unit Set-aside <sup>(2)</sup>	Minimum Income <sup>(3)</sup>	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1	40%	\$19,080	\$29,680	\$33,920	\$795
1	50%	\$23,832	\$37,100	\$42,400	\$993
2	50%	\$28,080	\$37,100	\$42,400	\$1,170
2	60%	\$33,480	\$44,520	\$50,880	\$1,395

### Mobility Apartments

Bedroom Size	Special Apartment Features <sup>(1)</sup>	Unit Set-aside <sup>(2)</sup>	Minimum Income <sup>(3)</sup>	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1	Mobility	20%	\$9,528	\$14,840	\$16,960	\$397
2	Mobility	20%	\$11,448	\$14,840	\$16,960	\$477

### Rent Includes:

Electric heat, hot water, lights and appliances, water, sewer, trash removal and underground parking.

1. In order to be eligible for an apartment with accessible features, you must require the features of the apartment.
2. This apartment community participates in the federal low-income housing tax credit program and claims tax credits in return for renting some or all of the apartments to low-income tenants at a restricted rent based on area median income, a measure used to determine housing affordability. Income limits are available for larger households upon request. This community does not give out waiting list numbers because applicants may qualify for several unit set-asides based on their income. When an apartment becomes available, applicants are selected by date and time order of their waiting list application to determine if they are interested in the available apartment at the designated rent. Applicants who qualify for multiple income set-asides may specify that they only want to be contacted for the lowest set-aside for which they would qualify. Note: "Unit set-aside" is the percentage of where your income falls in relation to area median income for the county where this community is located; it does not mean that you will pay 50% of your income for housing.
3. Minimum incomes are determined to ensure that residents do not pay more than 50% of their income for housing expenses. There is no minimum income requirement for holders of Housing Choice or VASH rental assistance vouchers.

Contacta a la comunidad par asistencia linguistica.

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\*Revised 5/1/26