



PRESBYTERIAN  
**SENIOR LIVING**  
The Oaks

*Affordable Apartment Living  
for Those Age 62 and Older*



**CRESCO, PA**

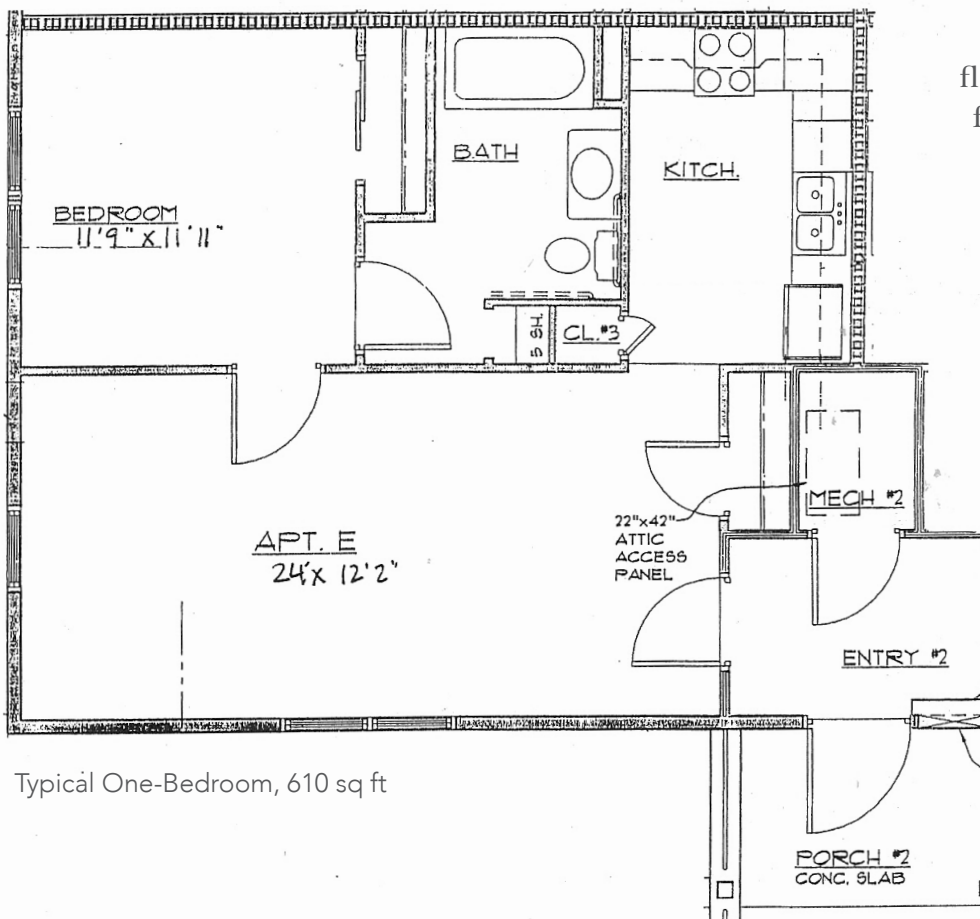
# Discover The Oaks at The Shepherds

## Each energy-efficient apartment includes:

- Well-equipped kitchen
- Individually controlled heating and central air conditioning
- Bright, airy rooms with wall-to-wall carpeting
- Pre-wired for phone and cable TV

## Additional features include:

- Tobacco and smoke-free community
- Pet friendly
- Window blinds are provided
- Card-operated laundry is located on-site in the Oaks Community Building
- Community Room with full kitchen



We offer one-bedroom spacious floor plans. This is a sample layout for our apartments. We also have accessible apartments for those with mobility impairments.

# Frequently Asked Questions

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

The Oaks at The Shepherds is located in Barrett Township, Monroe County, PA. Commonly referred to as the Pocono Mountains, the property is close to Mount Airy Casino, Camelback Mountain Ski Area, and Promised Land State Park. Our Community is just minutes away from a pharmacy, Library, Community Center and local grocery store.

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

Rent and income limits have been established under federal program guidelines based on household size. Qualifying income limits and rents are adjusted annually. Housing Choice and VASH Vouchers are accepted.

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 of rent. There is a small non-refundable application fee per applicant.

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

YES! Rent includes electric heat, waste disposal, water and sewer service, lawn maintenance and snow removal.

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

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

- ***Is cable TV and internet service available?***

YES, at the expense of the resident. Our local cable/internet provider is Blue Ridge.

- ***What will it be like living at The Oaks at The Shepherds?***

Enjoy the beautiful scenery and outdoor wildlife in the heart of the Poconos. Residents can meet neighbors in the community room for community gatherings or games.

# Frequently Asked Questions

- ***Is there storage?***

There are closets in the apartments, however, there is no additional storage available outside of the unit.

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

Meals on Wheels will provide home-delivered meals to eligible residents. Residents may also take advantage of the luncheon program provided at a local community center.

- ***How about transportation?***

Inexpensive transportation services are available for residents from the Monroe County Pocono Pony. There are a variety of shopping opportunities, restaurants and activities within a short distance.

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

There is a nearby senior center with a full schedule of activity opportunities.

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

Applications are available at the community, may be downloaded and printed from [www.theoaksapartments.org](http://www.theoaksapartments.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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570-595-3013 • TTY #711 • [www.theoaksapartments.org](http://www.theoaksapartments.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.



# The Oaks at The Shepherds 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%	\$18,792	\$29,240	\$33,440	\$783
1	50%	\$22,440	\$36,550	\$41,800	\$935
1	60%	\$23,496	\$43,860	\$50,160	\$979

### Mobility Accessible Apartments<sup>(1)</sup>

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	50%	\$22,440	\$36,550	\$41,800	\$935
1	60%	\$23,496	\$43,860	\$50,160	\$979

### Rent Includes:

Heat, water, sewer and trash removal

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.

Contacte a la comunidad par asistencia linguistica.

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\*Revised 5/1/26