



PRESBYTERIAN
SENIOR LIVING
Westminster Place

*Affordable Apartment Living
for Those Age 55 and Older*



OXFORD, PA

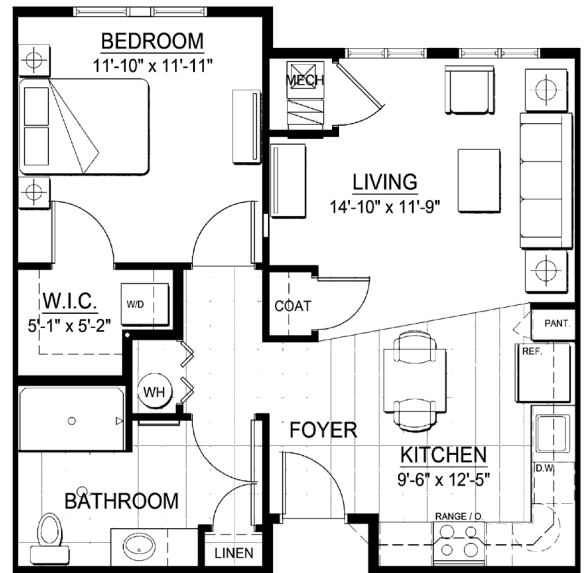
Discover Westminster Place at Ware

Each energy-efficient apartment includes:

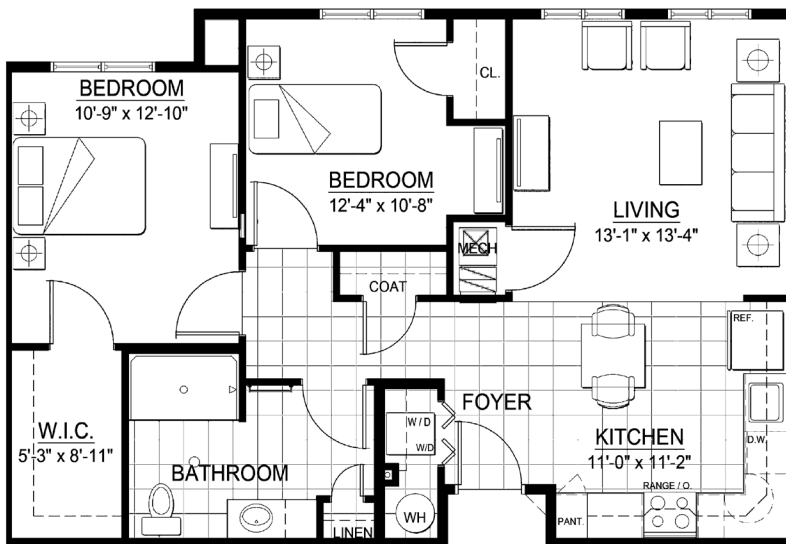
- Well-equipped kitchen
- Individually controlled heating and central air conditioning
- Spacious closets
- Bright, airy rooms with wall-to-wall carpeting
- Comfort height toilets and grab bars
- Emergency pull cords
- Pre-wired for phone and cable TV

Additional features include:

- Resident services coordination
- 24-hour emergency maintenance
- Tobacco- and smoke-free community
- Pet friendly
- Library, Fitness Room and Chapel
- Controlled access doors
- Washers and dryers in apartment
- Free ample parking
- Community Room with full kitchen



Typical One-Bedroom, 714-739 sq ft



Typical Two-Bedroom, 904-917 sq ft

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

Frequently Asked Questions

- ***What is unique about Westminster Place?***

Westminster Place is part of the Ware Presbyterian Village campus and is comprised of 61 apartments; 30 of the apartments are individual condos, which go for market rate prices and residents sign a Life Plan contract and pay an entrance fee. The other 31 apartments, are rentals and applicants meet specific income eligibility, guidelines established in accordance with the Low Income Tax Credit (LIHTC) Program to rent these apartments. The information in this brochure is for the LIHTC rentals.

- ***How are the rents 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'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 heat 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. Please contact the Community Manager for further information. 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 cable TV and internet service available?***

All apartments will be pre-wired with dedicated wiring for telephone, internet and cable television services.

- ***What will it be like living at Westminster Place at Ware?***

These comfortable, energy-efficient apartment homes will have wall-to-wall carpeting, with vinyl flooring in the kitchen and bathroom. The kitchens will be nicely equipped with major appliances.

The spacious Community Room, with its full kitchen, will play host to a variety of planned activities. Because we care about our residents and our employees, Westminster Place at Ware is a tobacco-free and smoke-free community. Smoking and tobacco use is not permitted anywhere on the premise.

Frequently Asked Questions

- ***Is there enough storage?***

Each apartment home has a spacious kitchen with pantry and each bedroom has a closet. All bathrooms have a vanity with linen closet. Storage lockers are available for additional storage needs.

- ***What about laundry facilities?***

Each apartment features a washer and dryer.

- ***Are window coverings provided?***

Mini blinds are provided at each window. Residents are welcome to further install their own window treatments.

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

Residents can purchase daily meals in person or arrange for delivery from the campus Bistro, Warehouse Café and Dining Room and pay for them as they go – a meal plan is not made available or required.

- ***How about transportation?***

There is a campus shuttle to the on-campus Bistro, Dining Room, Warehouse Café, dog park, beauty, barber salon and spa, gift shops, craft and computer rooms, aquatic and fitness center, etc. Transportation details can be obtained through the community's Resident Services Coordinator.

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

Our Resident Services Coordinator and the Resident's Association coordinate services and activities. The Community Room has a television and many activities are held there. Examples of activities include 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 access to a Computer Center on the main campus that has a computer with internet access that our residents can use free of charge. The Fitness Center will keep you in shape. Get a little bored on a treadmill? The Fitness Center has TV that you can enjoy while walking your way to fitness. There are also instructor lead exercise classes 2x per week (free of charge).

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

Applications may be picked up at the community, downloaded and printed from www.westminsterplaceware.org or you may request an application be mailed.

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.

Westminster Place opened in 2017, is situated on the Ware Presbyterian Village campus and is unique in that it's a mixture of income-based rentals and market rate condos. Residents are invited to participate in activities on the Ware campus.



**PRESBYTERIAN
SENIOR LIVING**
Westminster Place

51 Lancaster Avenue • Oxford, PA 19363
610-998-2575 • TTY #711 • www.westminsterplaceware.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.



Westminster Place at Ware Rate Sheet

Rental community for those age 55 or older

Rates are subject to change.

Rental Rates

Bedroom Size ⁽¹⁾	Unit Set-aside ⁽²⁾	Minimum Income ⁽³⁾	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1**	20%	\$11,040	\$17,180	\$19,640	\$460
1	60%	\$33,120	\$51,540	\$58,920	\$1,380
2	60%	\$38,400	\$51,540	\$58,920	\$1,600

**Resident MUST require mobility accessible or hearing/vision features of the apartment.

Rent Includes:

Heat, electric, water, sewer, trash removal, and 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.

Contacte a la comunidad par asistencia linguistica.

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*Revised 5/1/26