



HAWK'S NEST AT...

# THE SHEPHERDS

a PRESBYTERIAN SENIOR LIVING community

*Affordable Apartment Living  
for Those Age 62 and Older*



**Hawk's Nest at The Shepherds offers one-bedroom apartment homes with all the amenities of a thoroughly modern, professionally managed community available for those age 62 and older.**

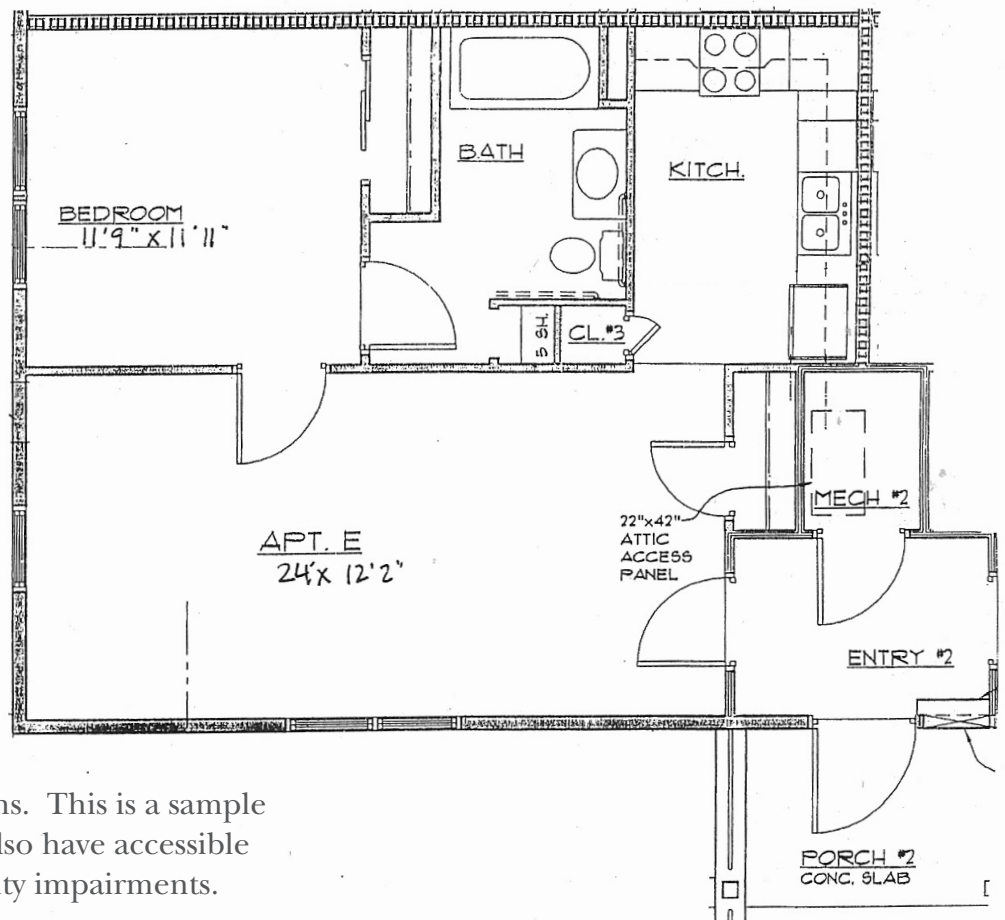
# Discover Hawk's Nest at The Shepherds

## 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:

- Very spacious floor plans
- On-site laundry facilities and laundry hook-up in each apartment
- Pet friendly
- Tobacco and smoke-free community



We offer one-bedroom 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?***

Hawk's Nest at The Shepherds is an affordable apartment community reserved solely for those 62 years of age or older, 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. For information call 570-595-3013, TTY #711.

- ***How are 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 and air conditioning, 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.

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

Each apartment has a laundry hook-up located in a utility closet that will accommodate a stacking unit.

# Frequently Asked Questions

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

There is a nearby senior center with a full schedule of activity opportunities. Residents also gather in the Shepherds' community room for parties and other activities.

- ***What will it be like living at Hawk's Nest I & II at The Shepherd's?***

The Hawks Nest I & II are two bi-level structures that offer six one bedroom apartments in each building. All units are one level with no stairs and offer woodland views.

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

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

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

While the community doesn't offer any meal services, 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.

- ***Is there storage?***

There is no additional storage available outside of the unit.

Give us a call at 570-595-3013, TTY #711 and we'll be happy to mail you an application or tell you where to come for faster service.

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 care in the country, with 30 locations in Pennsylvania, Ohio, Maryland, and Delaware. Presbyterian Senior Living fulfills its charitable purpose and mission by providing a full range of high-quality healthcare, housing, and other related community services directed primarily to seniors. More information about Presbyterian Senior Living can be found on the web site [www.presbyterianseniorliving.org](http://www.presbyterianseniorliving.org).



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**THE SHEPHERDS**

a PRESBYTERIAN SENIOR LIVING community

827 Wisteria Commons • Cresco, PA 18326

570-595-3013 • TTY #711 • [www.hawksnestapartment.org](http://www.hawksnestapartment.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.



# Hawk's Nest at The Shepherds Rate Sheet

## Rental Community for Those Age 62 or Older

Rates subject to change.

Bedroom Size	Maximum Income Limit	Minimum Income	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1	Low HOME	\$22,800	\$36,550	\$41,800	\$950
1	Hlgh HOME	\$24,600	\$43,860	\$50,160	\$1,025

Some apartments are mobility accessible.

### Rent Includes:

Water, sewer, trash removal, heat and air conditioning

1. In order to be eligible for an apartment with special 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 6/1/25