



SHREWSBURY COURTYARDS

a PRESBYTERIAN SENIOR LIVING community

*Affordable Apartment Living
for Those Age 55 and Older*



Shrewsbury Courtyards offers one and two bedroom apartment homes for those age 55 and older while maintaining the charm and character of this turn-of-the-century structure, right down to the original one-foot-thick brick walls. Located in the landmark Hungerford Factory in Shrewsbury Township. Convenient to I-83.

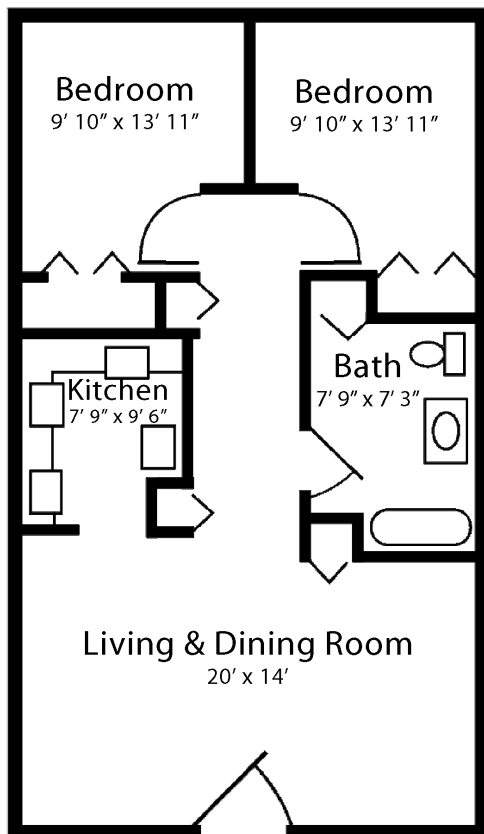
Discover Shrewsbury Courtyards

Each energy-efficient apartment includes:

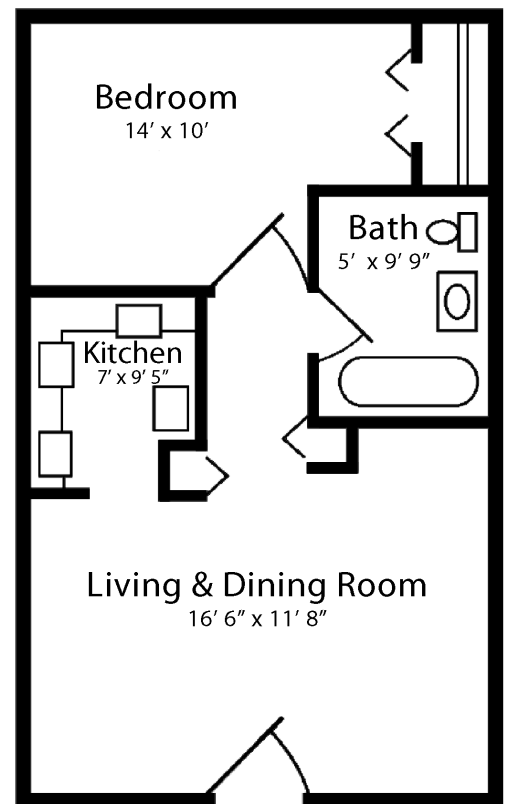
- Well-equipped kitchen
- Individually controlled heating and central air conditioning
- Wall-to-wall carpeting
- Smoke alarms
- Mini blinds are provided
- Pre-wired for phone and cable TV

Additional features include:

- On-site laundry facility
- Pet friendly
- Community Room
- Tobacco- and smoke-free community
- On-site Management and Supportive Services Coordination



Two Bedroom 817 sq. ft.



One Bedroom 590 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?***

Shrewsbury Courtyards is an affordable housing community, reserved solely for those 55 years of age or older, located off South Main Street at Tolna Road in Shrewsbury, PA. The Management Office address is 427 S. Main Street, Shrewsbury, PA 17361. Our telephone number is 717-235-9943, TTY #711.

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

A federal program sets the rents and there are both minimum and maximum income limits. The income limits vary according to the number of persons in your household. Please see the attached Rate Sheet for the community. Incomes below those shown may be considered with a qualified lease guarantor or Section 8 voucher. 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 and trash. 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 there storage?***

Each apartment home has one coat closet in the living room or hall, one linen closet in the hall and one closet in each bedroom. Some one-bedroom apartments have a large utility closet. Most bathrooms have a vanity and there is ample cabinet and counter space in the kitchen. Storage lockers are available at a small charge. There are also privately-owned storage garages located nearby.

Frequently Asked Questions

- ***What will it be like living at Shrewsbury Courtyards?***

Each apartment has its own private entrance and front porch. All apartments were built around a beautiful central courtyard. The apartments have wall-to-wall carpeting, with vinyl flooring in the entry area, kitchen and bathroom. A refrigerator and range with hood are provided. Residents are invited to plant flowers or enjoy a quiet moment while sitting on one of the park benches in the lovely courtyard. Our spacious gazebo seating area is an ideal meeting spot for friends and neighbors. There is also a large Community Room available for community gatherings that may also be reserved for your private functions. Shrewsbury Courtyards is a tobacco-free community.

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

Each apartment has hook-ups for an apartment-size stackable washer/dryer for residents with their own machines. There is also a convenient laundry room that features coin-operated washers and dryers. It offers comfortable seating, cable TV, and a table where you can enjoy a puzzle or game with a friend. There is even a treadmill if you would like to exercise while you wait for the spin cycle.

- ***What if I want to garden?***

Residents with a “green thumb” may show their skill in their own private garden plot, free of charge.

- ***How about transportation?***

You can walk to the grocery store, pharmacy, a variety of restaurants, banks and beauty shops, as well as thrift shops. They’re all within one mile! Additionally, inexpensive transportation services are available for residents 65 years of age or older from Rabbit Transit. The local Senior Center provides transportation to the Center.

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

There is plenty to stay occupied at Shrewsbury Courtyards. The Supportive Services Coordinator is available to help residents find services they may need and works with the Resident Association or Social Committee to plan activities.. The Community Room has a big screen TV with cable, and many activities are held there. Examples of activities include resident meetings, potluck dinners, movie or game nights, weekly bingo, speakers and resources and holiday-themed parties.

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

Give us a call at 717-235-9943, TTY #711 and we’ll be happy to mail you an application or tell you where to come for faster service.

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.



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427 S. Main Street • Shrewsbury, PA 17361

717-235-9943 • TTY #711 • www.shrewsburycourtyards.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.



Shrewsbury Courtyards Rate Sheet

Rental community for those age 55 or older

Rental Rates

| Bedroom Size | Maximum Income Limit | Minimum Income | Maximum Income (1 Person) | Maximum Income (2 People) | Monthly Rent Amount |
|--------------|----------------------|----------------|---------------------------|---------------------------|---------------------|
| 1 | Low HOME | \$20,352 | \$37,050 | \$42,350 | \$848 |
| 1 | High HOME | \$22,200 | \$59,300 | \$67,750 | \$925 |
| 2 | Low HOME | \$25,200 | \$37,050 | \$43,250 | \$1,050 |
| 2 | High HOME | \$27,360 | \$59,300 | \$67,750 | \$1,140 |

Some apartments are mobility accessible.

Rent Includes:

Water, sewer and trash removal

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.

Rates are subject to change.

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*Revised 6/1/2025