



PRESBYTERIAN
SENIOR LIVING
Shrewsbury Courtyards II

*Affordable Apartment Living
for Those Age 62 and Older*



Shrewsbury Courtyards II offers one- and two-bedroom apartment homes with all the amenities of a thoroughly modern, professionally managed community available for those age 62 and older. Located in Shrewsbury Borough, convenient to I-83.

SHREWSBURY, PA

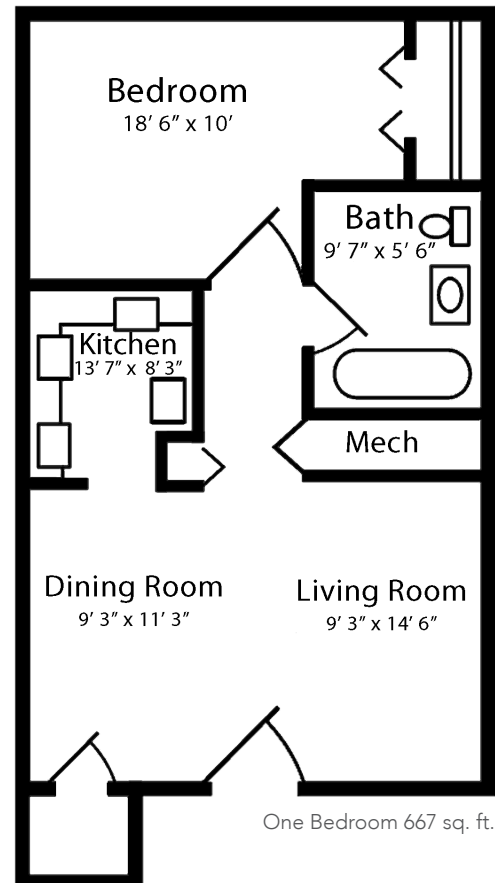
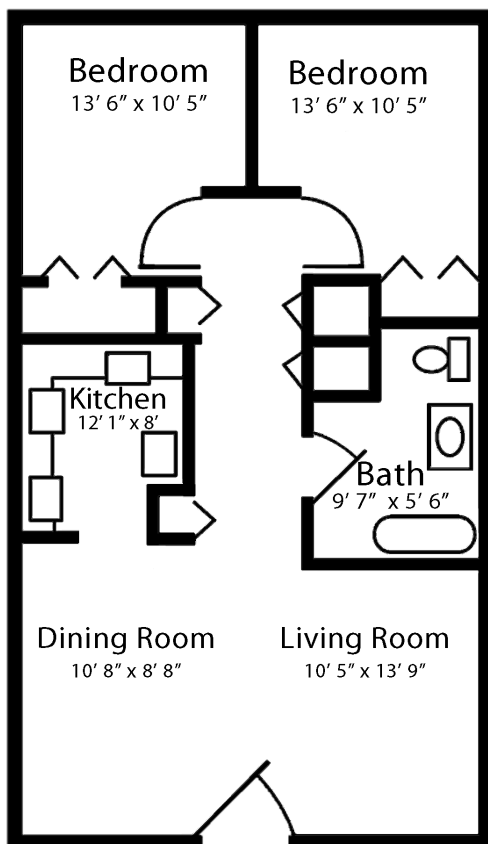
Discover Shrewsbury Courtyards II

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:

- Washer/dryer hook ups
- Pet friendly
- Community Room
- Tobacco- and smoke-free community
- On-site Management and Supportive Services Coordination



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 and/or hearing/vision impairments.

Frequently Asked Questions

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

Shrewsbury Courtyards II is an affordable housing community, reserved solely for those 62 years of age or older, located off South Main Street at Tolna Road in Shrewsbury, PA. The Management Office address is 106 Courtyards Drive, Shrewsbury, PA 17361. Our telephone number is 717-227-4941, 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.

- ***Special rules regarding student households.***

Due to IRS restrictions, households in this community may not be made up entirely of full-time students unless certain conditions are met. Please ask us for further details.

- ***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. 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 and each bedroom has a generous closet. Most bathrooms have a vanity and there is ample cabinet and counter space.

Frequently Asked Questions

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

Each apartment has its own private entrance and front porch. All apartments were built around a beautiful central courtyard. 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 II is a tobacco-free community.

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

Not at this time, but many of our residents enjoy lunch at the local Senior Center for a VERY modest cost.

- ***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?***

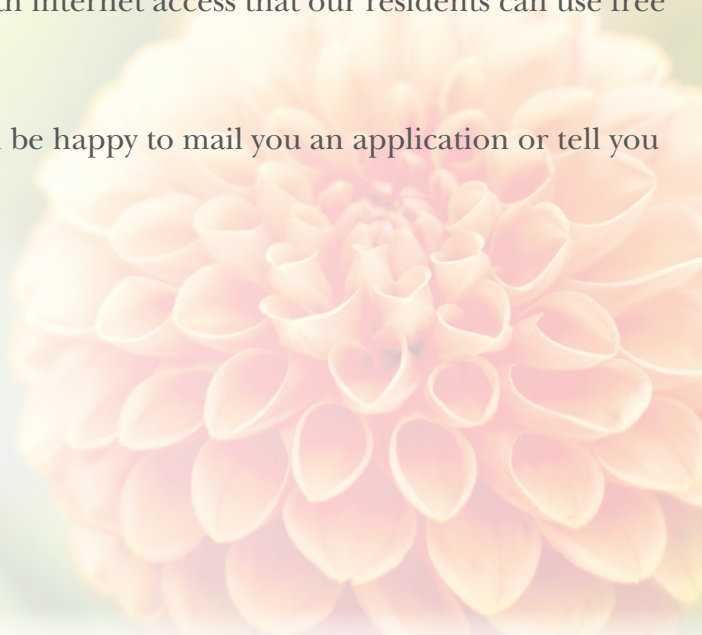
You can walk to the grocery store, pharmacy, a variety of restaurants, banks and beauty shops, as well as thrift shops and an H&R Block office. They’re all within one mile! Additionally, inexpensive transportation services are available for residents 65 years of age or older from Rabbit Transit. The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

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

The Supportive Services Coordinator is available to help residents find services they may need and works with the Resident Association or Social Committees 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, speakers and resources, and holiday-themed parties. It also has a computer with internet access that our residents can use free of charge.

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

Give us a call at 717-227-4941, 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.



**PRESBYTERIAN
SENIOR LIVING**
Shrewsbury Courtyards II

106 Courtyards Drive • Shrewsbury, PA 17361
717-227-4941 • TTY #711 • www.shrewsburycourtyards2.org

Shrewsbury Courtyards II Rate Sheet

Rental community for those age 62 or older

Rental Rates

Bedroom Size	Unit Set-aside ⁽²⁾	Minimum Income ⁽³⁾	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1	40%	\$19,056	\$29,640	\$33,880	\$794
1	50%	\$22,200	\$37,050	\$42,350	\$925
1	60%	\$22,800	\$44,460	\$50,820	\$950
2	50%	\$28,584	\$37,050	\$42,350	\$1,191
2	60%	\$28,800	\$44,460	\$50,820	\$1,200

Mobility and Hearing/Vision Accessible Apartments

Bedroom Size	Special Apartment Features ⁽¹⁾	Unit Set-aside ⁽²⁾	Minimum Income ⁽³⁾	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1	Mobility, Hearing/Vision	50%	\$22,200	\$37,050	\$42,350	\$925
1	Mobility	60%	\$22,800	\$44,460	\$50,820	\$950
2	Mobility	60%	\$28,800	\$44,460	\$50,820	\$1,200

Rent Includes:

Electric, 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.

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.



*Revised 6/1/2025