



PRESBYTERIAN  
**SENIOR LIVING**  
Stony Brook Gardens

*Affordable Apartment Living  
for Those Age 62 and Older*



Stony Brook Gardens offers one and two bedroom apartment homes for those age 62 and older with all the features and amenities of a thoroughly modern, professionally managed community. Located in Springettsbury Township.

**YORK, PA**



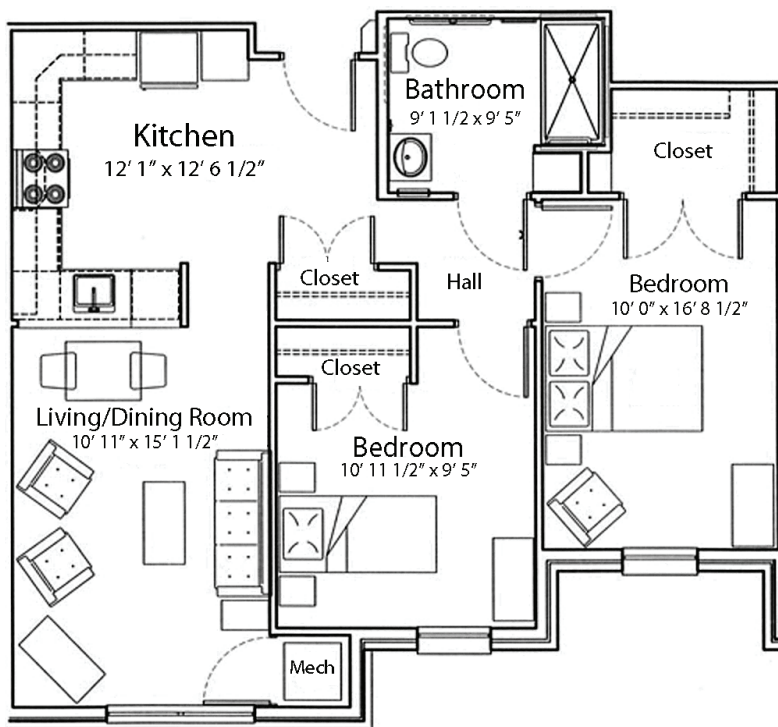
# Discover Stony Brook Gardens

## Each energy-efficient apartment includes:

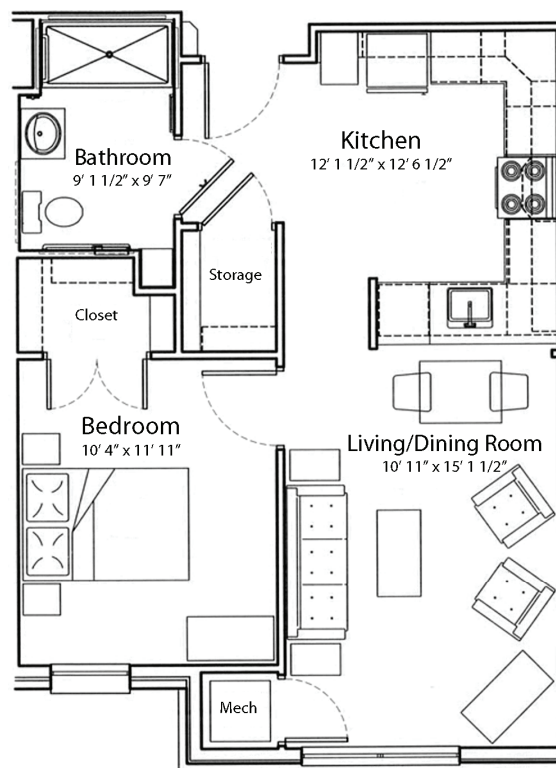
- Well-equipped kitchen with dishwashers
- Individually controlled heating and central air conditioning
- Smoke alarms
- Window blinds are provided
- Pre-wired for phone and cable TV

## Additional features include:

- On-site laundry facilities
- Pet friendly
- Community Room
- Hair Salon, lending Library, Fitness Center, Chapel
- Tobacco and smoke-free community
- Resident 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 and/or hearing/vision impairments.

# Frequently Asked Questions

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

Stony Brook Gardens is an affordable housing community, reserved solely for those 62 years of age or older, located at 17 Theater Lane, in East York at the intersection of Eastern Boulevard and Cinema Drive. Stony Brook Gardens is only a few minutes away from Route 30 and nearby grocery stores, restaurants, and shopping centers. For information call 717-718-7777, TTY #711.

- ***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.

- ***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.

Stony Brook Gardens is one of the very first "green" buildings in York County. The definition of "green" varies widely, but generally, building green is the practice of increasing the efficiency with which buildings and their sites use and harvest energy, water and materials, while reducing building impacts on human health and the environment. We are proud to be a part of this groundbreaking endeavor, and hope you will be too!

- ***Is there storage?***

Each apartment home has a large closet in the kitchen, a linen closet, and a walk-in closet in the bedroom. Most bathrooms have a vanity and there is ample cabinet and counter space in the kitchens.

- ***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.

# Frequently Asked Questions

- ***What will it be like living at Stony Brook Gardens?***

There is plenty to stay occupied at Stony Brook Gardens. The Resident Services Coordinator is available to help residents find services they may need and works with the Resident Association to plan activities. The Community Room has a big screen television with cable TV, a VCR/DVD player, Many activities are held there and the room may also be reserved for your private functions. Examples of activities include monthly Resident's Association meetings, 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.

The styling salon with its shampoo sink and hair dryer is a great place to cut and style your hair. Get a little bored on a treadmill? The fitness center has a DVD/VCR that you can enjoy while walking or cycling your way to fitness. Spend quiet moments in the Chapel or Library. Maybe you'll find some neighbors with similar interests and start a book club! Card or board games more your style? The Meeting/Game Room makes it easy to get together. Gin Rummy anyone?

- ***How about transportation?***

Inexpensive transportation services are available from Rabbit Transit. With prior registration and proof of age, seniors aged 65 and older may ride the fixed bus routes for free. There is a bus stop located on the corner of Eastern Boulevard and Cinema Drive, and also on East Market Street near the Turkey Hill store. With a previous day registration, Rabbit Transit will also provide seniors with curb-to-curb transportation for just \$1 each way.

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

Give us a call at 717-718-7777, 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).



**PRESBYTERIAN  
SENIOR LIVING**  
Stony Brook Gardens

17 Theater Lane • York, PA 17402  
717-718-7777 • TTY #711 • [www.stonybrookgardens.org](http://www.stonybrookgardens.org)

# Stony Brook Gardens Rate Sheet

## Rental community for those age 62 or older

### Rental Rates (Rates subject to change)

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%	\$19,056	\$29,640	\$33,880	\$794
1	50%	\$22,222	\$37,050	\$42,350	\$925
1	60%	\$22,800	\$44,460	\$50,820	\$950
2	60%	\$28,584	\$44,460	\$50,820	\$1,191

### Mobility and Hearing/Vision Accessible Apartments

Bedroom Size	Special Apartment Features <sup>(1)</sup>	Unit Set-aside <sup>(2)</sup>	Minimum Income <sup>(3)</sup>	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1	Mobility	20%	\$9,528	\$14,820	\$16,940	\$397
1	Hearing/Vision	60%	\$22,800	\$44,460	\$50,820	\$950
2	Mobility	20%	\$11,424	\$14,820	\$16,940	\$476

### Rent Includes:

Geothermal heat, 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.

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