



PRESBYTERIAN  
**SENIOR LIVING**  
Westminster Place North



**PHILLIPSBURG, PA**



PRESBYTERIAN  
**SENIOR LIVING**  
Westminster Place South



**PHILLIPSBURG, PA**

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PRESBYTERIAN  
**SENIOR LIVING**  
Westminster Place North

*Affordable Apartment Living  
for Those Age 55 and Older*



Westminster Place at Windy Hill Village offers 36 affordable one- and two-bedroom apartments for those age 55 and older. These spacious apartments offer between 599 and 890 square feet of well-designed living space with easy access to all the area has to offer.

**PHILLIPSBURG, PA**



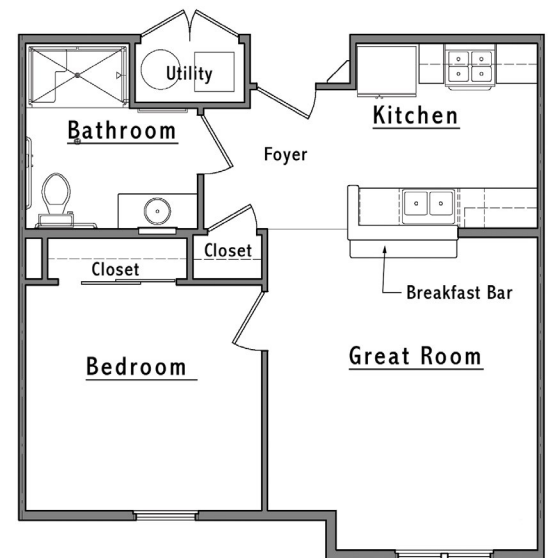
# Discover Westminster Place at Windy Hill Village

## Each energy-efficient apartment includes:

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

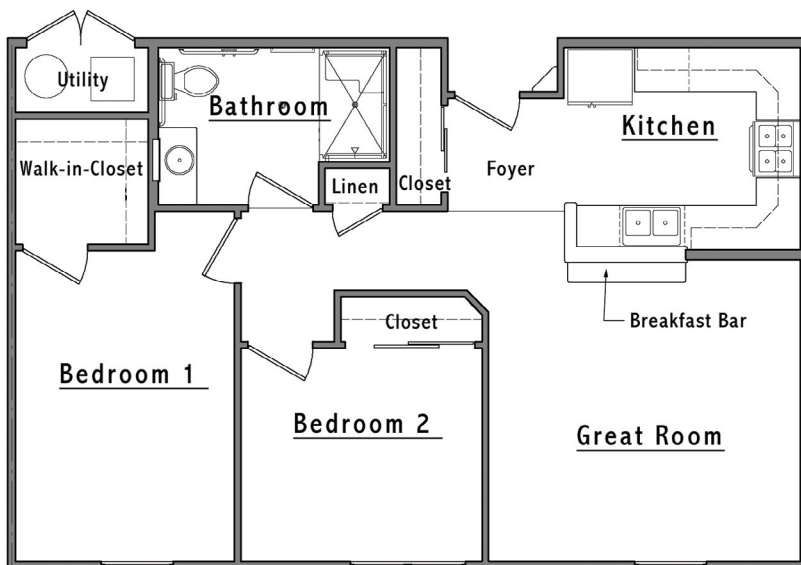
## Additional features include:

- Spacious closets
- Interior and exterior apartment maintenance
- Ample, free parking
- Community Room with kitchen
- Pet friendly
- Several mobility and/or hearing/visions accessible apartments
- On-site laundry facilities
- Additional storage
- Tobacco- and smoke-free community
- Resident services coordination
- Fitness Center, Library



One Bedroom 599 to 626 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.



Two Bedroom 843 to 890 sq. ft.

# Frequently Asked Questions

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

Westminster Place is an affordable housing community, reserved solely for those 55 years of age or older, located just off Route 322 Philipsburg, PA. The Management Office address is 225 Dogwood Drive, Philipsburg, PA 16866. Our telephone number is 814-342-880, TTY #711.

- ***What are the rents?***

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.

- ***Are there services and activities?***

The Resident Services Coordinator is available to help residents find services they may need. Residents are encouraged to join the Resident Council. The Community Room has a television with cable TV and many activities are held there. Examples of activities include monthly 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.

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

Give us a call at 814-342-8800, TTY #711 and we'll be happy to mail you an application or tell you where to come for faster service.



# Frequently Asked Questions

- ***Is there storage?***

There are closets in the apartments, and additional storage available outside of the unit.

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

Residents are encouraged to speak with the Resident Services Coordinator to see if you qualify for any local services.

- ***How about transportation?***

While the community doesn't offer transportation services, residents are encouraged to speak with the Resident Services Coordinator to see if you qualify for any local services.

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.

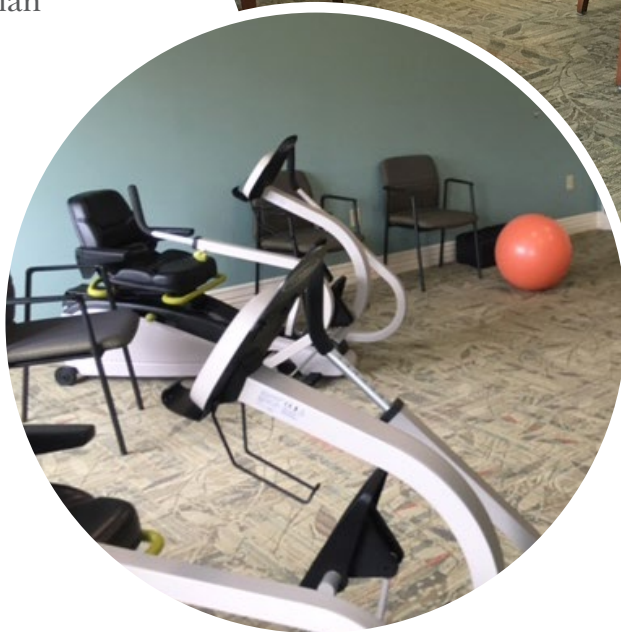


## *Our Mission*

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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SENIOR LIVING**  
Westminster Place North

225 Dogwood Drive • Philipsburg, PA 16866  
814-342-8800 • TTY #711 • [www.psl.org/wpwindyhill](http://www.psl.org/wpwindyhill)

# Westminster Place at Windy Hill Village Rate Sheet

## Rental community for those age 55 or older

Rates are subject to change.

### Rental Rates

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	50%	\$23,280	\$37,900	\$43,300	\$970
1	60%	\$23,760	\$45,480	\$51,960	\$990
2	60%	\$28,800	\$45,480	\$51,960	\$1,200
2	MARKET RATE	\$36,960	Does not apply	Does not apply	\$1,540

### 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%	\$9,744	\$15,160	\$17,320	\$406
1	Hearing/Vision	60%	\$23,760	\$45,480	\$51,960	\$990
2	Mobility	20%	\$11,688	\$15,160	\$17,320	\$487

### Rent Includes:

Gas heat and hot water, 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 4/1/25

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PRESBYTERIAN  
**SENIOR LIVING**  
Westminster Place South

*Affordable Apartment Living  
for Those Age 62 and Older*



Westminster Place at Windy Hill Village South offers 48 senior apartments for those ages 62 and older. These spacious apartments offer between 580 and 897 square feet of well-designed living space with easy access to all the area has to offer.

**PHILLIPSBURG, PA**



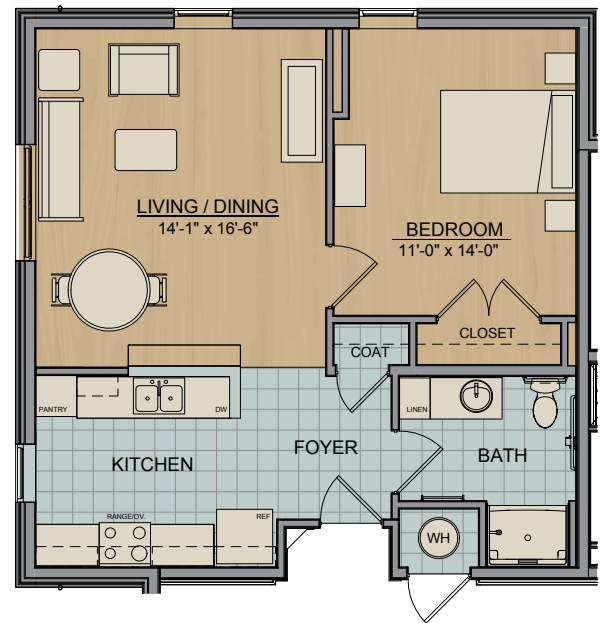
# Discover Westminster Place at Windy Hill Village South

## Each energy-efficient apartment includes:

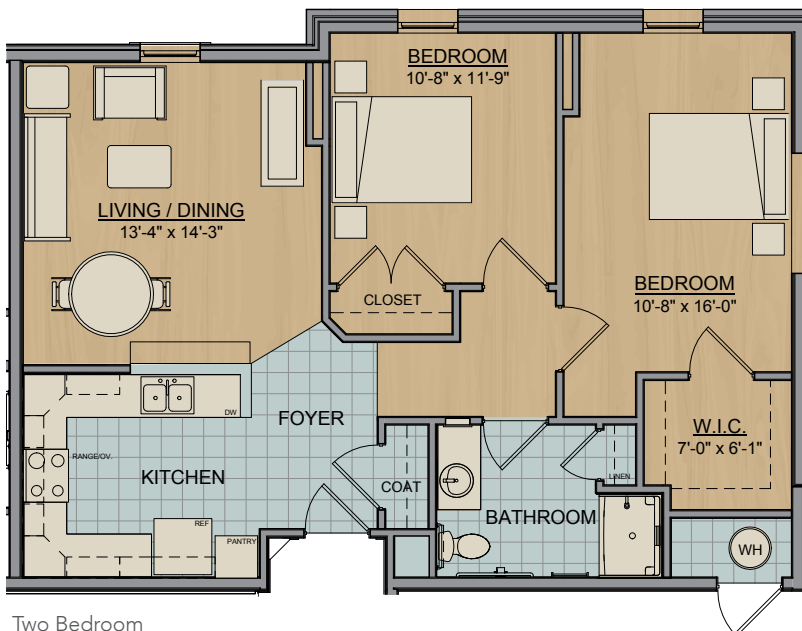
- Well-equipped kitchen
- Individually controlled heating and central air conditioning
- Wall-to-wall carpeting
- Smoke alarms
- Pre-wired for phone and cable TV

## Additional features include:

- Spacious closets
- Interior and exterior apartment maintenance
- Ample, free parking
- Large Community Room with kitchen
- Pet friendly
- Several mobility and/or hearing/visions accessible apartments
- On-site laundry facilities
- Additional storage
- Tobacco- and smoke-free community
- Resident services coordination
- Fitness Center, Lounge, Library



One Bedroom



Two Bedroom

We offer efficiencies, 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?***

Westminster Place is an affordable housing community, reserved solely for those 62 years of age or older, located just off Route 322 Philipsburg, PA. The Management Office address is 245 Dogwood Drive, Philipsburg, PA 16866. Our telephone number is 814-342-8800, TTY #711.

- ***What are the rents?***

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. We also offer (3) one-bedroom and (5) two-bedroom market rate apartments. Income and asset qualifications apply.

- ***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.

- ***Are there services and activities?***

Our Resident Services Coordinator is available to assist residents find services they may need. Residents are encouraged to join the Resident Council. The Community Room has a television with cable TV and many activities are held there. Examples of activities include monthly 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.

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- ***Is there storage?***

There are closets in the apartments, and additional storage available outside of the unit.

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

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**[www.windyhillvillage.org](http://www.windyhillvillage.org)**



# Westminster Place at Windy Hill Village South Rate Sheet

## Rental community for those age 62 or older

Rates are subject to change.

### Rental Rates

Bedroom Size	Unit Set-aside <sup>(2)</sup>	Minimum Income <sup>(3)</sup>	Max. Income (1 Person)	Max. Income (2 People)	Monthly Rent Amount
1	20%	\$9,744	\$15,160	\$17,320	\$406
1	50%	\$22,800	\$37,900	\$43,300	\$950
1	60%	\$23,592	\$45,480	\$51,960	\$983
1	MARKET RATE	\$31,200	Does not apply	Does not apply	\$1,300
2	50%	\$26,304	\$37,900	\$43,300	\$1,096
2	60%	\$29,376	\$45,480	\$51,960	\$1,224
2	MARKET RATE	\$37,560	Does not apply	Does not apply	\$1,565

### 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>	Max. Income (1 Person)	Max. Income (2 People)	Monthly Rent Amount
1	Mobility, Hearing/Vision	20%	\$9,744	\$15,160	\$17,320	\$406
1	Mobility, Hearing/Vision	50%	\$22,800	\$37,900	\$43,300	\$950
1	Mobility	60%	\$23,592	\$45,480	\$51,960	\$983
2	Mobility, Hearing/Vision	20%	\$11,688	\$15,160	\$17,320	\$487
2	Mobility	60%	\$29,376	\$45,480	\$51,960	\$1,224

### Rent Includes:

Water, sewer, trash, all electric including 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.
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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 4/1/25

