



PRESBYTERIAN
SENIOR LIVING
Wisteria Commons

*Affordable Apartment Living
for Those Age 62 and Older*



Wisteria Commons at The Shepherds 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.

CRESCO, PA

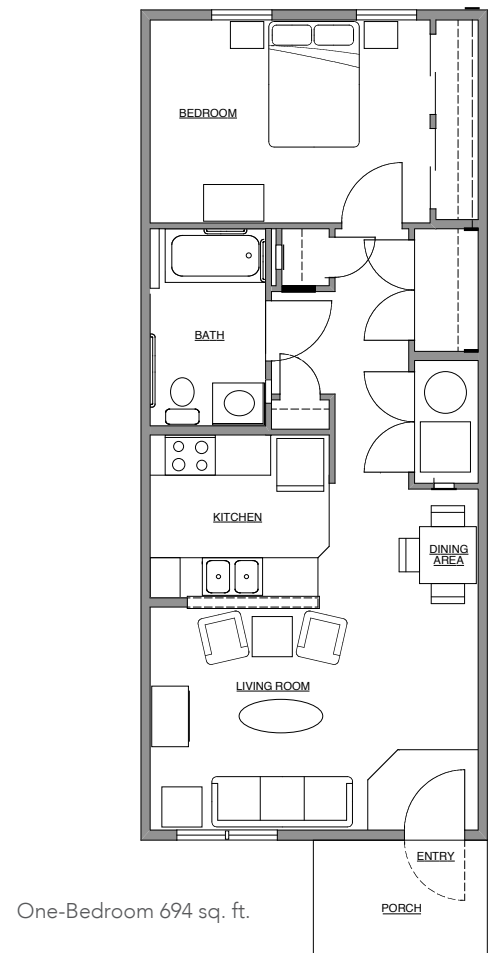
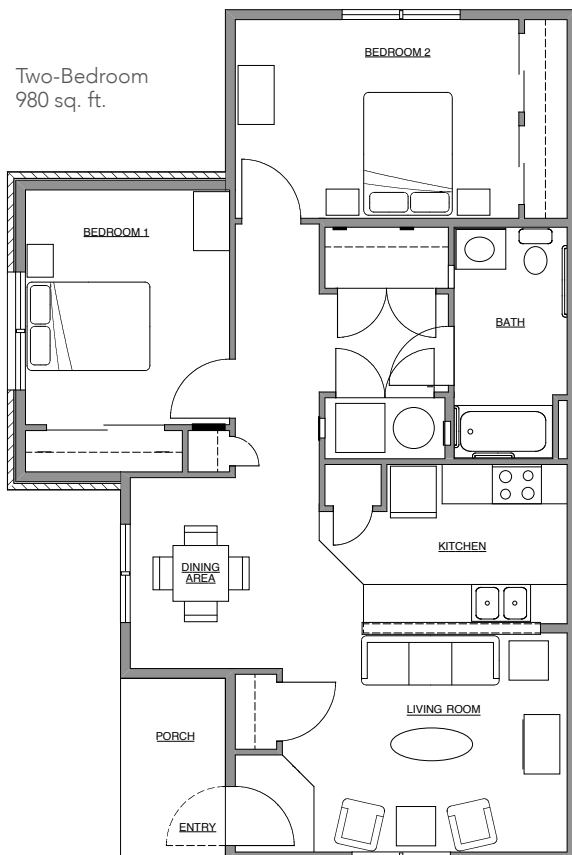
Discover Wisteria Commons at The Shepherds

Each energy-efficient apartment includes:

- Well-equipped kitchen
- Individually controlled heating and central air conditioning
- Bright, airy rooms with wall-to-wall carpeting
- Pre-wired for phone and cable TV

Additional features include:

- Tobacco and smoke-free community
- Pet friendly
- Window blinds are provided
- Community Room with full kitchen



We offer one bedroom and two bedroom spacious floor plans. This is a sample layout for our apartments. We also have accessible apartments for those with mobility impairments and hearing/vision.

Frequently Asked Questions

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

Wisteria Commons at The Shepherds is an affordable apartment community reserved solely for those 62 years of age or older, located at 827 Wisteria Commons, Cresco, PA 18326. Our community is just minutes away from a pharmacy, library, community center and grocery store. For information call 570-595-3013, 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.

- ***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 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.

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

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

Frequently Asked Questions

- ***What will it be like living at Wisteria Commons at The Shepherds?***

Enjoy the beautiful scenery and outdoor wildlife in the heart of the Poconos. Residents can meet neighbors in the community room for community gatherings or games. The community's close proximity to shopping, restaurants, financial and professional services provides countless opportunities for residents to maintain an active and fulfilling lifestyle.

Because we care about our residents and our employees, Wisteria Commons at The Shepherds is a tobacco-free and smoke-free community. Smoking and tobacco use is not permitted anywhere on community property.

- ***Is there storage?***

Each apartment has one large closet in the hall; linen closet, and one closet in each bedroom. Most bathrooms have a vanity and there is ample cabinet and counter space in the kitchens.

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

Meals on Wheels will provide home-delivered meals to eligible residents. 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.

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

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.



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827 Wisteria Commons • Cresco, PA 18326
570-595-3013 • TTY #711 • www.wisteriacommons.org

Wisteria Commons at The Shepherds Rate Sheet

Rental community for those age 62 or older

Rates are subject to change.

Rental Rates

Bedroom Size	Unit Set-aside ⁽²⁾	Minimum Income ⁽³⁾	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1	40%	\$18,792	\$29,240	\$33,440	\$783
1	50%	\$22,680	\$36,550	\$41,800	\$945
1	60%	\$23,496	\$43,860	\$50,160	\$979
2	60%	\$26,400	\$43,860	\$50,160	\$1,100

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	20%	\$9,384	\$14,620	\$16,720	\$391
2	Mobility	20%	\$11,280	\$14,620	\$16,720	\$470
2	Mobility	60%	\$26,400	\$43,860	\$50,160	\$1,100

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.

Contacta 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