



WESTMINSTER PLACE AT WINDY HILL VILLAGE

a PRESBYTERIAN SENIOR LIVING community

*Affordable Apartment Living
for Those Age 55 and Older*



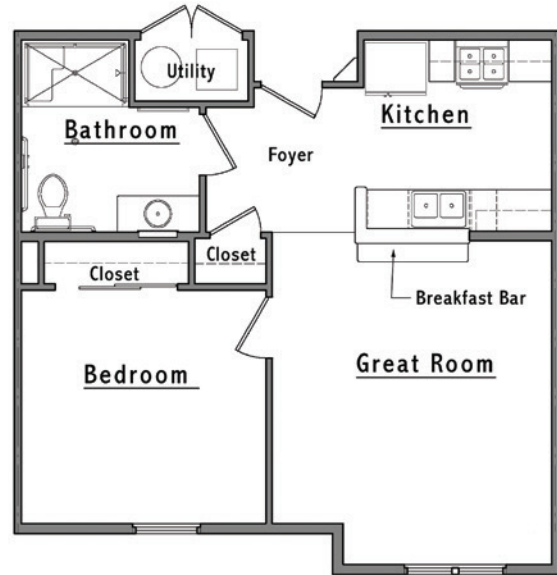
Westminster Place at Windy Hill Village offers 36 affordable one- and two-bedroom apartments for those age 55 and older. These spacious apartments offer between 599 and 890 square feet of well-designed living space with easy access to all the area has to offer.



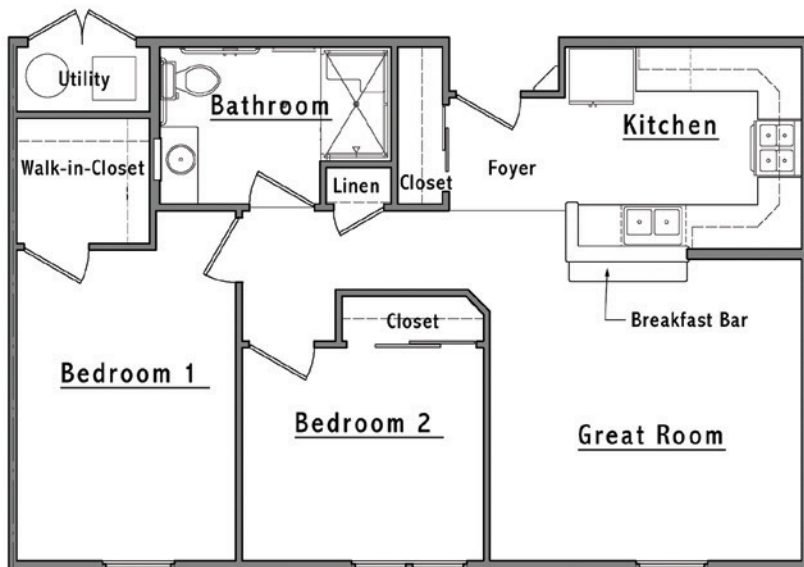
For more information, contact
the Community Manager at (814) 342-8800

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



Typical One-Bedroom – 599 s.f. to 626 s.f.



Typical Two-Bedroom – 843 s.f. to 890 s.f.

Additional Features Include:

- Spacious closets
- Interior and exterior apartment maintenance
- Ample, free parking
- Community Room with kitchen
- Pet friendly
- Four handicap accessible apartments
- On-site laundry facilities
- Additional storage
- Tobacco- and smoke-free community

Frequently Asked Questions

Where is the Community?

Westminster Place is part of Windy Hill Village, a Continuing Care Retirement Community (CCRC) which offers senior living cottages, personal care apartments and skilled nursing and rehabilitation accommodations in addition to outpatient rehabilitation. 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 814-342-8800.

What are the rents?

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. 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.

Sounds great! How do I apply?

Give us a call at 814-342-8800 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 people 55 and older. More information about Presbyterian Senior Living can be found on the web site www.presbyterianseniorliving.org.



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225 Dogwood Drive • Philipsburg, PA 16866
814-342-8800 • TTY #711 • www.windyhillvillage.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.

Westminster Place at Windy Hill Village Rate Sheet

225 Dogwood Drive • Philipsburg, PA 16866

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Rental community for those age 55 or older

Rental Rates:

One-Bedroom Mobility Accessible Apartment	\$295 – 20% Income Limit
One-Bedroom Apartment	\$661 – 50% Income Limit
	\$724 – 60% Income Limit
Two-Bedroom Mobility Accessible Apartment	\$353 – 20% Income Limit
Two-Bedroom Apartment	\$910 – 60% Income Limit
	\$1,060 – Market Rate

Rent Includes:

Gas heat and hot water, electric, water, sewer, trash removal, scheduled transportation and laundry facilities

Standard Features Include:

For Comfort & Convenience:

- Wall-to-wall carpeting
- Individually controlled heating and central air conditioning
- Mini blinds for each window
- Well-equipped kitchen
- Community Room and Fitness Room
- Library with computer and internet access
- Pet friendly
- On-site laundry facilities
- Tobacco- and smoke-free community

For Peace of Mind:

- Smoke alarms
- Fire extinguishers
- Sprinkler system
- 24-hour emergency service
- Controlled-access building
- On-site management, maintenance and supportive service coordination
- Active resident council with resident-planned social events

Minimum and Maximum Annual Income Limits*

Size	Max. Income Limit	# of Persons	Minimum Income	Maximum Income	# of Persons	Minimum Income	Maximum Income
One-Bed	20%	1	\$7,867	\$11,540	2	\$7,867	\$13,200
One-Bed	50%	1	\$17,627	\$28,850	2	\$17,627	\$33,000
One-Bed	60%	1	\$19,307	\$34,620	2	\$19,307	\$39,600
Two-Bed	20%	1	\$9,413	\$11,540	2	\$9,413	\$13,200
Two-Bed	60%	1	\$24,267	\$34,620	2	\$24,267	\$39,600

*Income limits apply. Rental rates and income limits are subject to change. Incomes which fall below the minimum income requirement for the community may be considered if a qualified Lease Guarantor can be provided. Apartments within the community have different income limits and an applicant's income eligibility must be determined as it relates to an available apartment. Those who currently hold a rental assistance voucher are excluded from the minimum income requirement. Income limits are available for larger households. Please contact us for further information. Contact the Community Manager for language assistance.

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*Limits effective 4/1/18.