The Directory of Apartment Complexes for Senior Citizens and Younger People with Disabilities in Chester County, PA

2023

Compiled and published by:
The Chester County Department of Aging Services
Government Services Center, Suite 320
601 Westtown Road, P. O. Box 2747
West Chester, Pennsylvania 19380-0990
610-344-6350 or 1-800-692-1100, Ext. 6350
Website: chesco.org/aging
ELDER ABUSE HOTLINE: 1-800-564-7000
This directory lists rental housing developments in Chester County, Pennsylvania that rent apartments to senior citizens, younger people who have disabilities, younger people who do not have disabilities, and/or families. Although most senior housing complexes rent apartments to people age 62 and older and/or younger people who have permanent disabilities, the following complexes also rent apartments to families and younger people who do not have disabilities:

- **Regency Park Apartments** in Coatesville, 610-383-4030, regencyparkapts@themichaelsorg.com
- **W.C. Atkinson Apartments** in Coatesville, 610-384-4455
- **Oxford Village** in Oxford, 610-932-9290, oxford@pennrose.com
- **Whitehall Acres** in Oxford, 610-932-3800, whitehallacres@coniferllc.com
- **Fairview Village** in Phoenixville, 484-920-2064, FairviewVillage@pennrose.com
- **SteelTown Village** in Phoenixville, 610-948-1797
- **Park Spring Apartments** in Spring City, 610-948-5874, parkspringapts@themichaelsorg.com
- **Locust Court** in West Chester, 484-947-5578
- **Hannum Gardens** in West Chester, 610-701-9422
- **Apartments for Modern Living** in West Chester, 610-431-4455, aml-office@realty-enterprises.com

The tenants who live in a senior housing complex generally pay no more than 30 percent of their monthly income towards the rent. Officials from the U.S. Housing and Urban Development (HUD) then pay the balance of the rent to the property owners. Tenants in some complexes can use their out-of-pocket medical expenses to decrease their rent payments, while tenants in other complexes pay a flat rate for their rent.

For more information, please contact the:

1. Complex’s property management offices at the phone numbers listed in this publication;
2. Chester County Department of Aging Services; or
3. Chester County Department of Community Development
   601 Westtown Road, Suite 365, West Chester, PA 19380-0990
   610-344-6900 or 1-800-692-1100, ext. 6900 (toll free PA only).
BERWYN, PA

• TRINITY HOUSE
  15 Leopard Road
  Berwyn, PA  19312
  E-mail: trinityhouse@pennrose.com
  Website: www.pennrose.com
  Phone:  610-296-3337
  Eligibility: Applicants must be 62 years of age or older at the time of application or be handicapped/disabled in accordance with Social Security standards. Income limits.
  Monthly Rent: Approximately 30% of income after adjustments for medical expenses.

COATESVILLE, PA

• ASH PARK TERRACE
  70 S 3rd Avenue
  Coatesville, PA 19320
  E-mail: info@hdcweb.org
  Website: www.hdcweb.org
  Phone: 610-380-9265
  Fax: 610-380-9266
  Eligibility: All tenants must be at least 55 years old. Preference given to elderly and handicapped and/or disabled. Income limits apply.
  Monthly Rent: 30%-40% of an applicant’s adjusted income (gross income less out-of-pocket medical expenses)

• BRANDYWINE CENTER
  744 E Lincoln Highway
  Coatesville, PA 19320
  E-mail: info@hdcweb.org
  Website: www.hdcweb.org
  Phone: 610-384-7981, TTY 711
  Fax: 610-384-2567
  Eligibility: All tenants must be 62 years of age or older. Income limits apply.
  Monthly Rent: 30% of applicant’s adjusted income (gross income less out-of-pocket medical expenses).

• CHESTNUT COURT APARTMENTS
  140 E Chestnut Street
  Coatesville, PA 19320
  Phone: 610-466-0350 or 610-466-0351, ext. 3
  Fax: 610-466-0368
  Eligibility: All tenants need to be 55 years old or have a permanent disability. Annual income limits.
  Monthly Rent: 30% - 40% of adjusted income.
• CITY CLOCK APARTMENTS  
235 E Lincoln Highway  
Coatesville, PA 19320  
Phone: 215-945-4064  
Fax: 610-384-2997  
**Eligibility:** All tenants need to be at least 55 years old. Independent living.  
**Monthly Rent:** Approximately 30% of an applicant’s adjusted gross income.

• COATESVILLE TOWERS  
339 E Lincoln Highway  
Coatesville, PA 19320  
E-mail: coatesvilletowers@ccinvest.com  
Phone: 610-384-0120  
Fax: 610-384-2537  
**Eligibility:** All tenants must be at least 62 years old or have a permanent disability. There are maximum income limits.  
**Monthly Rent:** No more than 30% of an applicant’s adjusted income.

• HARRISON HOUSE CHESTER COUNTY  
300 Strode Avenue (Rt. 82)  
East Fallowfield, PA 19320  
Website: www.harrisonseniorliving.com  
Phone: 610-486-5475  
Fax: 610-383-3945  
**Eligibility:** All tenants must be at least 55 years old. Must be able to afford to pay rent privately.  
**Monthly Rent:** Varies on size of apartment. All utilities included except telephone and cable.

• NORTH 2ND AVENUE  
20 N 2nd Avenue  
Coatesville, PA 19320  
Phone: 610-466-0350 or 610-466-0351, ext. 3  
Fax: 610-466-0368  
**Eligibility:** All tenants need to be at least 55 years old or have a permanent disability. Annual income limits.  
**Monthly Rent:** 30%-40% of adjusted gross income.

• WASHINGTON HOUSE APARTMENTS  
330 E Lincoln Highway  
Coatesville, PA 19320  
E-mail: info@hdccweb.org  
Website: www.hdccweb.org  
Phone: 610-380-9265, TTY 711  
Fax: 610-380-9266  
**Eligibility:** All tenants need to be at least 55 years old. Preference given to elderly and handicapped and/or disabled. Income limits apply.  
**Monthly Rent:** 30% of an applicant’s adjusted income (gross income less out-of-pocket medical expenses).
DOWNINGTOWN, PA

• ST. JAMES PLACE APARTMENTS
  350 E Pennsylvania Avenue
  Downingtown, PA 19335
  E-mail: stjames@arbormanagement.com
  Website: www.arbormanagement.com/property/st-james-place-apartments
  Phone: 610-269-9366
  Fax: 610-269-6679
  Eligibility: All tenants need to be at least 62 years old. Maximum income limits.
  Monthly Rent: No more than 30% of an applicant’s adjusted gross income.

ELVERSON, PA

• HOPEWELL MANOR
  58 E Main Street
  Elverson, PA 19520
  E-mail: hopewell@fairvillemanagement.com
  Website: www.fairvillemanagement.com/Hopewell
  Phone: 610-286-3667
  Fax: 610-286-3671
  Eligibility: All tenants need to be at least 62 years old or older at the time of application. Maximum income limits.
  Monthly Rent: Based on income with 3 levels.

EXTON, PA

• EAGLEVIEW SENIOR APARTMENTS
  Potter Building
  549 Dickinson Court
  Exton, PA 19341
  E-mail: senior@hankinapartments.com
  Website: www.hankinapartments.com
  Phone: 610-458-3740
  Fax: 610-458-3673
  Bernard Hankin Building
  689 Rice Boulevard
  Exton, PA 19341
  Phone: 484-359-4022
  Fax: 484-359-4071
  Eligibility: All tenants need to be at least 62 years old. Maximum income limits.
  Monthly Rent: Based on income with 2 levels (Potter) and 3 levels (Bernard Hankin).
  All units are 1 bedroom. Rent includes water, sewer and trash.
HONEY BROOK, PA

• HONEY BROOK SENIORS ASSOCIATES
  3940 Horseshoe Pike
  Honey Brook, PA 19344
  Phone: 610-273-7206
  Fax: 610-273-3219
  Eligibility: All tenants need to be at least 55 years old.

• TEL HAVEN APARTMENTS
  1200 Tel Hai Circle
  P. O. Box 190
  Honey Brook, PA 19344
  Website: www.telhai.org
  Phone: 610-273-9333, ext. 2149
  Fax: 610-273-4530
  Eligibility: All tenants need to be at least 62 years old or over the age of 18 with a handicap or disability. There are maximum income limits.

OXFORD, PA

• OXFORD TERRACE
  326 Market Street
  Oxford, PA 19363
  Website: www.haccnet.org/
  Phone: 610-467-0937
  Fax: 610-467-0627
  Eligibility: All tenants need to be at least 62 years old or have a permanent disability. There are maximum income limits.
  Monthly Rent: No more than 30% of an applicant’s adjusted gross income.

• OXFORD VILLAGE
  305 E Market Street
  Oxford, PA 19363
  E-mail: oxford@pennrose.com
  Website: www.oxfordvillagepa.com
  Phone: 610-932-9290
  Fax: 610-932-9305
  Eligibility: All tenants must be at least 55 years. Must qualify for Section 8 voucher.
  Monthly Rent: 1 & 2-bedroom apartments. Project-based voucher.

• WESTMINSTER PLACE AT WARE
  51 Lancaster Avenue
  Oxford, PA 19363
  Website: www.westminsterplaceware.org
  Phone: 610-998-2575
  Eligibility: All tenants must be at least 55 years old.
  Monthly Rent: Income limits apply.
PARKESBURG, PA

• PARKESBURG SCHOOL APARTMENTS
  360 Strasburg Avenue
  Parkesburg, PA 19365
  E-mail: info@hdcweb.com
  Website: www.hdcweb.org/property/parkesburg-school-apartments
  Phone: 610-857-5055, TTY 711
  Fax: 610-857-9220
  Eligibility: All tenants must be at least 55 years old. Preference given to handicapped/disabled.
  Monthly Rent: 30% of an applicant’s adjusted income (gross income less out-of-pocket medical expenses).

• PARKESEDGE ELDERLY APARTMENTS
  601 Green Street
  Parkesburg, PA 19365
  Website: www.parkesedgecrm.com
  Phone: 610-857-9281
  Fax: 610-857-2140
  Eligibility: All tenants need to be at least 62 years old or need to have a permanent disability if under 62 years of age. There are income limits.
  Monthly Rent: No more than 30% of an applicant’s adjusted gross income.

• WESTMINSTER PLACE AT PARKESBURG
  320 W 1st Avenue
  Parkesburg, PA 19365
  Website: https://www.presbyterianseniorliving.org/westminster-place-at-parkesburg
  Phone: 610-857-1416, TTY #711, Language Assistance Available
  Eligibility: All applicants must be at least 55 years old.
  Monthly Rent: Income limits apply.
PHOENIXVILLE, PA

• EPISCOPAL HOUSE
  601 Center Street
  Phoenixville, PA 19460
  Website: www.churchhousing4u.org
  Phone: 610-917-1041
  Fax: 610-917-1359
  Eligibility: All tenants need to be at least 62 years old. Maximum income limits.
  Monthly Rent: No more than 30% of an applicant’s adjusted gross income.

• FRENCH CREEK MANOR
  501 Mason Street
  Phoenixville, PA 19460
  E-mail: FrenchCreek@pennrose.com
  Website: www.penrose.com/apartments/pennsylvania/french-creek
  Phone: 610-935-0297
  Eligibility: Every adult has to be at least 62 years old. Pet free and smoke free.
  Resident will pay electric, gas (heat/hot water), internet, cable and landline phone.

• KING TERRACE
  300 High Street
  Phoenixville, PA 19460
  Website: www.haccnet.org
  Phone: 610-933-5035
  Fax: 610-933-0425
  Eligibility: All tenants must be at least 62 years old or 18 years old and permanently disabled. Maximum income limits.
  Monthly Rent: No more than 30% of an applicant’s adjusted income.

• ST. PETER’S PLACE
  111 Church Street
  Phoenixville, PA 19460
  Website: www.churchhousing4u.org
  Phone: 610-933-4383
  Fax: 610-933-4185
  Eligibility: Most tenants must be at least 62 years old and under 62 to use features of a handicapped accessible unit. Maximum income limits.
  Monthly Rent: No more than 30% of an applicant’s adjusted income. Limited transportation and supportive services available, as needed.
**SPRING CITY, PA**

- **BARD COMPLEX**
  201 S Main Street  
  Spring City, PA 19475-1656  
  E-mail: info@petrach.org  
  Website: www.petrach.org  
  Phone: 610-948-1797  
  Fax: 610-948-1765  
  Eligibility: All tenants need to be at least 62 years old. Maximum income limits.  
  Monthly Rent: No more than 30% of an applicant’s adjusted income.

- **FLAG HOUSE**
  250 N Main Street  
  Spring City, PA 19475  
  E-mail: info@petrach.org  
  Website: www.petrach.org  
  Phone: 610-948-1797  
  Fax: 610-948-1765  
  Eligibility: All tenants need to be at least 62 years old. Maximum income limits.  
  Monthly Rent: No more than 30% of an applicant’s adjusted income.

- **VINCENT HEIGHTS**
  333 Vincent Heights Circle  
  Spring City, PA 19475-1659  
  E-mail: VincentHeights@ccinvest.com  
  Website: www.ccinvest.com/properties/vincent  
  Phone: 610-948-6602  
  Fax: 610-948-3320  
  Eligibility: All tenants need to be at least 62 years old or have a permanent disability. Maximum income limits.  
  Monthly Rent: No more than 30% of an applicant’s adjusted income  
  Tenants pay for their electricity.

**WEST CHESTER, PA**

- **CHURCH STREET TOWERS**
  222 N Church Street  
  West Chester, PA 19380  
  Website: www.haccnet.org  
  Phone: 610-436-7450  
  Fax: 610-430-8930  
  Eligibility: All tenants need to be at least 62 years old or have a permanent disability. Maximum income limits.  
  Monthly Rent: No more than 30% of an applicant’s adjusted income.
• DENNEY REYBURN APARTMENTS  
  30 W Barnard Street  
  West Chester, PA 19382  
  E-mail: info@hdcweb.org  
  Website: www.hdcweb.org  
  Phone: 610-701-0200, TTY 711  
  Fax: 610-431-2801  
  Eligibility: All tenants need to be at least 62 years. Maximum income limits.  
  Monthly Rent: 30% of an applicant’s adjusted income (gross income less out-of-pocket medical expenses).

• MAPLE & SPRUCE COURTS  
  501-507 E Barnard Street  
  West Chester, PA 19382  
  Website: www.haccnet.org  
  Phone: 484-947-5578  
  Fax: 610-430-0853  
  Eligibility: All tenants need to be at least 62 years old. Maximum income limits.  
  Monthly Rent: No more than 30% of an applicant’s adjusted income.

• MARY TAYLOR HOUSE  
  326 N Walnut Street  
  West Chester, PA 19380  
  E-mail: MaryTaylorHouse@pennrose.com  
  Website: www.pennrose.com/  
  Phone: 610-692-2261  
  Fax: 610-430-0853  
  Eligibility: All tenants need to be at least 62 years old or have a permanent disability. Maximum income limits.  
  Monthly Rent: No more than 30% of an applicant’s adjusted income.

**WEST GROVE, PA**

• LUTHER HOUSE  
  122 Jenners Pond Road  
  West Grove, PA 19390  
  Website: www.lutherhousepa.org  
  Phone: 610-869-4240, ext. 0  
  Eligibility: All tenants need to be at least 62 years old, be income eligible and pass a criminal background check. Maximum income limits.  
  Monthly Rent: Based on gross income. We have only 1-bedroom units.
AFFORDABLE RENTAL HOUSING

Community, Youth & Women’s Alliance (in Coatesville area) ……………………610-384-9591
Homeshare Alliance ..........................................................................................610-647-5256
(matches homeowners willing to share homes with home seekers)
Housing Development Corporation (HDC) (www.hdcweb.org) ......................717-291-1911
(apartments in Coatesville, Parkesburg & West Chester)
PA Housing Search (www.pahousingsearch.com) ...........................................1-877-428-8844
Petra Community Housing (for seniors & people with disabilities) ...............610-948-1797