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, 610-932-8380, oxford@pennrose.com
- **Whitehall Acres** in Oxford, 610-932-3800, whitehallacres@coniferllc.com
- **Fairview Village** in Phoenixville, 855-283-8889, 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
  Phone: 610-624-2613
  E-mail: trinityhouse@pennrose.com
  Website: www.pennrose.com
  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 South 3rd Avenue
  Coatesville, PA 19320
  Phone: 610-380-9265
  Fax: 610-380-9266
  Website: www.hdcweb.com
  E-mail: info@hdcweb.com
  Eligibility: All tenants must be at least 55 years old. Preference given to handicapped/disabled. Income limits apply.
  Monthly Rent: 30%-40% of an applicant’s adjusted income (gross income less out-of-pocket medical expenses)

- CHESTNUT COURT APARTMENTS
  140 East 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 at least 55 years old, or have a permanent disability. Annual income limits.
  Monthly Rent: 30% - 40% of adjusted income.

- CITY CLOCK APARTMENTS
  235 East Lincoln Highway
  Coatesville, PA 19320
  Phone: 610-384-2997
  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 East Lincoln Highway
Coatesville, PA 19320
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 OF CHESTER COUNTY
300 Strode Avenue (Rt. 82)
Coatesville, PA 19320
Phone: 610-384-6310
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.

• STEEL CITY APARTMENTS
20 North Second 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.

• THE BRANDYWINE CENTER
744 E. Lincoln Highway
Coatesville, PA 19320
Phone: 610-384-7981, TTY 711
Fax: 610-384-2567
Eligibility: All residents 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).

• WASHINGTON HOUSE APARTMENTS
330 East Lincoln Highway
Coatesville, PA 19320
Phone: 610-380-9265, TTY 711
Fax: 610-380-9266
Eligibility: All tenants need to be at least 55 years old. Preference given to handicapped/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
  350 East Pennsylvania Avenue
  Downingtown, PA 19335
  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.
  The Waiting List is closed.

  E-mail: stjames@arbormanagement.com
  Website: www.inwa.com/arbor-management-llc

ELVERSON, PA

• HOPEWELL MANOR
  58 East Main Street, #100
  Elverson, PA 19520
  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.

  Website: www.fairvillemanagement.com/Hopewell

EXTON, PA

• EAGLEVIEW SENIOR I AND II
  Potter Building
  549 Dickinson Court
  Exton, PA 19341
  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.

  E-mail: senior@hankinapartments.com
  Website: www.hankinapartments.com
HONEY BROOK, PA

• HONEY BROOK LIVING ASSOCIATES
  3940 Horseshoe Pike
  Honey Brook, PA 19344
  Phone: 610-273-3193
  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
  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.
  Monthly Rent: No more than 30% of an applicant’s adjusted gross income.

OXFORD, PA

• OXFORD HOTEL
  305 E. Market Street
  Oxford, PA 19363
  Phone: 610-932-8380
  Fax: 610-932-9305
  Eligibility: All tenants must be at least 55 years old. Must qualify for Section 8 voucher.
  Monthly Rent: 1 & 2-bedroom apartments. Project-based voucher.

• OXFORD TERRACE
  326 Market Street
  Oxford, PA 19363
  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.

• WESTMINSTER PLACE AT WARE
  51 Lancaster Pike
  Oxford, PA 19363
  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
  Phone: 610-857-5055, TTY 711
  Fax: 610-857-9220
  E-mail: info@hdcweb.com
  Website: www.hdcweb.com
  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
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.

PHOENIXVILLE, PA

- EPISCOPAL HOUSE
  601 Center Street
  Phoenixville, PA 19460
  Phone: 610-917-1041
  Fax: 610-917-1359
  Website: www.churchhousing4u.org/
  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
  Phone: 610-981-1015
  E-mail: FrenchCreek@pennrose.com
  Website: www.pennrose.com/
  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
  Phone: 610-933-5035
  Fax: 610-933-0425
  Website: www.haccnet.org
  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  
  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.

Website: www.churchhousing4u.org/

SPRING CITY, PA

• BARD COMPLEX  
  201 South Main Street 
  Spring City, PA 19475-1656  
  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.

E-mail: info@petrach.org  
Website: www.petrach.org

• THE FLAG HOUSE  
  250 North Main Street 
  Spring City, PA 19475  
  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.

E-mail: info@petrach.org  
Website: www.petrach.org

• VINCENT HEIGHTS  
  333 Vincent Heights Circle 
  Spring City, PA 19475-1659  
  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.

E-mail: Vincentheights@ccinvest.com

WEST CHESTER, PA

• DENNEY-REYBURN APARTMENTS  
  30 West Barnard Street  
  West Chester, PA 19382  
  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).

E-mail: info@hdceweb.com  
Website: www.hdceweb.com
• MAPLE/SPRUCE COURTS
  East Miner Street
  West Chester, PA 19382
  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.
  Website: [www.haccnet.org](http://www.haccnet.org)

• MARY TAYLOR HOUSE
  326 N. Walnut Street
  West Chester, PA 19380
  Phone: 855-791-6139 or 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.
  E-mail: MaryTaylorHouse@pennrose.com
  Website: [www.pennrose.com/](http://www.pennrose.com/)

• CHURCH STREET TOWERS
  222 North Church Street
  West Chester, PA 19380
  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.
  Website: [www.haccnet.org](http://www.haccnet.org)

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**WEST GROVE, PA**

• LUTHER HOUSE I, II, III AND IV
  122 Jenners Pond Road, Building II
  West Grove, PA 19390
  Phone: 610-869-4240, ext. 0
  Fax: 610-869-0032 (Bldg. 2)
  **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.
  Website: [www.Lutherhousepa.org](http://www.Lutherhousepa.org)

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**AFFORDABLE RENTAL HOUSING**

Community, Youth & Women’s Alliance (in Coatesville area) .........................610-384-9591
Home Share Alliance ..........................................................................................610-647-5256
(Matches homeowners willing to share homes with home seekers.)
Housing Development Corporation ([www.hdcweb.com](http://www.hdcweb.com)) .................................717-291-1911
(apartments in Coatesville, Parkesburg & West Chester)
PA Housing Search ([www.pahousingsearch.com](http://www.pahousingsearch.com)) .................. 1-877-428-8844
Phoenixville Homes (for seniors & people with disabilities) .......................610-948-1797