PRESBYTERIAN
SENIOR LIVING
Springwood Overlook

Affordable Apartment Living for Those Age 62 and Older

Springwood Overlook 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. Convenient to I-83.

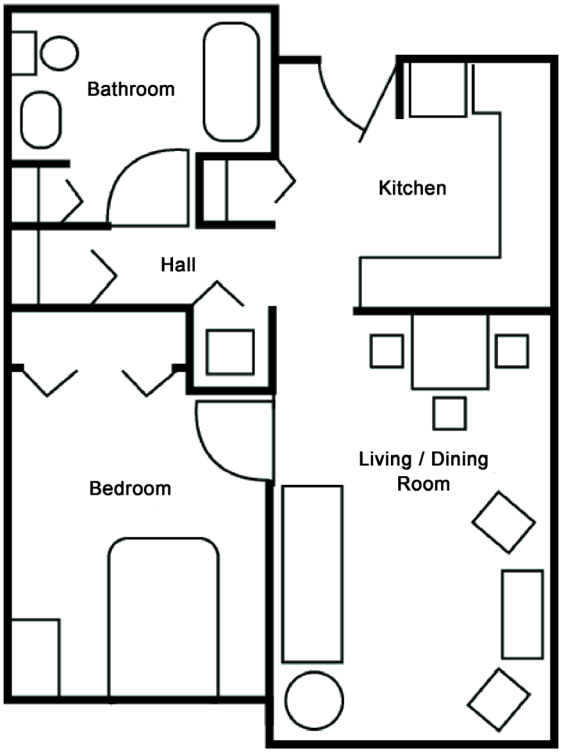
Discover Springwood Overlook

Each energy-efficient apartment includes:

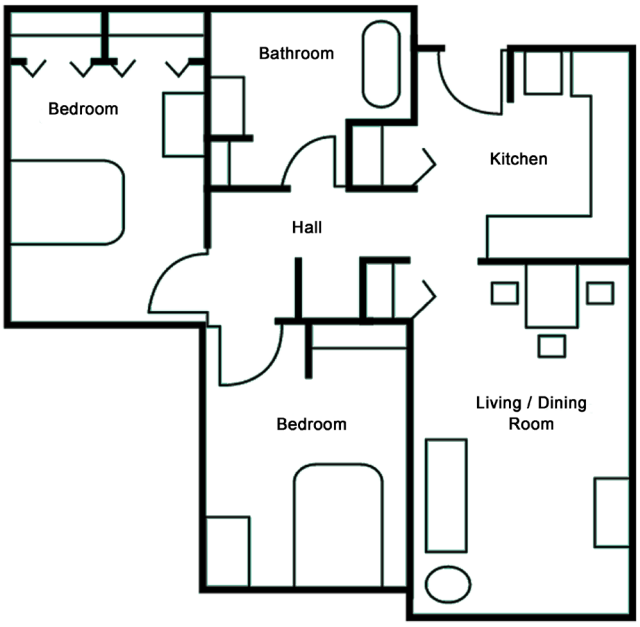
- Well-equipped kitchen
- Individually controlled heating and central air conditioning
- Smoke alarms
- Mini blinds are provided
- Pre-wired for phone and cable TV

Additional features include:

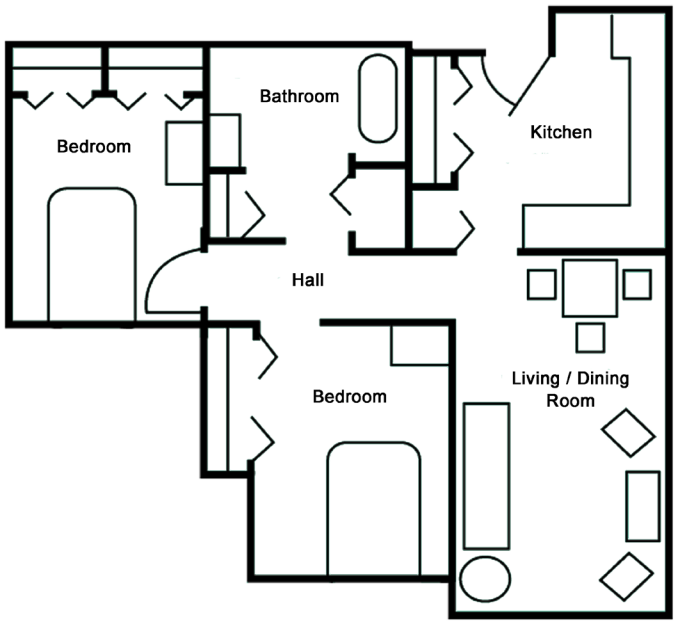
- On-site laundry facilities
- Pet friendly
- Community Room, Fitness Center , Computer Room with computer for resident use and Chapel
- Tobacco- and smoke-free community
- Resident Services Coordination



One Bedroom 586 sq. ft.



Two Bedroom 723 sq. ft.



Two Bedroom 773 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.

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.

Frequently Asked Questions

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

  Springwood Overlook is an affordable housing community for people, reserved solely for those 62 years of age or older, located on Freedom Way off Pauline Drive behind the South York Plaza (Giant) Shopping Center. For information call 717-741-4225, TTY #711.

- ***How is income and rent 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.

- ***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.

- ***Is there storage?***

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

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.

EQUAL HOUSING OPPORTUNITY

Frequently Asked Questions

- ***What will it be like living at Springwood Overlook?***
  There is plenty to do to stay occupied at Springwood Overlook. Residents are invited to plant flowers or vegetables using our Earth Box system or to enjoy a quiet moment while sitting on one of the patio benches. Our spacious Community Room is an ideal meeting spot for friends and neighbors! It is also available for community gatherings and may also be reserved for your private functions. Springwood Overlook is a smoke and tobacco-free community.

- ***Are there any services or activities?***
  The Resident Services Coordinator is available to help residents find services they may need and works with the Activities Committee to plan activities. 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. A hair salon with hair sink and hair dryer is the ideal place to cut and style your hair. The Fitness Center will keep you in shape. Get a little bored on a treadmill? The Fitness Center has cable TV that you can enjoy while walking your way to fitness.

- ***What about laundry facilities?***
  The laundry room features card-operated washers and dryers. With its comfortable seating and cable TV, it's an ideal place to relax or meet friends.

- ***Is there a meal service?***
  While the community doesn't offer any meal services, residents are encouraged to speak with the Resident Services Coordinator to see if you qualify for any local services.

- ***Sounds great! How do I apply?***
  Give us a call at 717-741-4225, 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.

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.

EQUAL HOUSING OPPORTUNITY

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.

PRESBYTERIAN
SENIOR LIVING
Springwood Overlook

2330 Freedom Way • York, PA 17402
717-741-4225 • TTY #711 • www.springwoodoverlook.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.

EQUAL HOUSING OPPORTUNITY

Springwood Overlook Rate Sheet

Rental community for those age 62 or older

Rental Rates (Rates subject to change)

Bedroom Size	Unit Set-aside[2]	Minimum Income[3]	Maximum Income (1 Person)	Maximum Income (2 People)	Monthly Rent Amount
1	40%	$17,448	$27,160	$31,040	$727
1	50%	$19,800	$33,950	$38,800	$825
1	60%	$20,160	$40,740	$46,560	$840
2	50%	$25,800	$33,950	$38,800	$1,075
2	60%	$25,800	$40,740	$46,560	$1,075

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	50%	$19,800	$33,950	$38,800	$825
1	Mobility, Hearing/Vision	60%	$20,160	$40,740	$46,560	$840
2	Mobility, Hearing/Vision	50%	$25,800	$33,950	$38,800	$1,075
2	Hearing/Vision	60%	$25,800	$40,740	$46,560	$1,075

Rent Includes:

Geothermal heat, 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 communidad par asistancia 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.

EQUAL HOUSING OPPORTUNITY

*Revised 6/15/2023