



## **PENN'S COMMON COURT**

1040 Penn Street  
Reading, PA 19602  
610-373-3633 TTY 711  
[info@hdcweb.com](mailto:info@hdcweb.com)



### **RESIDENT REQUIREMENTS:**

Minimum Age: 62 + ONLY

### **RENTAL INFORMATION:**

46 Affordable Housing, Senior Occupancy Apartments  
3 Apartments specifically designed for individuals needing accessibility features (ADA).

#### **1 Bedroom Apartments (1 Full Bath, 596-632 square ft.)**

- (19) 50% Income Limit 1 BR Apartments = \$605 per month
- (18) 60% Income Limit 1 BR Apartments = \$610 per month

#### **2 Bedroom Apartments (1 Full Bath, 739-936 square ft.)**

- (5) 50% Income Limit 2 BR Apartments = \$695 per month
- (4) 60% Income Limit 2 BR Apartments = \$695 per month

Section 8 Vouchers Accepted

**RENT INCLUDES HEAT, WATER, SEWER AND TRASH REMOVAL**

All common areas and facilities are wheel chair accessible

### **AMENITIES INCLUDE:**

- ◆ Air-Conditioning
- ◆ Laundry Facilities
- ◆ Elevator
- ◆ Fully Equipped Kitchen
- ◆ Residents Lounge
- ◆ Pet Friendly
- ◆ Community Room
- ◆ Library
- ◆ Tobacco Free
- ◆ On-Site Building Management
- ◆ On-Site Maintenance
- ◆ 24-Hour Emergency Maintenance
- ◆ Tele-Entry System w/Camera
- ◆ Ample Off-Street Parking
- ◆ Sprinkler System
- ◆ Resident Services
- ◆ Resident Activities



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### **INCOME LIMITS:**

Penns Common Court Apartments is an affordable rental community. Maximum and minimum income limits apply for all rental opportunities. The maximum income levels are based on a percentage of the Berks County median income by household size. When applying for residency, applicants will be required to complete forms pertaining to their household composition, gross household income (before any deductions) and income from assets.

### **MAXIMUM INCOME LIMITS:**

	<b>1 person</b>	<b>2 people</b>	<b>3 people</b>	<b>4 people</b>
<b>50%</b>	\$25,200	\$28,800	\$32,400	\$35,950
<b>60%</b>	\$30,240	\$34,560	\$38,880	\$43,140

### **MINIMUM INCOME LIMITS:**

50% Income Limit 1 BR Apartments = \$15,552 per year

60% Income Limit 1 BR Apartments = \$15,672 per year

50% Income Limit 2 BR Apartments = \$18,000 per year

60% Income Limit 2 BR Apartments = \$18,000 per year

### **APPLICATION PROCESSING:**

Credit history, criminal background, landlord history, and other resident selection criteria apply. Income limits, and other resident selection criteria will determine the eligibility to lease the apartment. Households comprised entirely of full time students will not qualify unless certain exceptions are met.

All statements made on the rental application must be verified in writing through a third party not related to the applicant household.



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