



Hopewell Manor

ELVERSON, PA

Hopewell Manor is an affordable senior apartment community located in the heart of Elverson, PA that incorporated green building techniques.

“ At first the idea of “low income” housing worried us a bit. But after we did some research and learned more, we found that this project could be a great asset for our community. It allowed us to make good use of the old fire company site while providing affordable housing for our aging seniors, which was a great need in our area. The converted fire hall also really helps new residents get involved in activities and become fully incorporated into our community. Some are even on local Borough boards and commissions now.”

- Merle Stoltzfus,
Vice-President of
Elverson Borough Council



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The Housing Options Task Force is an initiative of The Chester County Planning Commission, The Department of Community Development, The Suburban Realtors Alliance and Home Builders of Chester and Delaware Counties.



SPECIFICATIONS

Location:

58 East Main Street, Ste 100
Elverson, Pennsylvania 19520

Developer:

Delaware Valley
Development Company

Architect:

Barton Partners Architects &
Planners

Builder:

EG Stoltzfus

Total Number of Units:

71

Unit Type:

Affordable Rental Senior
Apartments

Consumer Affordability:

34 units at 60% of the Area Median
Income (AMI), 29 units at 50% AMI,
8 handicap units at 20% AMI

Landscape Type:

Urban

Completion Date:

2011

Sustainability:

The project conformed to all of the
Green Building criteria found in
the Pennsylvania Housing Finance
Agency's Multifamily Housing
Program Guidelines for 2011.

PROJECT DESCRIPTION

Hopewell Manor adaptively reused a portion of a former fire hall with new construction to create a 71 unit affordable apartment community for seniors. The adaptively reused space now acts as a community center for the seniors and the Borough, hosting events such as Borough meetings, birthday parties and movie nights. The property management team has contracted with local senior centers to help provide residents with services and activities on-site.

PHOTOS



“ We try to treat residents here like they are a member of our own family. Our large community room is used for Tenant Service activities & events for the residents. It is a great asset for both our residents and for the town. It's such a nice community, I would want my own mother to live here. ”

- Maria Kempfski,
President of Fairville Management Company



MORE INFORMATION

Learn more about how redevelopment and affordable housing can benefit your community.

▶ <http://www.chescoplanning.org/housing/Housing.cfm>

▶ 610-344-6285