



## An initiative of:

- ▶ Chester County Planning Commission
- ▶ Chester County Department of Community Development
- ▶ Housing Choices Committee of Chester County

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## CASE STUDY

# Hankin Manor

## BOROUGH OF PHOENIXVILLE, PA

**Hankin Manor** is an affordable senior apartment community located in the Borough of Phoenixville. The development is highlighted for its partnership with the Borough who provided the land where the facility is located to facilitate its construction as a fully affordable community.

“ A year ago I worried how long I could afford an apartment with rent up another \$100 and water added to my utilities. Today I am grateful to be part of a caring community living my best life in a brand new, affordable, beautiful and safe apartment. ”

- Joan Wilson  
Hankin Manor resident

“ Living here has been a godsend: I have new friends, a beautiful apartment, a good and safe location, nearby shopping, restaurants, and houses of worship. My quality of life has definitely improved and I now look forward to a productive retirement! ”

- Nicholas J. Tortorello  
Hankin Manor resident



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BOROUGH OF PHOENIXVILLE, PA

### SPECIFICATIONS

**Location:**

115 Buchanan Street  
Phoenixville, PA 19460

**Developer:**

The Hankin Group

**Property Management:**

Hankin Apartments

**Architect:**

UpStreet Architects & NORR

**Builder:**

Hankin Construction

**Total Number of Units:** 50

- 46, 1-bedroom units
- 4, 2-bedroom units

**Unit Type:**

Affordable Senior Rental  
Apartments

**Consumer Affordability:**

- Three units are set aside at 20% of the Area Median Income (AMI)
- 23 units are set aside at 50% of the AMI
- 24 units are set aside at 50% of the AMI

**Landscape Type:**

Urban Center

**Completion Date:**

April 2024

### PROJECT DESCRIPTION

Phoenixville has recognized the importance of addressing affordably priced housing and continues to take a proactive approach to addressing this need. Affordable housing was identified as a critical issue in their comprehensive plan, and Borough Council created a task force that has since evolved into the Phoenixville Council on Affordable Housing. As such the Borough and The Hankin Group worked in partnership to construct Hankin Manor on Borough-owned property, formerly housing a public works facility. This was facilitated through a Pennsylvania Housing Finance Agency deed, where delayed payments will be paid over the course of 35 years and allowed transfer of the property to The Hankin Group.

**Hankin Manor** is an affordable senior housing development comprised of 50 senior rental units with one and two bedrooms. The need for housing of this type is clear from the extensive waiting list that extremely exceeds the number of available units. Its location in the town center of the Borough, and within a few blocks a SEPTA bus route, affords its residents easy access to jobs, social amenities, and health services. Hankin Manor further respects the aesthetic of the surrounding community with design elements that mimic those of neighboring structures, which include adaptively reused industrial buildings.

“Hankin Manor is proud to be part of the County’s efforts to build affordable housing and to help create strong communities for our seniors in need of housing options.”

- Becky Reeves  
Vice President of Operations,  
Hankin Manor