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## **NewCourtland Receives Approval for 175 Apartment Community Something for Everyone at NewCourtland Apartments at Henry Avenue**

**PHILADELPHIA, Pa., Jan. 19, 2022**– Having received zoning approval from The City of Philadelphia, NewCourtland, one of the city’s leaders in affordable senior housing, is pleased to share information about the next phase of development at the NewCourtland Apartments at Henry Avenue. This inclusive mixed-use community will create 175 market rate and senior housing apartments. The apartments will be located on the 3200 block of Henry Avenue and will cross generations to appeal to young professionals, new families, and older adults. NewCourtland has already developed 85 affordable senior apartments on this site which are fully occupied.

“NewCourtland Apartments at Henry Avenue will offer 175 units that will fall in-line with existing rental rates for the surrounding area,” Joe Duffey, President and CEO of NewCourtland said. “135 of the apartments will be sized and priced to appeal to a wide range of income levels. 40 units will be reserved for older adults and subsidized for those who financially qualify. Additionally, we are working closely with Inglis Housing Corporation, experts in affordable accessible housing, who will guide the design for 20 of the 175 units to be fully equipped for individuals who need enhanced access and support due to a disability.”

The community’s amenities include a roof top lounge, charging stations for electric vehicles, storage facilities, a dog park, community garden, exercise room, ball courts, two guest apartments, community and event spaces, and a maker’s space which serves as a location for individuals, groups, and organizations to rent for projects and hobbies.

Potential residents will be able to select from a variety of models:

- 21 Studio Apartments (310-380 sq. ft.)
- 105 One-bedroom Apartments (460-700 sq. ft.)
- 33- one-bedroom plus apartments (include a den, 690 – 934 sqft.)
- 11- two-bedroom apartments with single and bi-level options (1,000–1,700 sqft.)
- 3- three-bedroom apartments (1,700 sqft., bi-level)
- 2- Guest Apartments (260 sqft.)

“We are thrilled to have received approval for this new community; and we know that it will mirror the city by providing a diverse selection of inclusive housing that meets the needs of a diverse group of individuals and families,” Duffey continued. “Whether an individual is a young professional, working tradesman, older adult, or if a couple is starting a new family, NewCourtland Apartments will offer an affordable and accessible housing options with great amenities.”

**FOR IMMEDIATE RELEASE**



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**ABOUT NEWCOURTLAND:**

NewCourtland carries out its healing mission for Philadelphia's by meeting their individual and changing needs. They do this in collaboration with their families, the staff, and the community. Today, NewCourtland owns and manages over 600 affordable senior housing units in Philadelphia, two senior centers, a service coordination program that serves 22 accessible housing sites, and a 180-bed skilled nursing facility.

To learn more, visit [NewCourtland.org](http://NewCourtland.org) or call 1-888-530-4913.