

Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY PUBLIC

August 1, 2023

[REDACTED], EXECUTIVE DIRECTOR  
GAHC3 YORK PA ALF TRS SUB LLC  
[REDACTED]

RE: SENIOR COMMONS AT POWDER  
MILL  
1775 POWDER MILL ROAD  
YORK, PA, 17403  
LICENSE/COC#: 33210

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 07/26/2023 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

Name: SENIOR COMMONS AT POWDER MILL License #: 33210 License Expiration: 01/18/2024  
 Address: 1775 POWDER MILL ROAD, YORK, PA 17403  
 County: YORK Region: CENTRAL

**Administrator**

Name: [REDACTED] Phone: [REDACTED]

**Legal Entity**

Name: GAHC3 YORK PA ALF TRS SUB LLC  
 Address: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 07/23/2001 Issued By: Department of Labor and Industry

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 130 Waking Staff: 98

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Incident Exit Conference Date: 07/26/2023

**Inspection Dates and Department Representative**

07/26/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
 License Capacity: 166 Residents Served: 98

**Secured Dementia Care Unit**  
 In Home: Yes Area: Arlington and Rosewood Court Capacity: 26 Residents Served: 27

**Hospice**  
 Current Residents: 4

**Number of Residents Who:**  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 98  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 32 Have Physical Disability: 3

**Inspections / Reviews**

07/26/2023 - Partial  
 Lead Inspector: [REDACTED] Follow Up Type: Not Required

NO DEFICIENCIES FOUND