

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

November 14, 2023

[REDACTED], NURSING HOME ADMINISTRATOR  
470 MANOR OPERATING LLC  
[REDACTED]

RE: ST. MARTHA VILLA FOR  
INDEPENDENT & RETIREMENT  
LIVING  
490 MANOR AVENUE  
DOWNTOWN, PA, 19335  
LICENSE/COC#: 14108

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 10/23/2023 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:** ST. MARTHA VILLA FOR INDEPENDENT & RETIREMENT LIVING **License #:** 14108 **License Expiration:** 11/03/2023  
**Address:** 490 MANOR AVENUE, DOWNINGTOWN, PA 19335  
**County:** CHESTER **Region:** SOUTHEAST

**Administrator**

**Name:** [REDACTED] **Phone:** [REDACTED] **Email:** [REDACTED]

**Legal Entity**

**Name:** 470 MANOR OPERATING LLC  
**Address:** 490 MANOR AVENUE, DOWNINGTOWN, PA, 19335  
**Phone:** [REDACTED] **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** C-2 LP **Date:** 11/25/2002 **Issued By:** CWOPA L&I

**Staffing Hours**

**Resident Support Staff:** 0 **Total Daily Staff:** 157 **Waking Staff:** 118

**Inspection Information**

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Complaint, Incident, Monitoring **Exit Conference Date:** 10/23/2023

**Inspection Dates and Department Representative**

10/23/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

<b>General Information</b>			
<b>License Capacity:</b> 135		<b>Residents Served:</b> 105	
<b>Secured Dementia Care Unit</b>			
<b>In Home:</b> Yes	<b>Area:</b> sdcu	<b>Capacity:</b> 35	<b>Residents Served:</b> 24
<b>Hospice</b>			
<b>Current Residents:</b> 10			
<b>Number of Residents Who:</b>			
<b>Receive Supplemental Security Income:</b> 0		<b>Are 60 Years of Age or Older:</b> 105	
<b>Diagnosed with Mental Illness:</b> 0		<b>Diagnosed with Intellectual Disability:</b> 0	
<b>Have Mobility Need:</b> 52		<b>Have Physical Disability:</b> 0	

**Inspections / Reviews**

10/23/2023 Partial  
**Lead Inspector:** [REDACTED] **Follow-Up Type:** Not Required

**NO DEFICIENCIES FOUND**