

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

September 2, 2025

[REDACTED]
470 MANOR OPERATING LLC
[REDACTED]
[REDACTED]

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

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 08/18/2025 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:** 08/01/2026
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: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 07/24/2021 **Issued By:** CWOPA L & I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 73 **Waking Staff:** 55

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 08/18/2025

Inspection Dates and Department Representative

08/18/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity: 135		Residents Served: 41	
Secured Dementia Care Unit			
In Home: Yes	Area: Carlson	Capacity: 35	Residents Served: 19
Hospice			
Current Residents: 3			
Number of Residents Who:			
Receive Supplemental Security Income: 0		Are 60 Years of Age or Older: 41	
Diagnosed with Mental Illness: 4		Diagnosed with Intellectual Disability: 0	
Have Mobility Need: 32		Have Physical Disability: 0	

Inspections / Reviews

08/18/2025 Partial
Lead Inspector: [REDACTED] **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND