Senior Apartment Housing Guide

This guidebook contains brief descriptions of senior apartment options in Broome County.

Broome County Office for Aging
P.O. Box 1766
Binghamton, NY 13902-1766
Phone (607) 778-2411 * Fax (607) 778-2316
e-mail: ofa@co.broome.ny.us
www.gobroomecounty.com/senior
Revised September 2012
This guidebook contains a brief description of senior and disabled apartment options in Broome County. Please call individual housing management offices for applications and more information.

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ABC Housing
One Hundred Chenango Place, Binghamton, NY 13901

Units
56  Studio apartments
87  One-bedroom apartments

Serves  Individuals 62 or older and those who are disabled or handicapped of any age. Residents must meet income guidelines.

Rates  Rent subsidies available based on 30% of yearly gross income, less a percentage of “out of pocket” medical expenses. Max. yearly gross income: one person $21,650, two people $24,750. Call for more information.

Utilities  All utilities included in rent, with exception of cable & telephone.

Waiting list  Varies - check with management.

Contact  Office - (607) 723-5479 * Fax (607) 723-5470
Office Hours – Monday through Friday 8.00 a.m. to 4.00 p.m.
CRM Rental Management, Inc. – on-site management.
Email: ABCHousing@crmrentalmgmt.com
Website: www.crmrentalmgmt.com

Note  Laundry on each floor. Convenient to stores, pharmacies, restaurants, bus line. Shopper bus once a week

Pets  One dog/cat allowed (not more than 20 pounds); pet deposit required.

Social Life  Tenant Association, community room

Carlisle – Binghamton Housing Authority
150 Moeller Street, Binghamton, NY 13904

Units  20  One-bedroom apartments

Serves  Individuals or couples

Rates  Based on 30% of yearly gross income. Check with management for current income limits.

Utilities  All utilities included in rent

Note  Stove and refrigerator provided. Laundry facility on site. Counseling for independent living skills. Crime prevention, safety, and security programs. Residents eligible for credit union membership. Located on a bus line.

Waiting list  Varies - check with management.

Contact  Binghamton Housing Authority
35 Exchange Street
Binghamton, NY 13901
(607) 723-9491 * Fax (607) 722-5031
Crandall Hall Apartments
2 Crandall Street, Binghamton, NY 13905

Units 24  Studio apartments

Serves  Individuals 55 or older and those who are physically disabled and/or
        handicapped of any age. No income limits.

Rates  $360 per month

Utilities  Residents must pay own heat and electric.

Waiting list  Check with management

Contact  Chenango Housing Improvement Program, Inc.
          27 West Main Street, Norwich, NY 13815
          800-811-6659 * TDD 800-662-1220 * Fax (607) 336-5292

Note  Off-street resident parking (one spot per apartment), convenient to
downtown Binghamton, grocery store, pharmacy, bus lines

Pets  One pet per unit allowed (up to 25 pounds).

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East Hills Senior Housing
50 East Clapham Street, Binghamton, NY 13904
An Opportunities for Broome, Inc. Property

Units  28  One-bedroom apartments
       4  Two-bedroom apartments

Serves  Low-income seniors 55 years of age and above; handicapped individuals of
        any age.

Rates  Rental rates are based on income: one person $25,380, two people $29,040.
        Please call for more information.

Waiting list  Varies - check with management.

Utilities  Heat and hot water are included in all units. Residents pay their own
           electric. Air conditioning.

Note  Each unit is spacious and quiet with plenty of closet space and beautiful
       views. All apartments are handicapped adaptable, include stoves and
       refrigerators, and are equipped with a 24-hour emergency call system.
       Laundry hook-ups are available in each apartment as well as a laundry room
       located in the community center. Resident and visitor parking is available.

Pets  Small pets allowed.

Social Life  Tenant Association, community room, social events

Contact  Justin Roberts, Project Manager, (607) 723-6493; Fax number (607) 723-6497. Website: http://www.ofbonline.org/
First Ward Action Council Housing Program
167 Clinton Street, Binghamton, NY 13905-2252

Units
First Ward Action Council has a number of one-, two-, three- and four-bedroom units throughout the First Ward area.

Serves
Low-income seniors, families and the handicapped that meet the income guidelines. The majority of the units are rented between 30-80% of the area’s median income (max. yearly gross income for one person $21,650; two people $24,750). A few, however, are rented at 60% of the area’s median income (max. yearly gross income for one person $25,980 and two people $29,700).

Rates
Rent varies. Affordable units for income eligible persons.

Utilities
Not included in the rent.

Waiting List
Apartment availability discussed at completion of application.

Note
Some apartment buildings have on-site laundry. Some units have washer and dryer hook ups available.

Contact
Lori Sedlock
(607) 772-2850 * Fax (607) 231-2819
Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.
Website: http://www.firstwardaction.org/
## Good Shepherd Fairview Home
80 Fairview Avenue, Binghamton, NY 13904

### Units
40 Apartments – 26 standard one-bedroom apartments, 8 large one-bedroom apartments, 2 large one-bedroom apartments with dinette, and 4 two-bedroom apartments.

### Serves
Individuals 62 and older.

### Rates
Private pay only.
- Standard one-bedroom: $1,455 per month
- Large one-bedroom: $1,605 per month
- Large one-bedroom w/dinette: $1,720 per month
- Two-bedroom: $1,850 per month

### Waiting List
Varies - check with management.

### Utilities
Includes heat, electric, air conditioning and cable TV.

### Note
Additional contracted services, meals, telephone and housekeeping are available for a fee. Off-street parking for tenants and visitors. Convenient to stores and pharmacy.

All apartments have a full kitchen with electric stove and refrigerator.

Monthly rate includes basic cable, electric, air conditioning, heat, state-of-the-art wellness center, transportation for shopping and medical appointments, emergency call bell, independent living liaison, religious services and programs, routine maintenance, mail service, social/therapeutic programs and events.

Laundry facilities, beauty salon, and gift shop is available on the premises.

### Social Life
Social/therapeutic programs and events.

### Pets
Cats are allowed. There is a visiting pets program.

### Contact
Jennifer Andrade  
(607) 724-2477 * Fax (607) 723-4724  
e-mail addresses: jandrade@gsfhome.org  
Website: www.gsfhome.com
Hamilton House Apartments – The SEPP Group
16 St. John Avenue, Binghamton, NY 13905

Units
- 34 One-bedroom apartments
- 3 Two-bedroom apartments

Serves
100% of units must be rented to age 55 or older.

Rates
- 60% of units are rented to people 50% below area’s median income (max. yearly gross income for one person $21,650; $24,750 for two people)
- 40% of units are rented to people 60% below area’s median income (max. yearly gross income for one person $25,980 and two people $29,700)

Rents are between 30 to 48% of gross monthly income. Section 8 vouchers accepted.

Utilities
Heat and hot water included in rent. Residents pay own electric.

Note
3 floors, secured entry system, elevator, community room, coin-operated laundry facilities, 24-hour maintenance service, on-site manager and resident advisor, and off-street parking. Convenient to stores, pharmacy and Lourdes hospital.

Social Life
Tenant association, social events.

Pets
One fur-bearing pet per apartment. Dogs less than 25 pounds; pet deposit required.

Waiting List
Varies. Check with management.

Contact
(607) 724-6102 * TDD (607) 723-0438 * Fax (607) 724-6201
Website: http://www.seppinc.com/
**Henry Apartments – Metro Interfaith, Inc.**  
94 Henry Street, Binghamton, NY 13905

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| Contact | Office, (607) 772-6766 * Fax (607) 722-8912. Website:  
http://www.metrointerfaith.org/index.html |
|---------|---------------------------------------------------------------------|
| Special Services | **Metro Interfaith Licensed Home Care Agency.**  
For additional fees, the following services are available: personal care, housekeeping, laundry, shopping, bed and breakfast, medication assistance, filling medication sorters, nursing care and other services as needed. Available to all residents living in housing managed by Metro Interfaith Housing Management Corporation. Call (607) 772-6766 ext. 307 for more information or for home care services. |

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<th>Pets</th>
<th>Dog/cat up to 20 pounds; pet deposit required.</th>
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| Note | Shopper bus available to tenants at Metro Plaza Apartments (110 Chenango Street).  
off-street parking; congregate dining available at Metro Plaza Apartments. |
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<th>Tenants can participate in and attend social events and activities.</th>
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Historic Dwightville Gateway Apartments
235, 236, 244, 256 Front Street, Binghamton NY 13905
81 Clinton Street, Binghamton, NY 13905

C/O First Ward Action Council, Inc.
167 Clinton Street, Binghamton, NY 13905

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<td>3 Two-bedroom apartments</td>
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<td>2 Three-bedroom apartments</td>
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Serves Low-income families and individuals.

Rates
- 2 one-bedroom units are rented at 30% of the area's median income. Income cannot exceed: one person $12,990; two people $14,850 $175/month.
- 6 one-bedroom units are rented at 50% of the area’s median income. Income cannot exceed: one person $21,650 and two people $24,750 $299/month.
- 3 two-bedroom units are rented at 60% of the area’s median income. Income cannot exceed: two people $29,700 and three people $33,420 $340/month.
- 2 three-bedroom units are rented at 60% of the area’s median income. Income cannot exceed: three people $32,420 and four people $37,080 $477/month.

Utilities Tenants pay gas and electric.

Note Convenient to stores, pharmacies, bus lines.

Pets Small animals allowed but no dogs. All pets must be approved by landlord.

Contact Reception: 772-2850; Fax 231-2819
Office hours Monday through Friday 8:30 am to 4:30 pm
Website: http://www.firstwardaction.org/
Lincoln Court Apartments – Metro Interfaith Inc.
21 New Street, Binghamton, NY 13903

Units 45  One bedroom apartments

Serves Individuals 62 or older and those who are physically disabled and/or handicapped of any age.

Rates Based on 30% of total yearly gross income, less a percentage of “out of pocket” medical expenses.
The maximum gross yearly income limit: one person $21,650; two people $24,750.

Utilities Residents pay own electric. HUD utility allowance is included.

Note A licensed Enriched Housing Program - non-medical supportive services which include personal care, meals, housekeeping, laundry, case management and social support. Cost of the program varies. Contact the office for more information.

Waiting list Varies. Check with management.

Contact Office (607) 772-6766 ext. 305; Fax (607) 722-8912. Website: http://www.metrointerfaith.org/index.html

Special Services Metro Interfaith Licensed Home Care Agency. For additional fees, the following services are available: personal care, housekeeping, laundry, shopping, bed and breakfast, medication assistance, filling medication sorters, nursing care and other services as needed. Available to all residents living in housing managed by Metro Interfaith Housing Management Corporation. Call RN or Administrator/ Director’s Office at (607) 772-6766 ext. 307 for more information or to arrange for home care services.

Pets One dog/cat up to 20 pounds; pet security deposit required.

Note Off-street tenant and visitor parking, shopper bus, congregate dining available, convenient to stores, pharmacies, hospital, bus lines.

Social Life Tenant association, social events, community room
Metro Interfaith Housing Management Corporation
A variety of locations in Binghamton – Call the office for more information

Units: One- and two-bedroom apartments. Most are handicapped accessible.

Serves: Very low income, elderly/handicapped/disabled

Rates: Affordable rates – please call office for more information

Waiting list: Varies. Check with management.

Contact: Office, (607) 772-6766 * Fax (607) 722-8912; Website: http://www.metrointerfaith.org/index.html

Pets: Check with management for pet rules.
Metro Plaza Apartments
110 Chenango Place, Binghamton, NY 13901

Units 150  One-bedroom apartments

Serves  Individuals 62 or older and those of any age who are mobility impaired and require the features of an accessible unit.

Rates  Based on 30% of monthly adjusted income less a percentage of “out of pocket” medical expenses. Max. yearly gross income: one person $34,650; two people $39,600

Waiting list  Varies. Check with management.

Utilities  Residents pay own electric. HUD utility allowance is included. Apartment is all electric.

Note  15 of the units are designed for wheelchairs.
There is also a licensed Enriched Housing Program that provides non-medical supportive services, which include personal care, meals, housekeeping, laundry, case management and social support. Cost of program varies.
Some other available features include the following: computer room with internet access, grocery store, library, community room, lounge, hot meals served at noon every day, green house, intercom entry system, off-street tenant and visitor parking, laundry rooms, emergency call system, picnic tables and benches outside.
Apartments have carpeted living rooms; a bedroom and dining room; stove and refrigerator; cable-ready hook up and phone hook up; thermostats for controlling own heat.

Pets  1 pet per unit (up to 20 pounds); pet security deposit required.

Social Life  Tenant Association, social events
Contact  Office (607) 772-6368 * Fax (607) 723-9602
Website: http://www.metrointerfaith.com

Special Services  Metro Interfaith Licensed Home Care Agency. For additional fees, the following services are available: personal care, housekeeping, laundry, shopping, bed and breakfast, medication assistance, filling medication sorters, nursing care and other services as needed. Available to all residents living in housing managed by Metro Interfaith Housing Management Corporation. Call RN or Administrator/ Director’s Office at (607) 772-6766 ext. 307 for more information or to arrange for home care services.
North Shore Towers & Village – Binghamton Housing Authority
24 Isbell Street * 14 Isbell Street * 45 Exchange Street, Binghamton, NY 13901

Units
100 One-bedroom apartments (North Shore Towers)
72 Efficiency apartments (North Shore Towers)
50 One-bedroom apartments located in village setting with common park grounds (North Shore Village). Six are first floor wheelchair accessible with user friendly amenities.

Serves
Individuals 62 or older and those who are physically disabled and/or handicapped of any age.

Rates
Based on 30% of monthly gross income. Rent may be adjusted if client is paying out of pocket for medical expenses. Check with management for the most current income limits.

Utilities
All utilities included in rent.

Waiting list
Varies. Check with management.

Note
Stove and refrigerator provided. There is an Adult Social Day Care Program and an Enriched Living Program at 24 Isbell; both are run by the Broome County Office for Aging. Cable TV available for $15.00 a month. Podiatrist visits monthly (private pay /insurance). Beauty Parlor (self-pay), 24-hour emergency call button, Binghamton Housing Association Resident Credit Union, and laundry facility on site. Convenient to stores, bus lines, pharmacies, hospitals. Congregate dining available at North Shore Towers Senior Center.

Pets
One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required.

Social Life
North Shore Towers Senior Center on site, active tenant association, community room.

Contact
Binghamton Housing Authority
35 Exchange Street
Binghamton, NY 13901
Telephone: (607) 723-9491 * Fax (607) 722-5031
Saratoga Apartments – Binghamton Housing Authority
Felters Road, Binghamton, NY 13903

**Units** 34 One-bedroom apartments

**Serves** Individuals and couples

**Rates** Based on 30% of yearly gross income. Check with management for current income limits.

**Waiting List** Varies. Check with management.

**Utilities** All utilities included in rent.

**Note** Stove and refrigerator provided, laundry facility on site, counseling for independent living skills, crime prevention, safety and security programs. Residents eligible for credit union membership. Located on a bus line.

**Contact**
Binghamton Housing Authority
35 Exchange Street
Binghamton, NY 13901
Telephone: (607) 723-9491 * Fax (607) 722-5031
Schoolhouse Apartments, LLC
144-146 Clinton Street, Binghamton, NY 13905
C/O First Ward Action Council, Inc.
167 Clinton Street, Binghamton NY 13905

Units 13 10 one-bedroom; 3 two-bedroom

Serves Low-income seniors 55 or older.
- 6 one-bedroom units are rented at 50% of the area’s median income: one person $21,650, two people $24,750.
- 4 one-bedroom units are rented at 60% of the area’s median income: one person $25,980, two people $29,700.
- 3 two-bedroom units are rented at 60% of the area’s median income for two people $29,700.

Rates 10 one-bedroom $403 per month; 3 two-bedroom $413 per month

Wait list Yes

Utilities Not included in rent.

Note Fully equipped kitchens, on site laundry facilities, indoor mail delivery, elevator service, spacious community room, secured entryway system, ample off-street parking, 24-hour emergency call system, snow removal and property maintenance.

Pets All pets must be approved by the landlord.

Social Life Community room.

Contact Lori Sedlock (607) 772-2850 * Fax (607) 231-2819
Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.
Website: http://www.firstwardaction.org/

Stratmill Brook Apartments
104 Victoria Drive, Binghamton, NY 13904

Units 28
- 4 One-bedroom apartments
- 24 Two-bedroom apartments

Building is handicapped accessible and the interiors of two units are fully accessible. ALL units are handicapped adaptable.

Serves 55 years and older who have incomes at or below 60% of the area’s median income for Broome County. Max. gross yearly income: one person $25,980; two people $29,700.

Rates $400 to $430 per month for one-bedroom; $490 per month for two-bedroom

Utilities Heat and hot water, garbage collection and snow removal are included.

Waiting List Varies. Check with management.

Note On-site laundry facilities, indoor mail delivery, elevator service, community room and secured entry system. Ample parking available.

Pets One small dog or cat per apartment.

Social Life Community room.

Contact Office (607) 775-3421 for an application Fax (607) 775-3451
(Tuesday & Thursday 8 a.m. to 4:30 p.m.) Applications are available 24 hours a day in the foyer.
### United Methodist Homes - Manor House
3 Manor Drive, Binghamton, NY 13905

<table>
<thead>
<tr>
<th>Units</th>
<th>One-bedroom apartments</th>
<th>Two-bedroom apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Serves**
Individuals 65 or older.

**Rates**
- One-bedroom $1,950/month
- Two-bedroom $2,015/month

**Utilities**
All utilities included except telephone.

**Waiting List**
Varies.

**Note**
Rate includes one meal a day, housekeeping, emergency call system, all appliances, scheduled transportation, and routine maintenance. Basic cable TV, Chaplain service, mail service, relaxed leisure time recreation and parking available.

**Pets**
No pets allowed.

**Contact**
Teresa Felter, Residential Services
(607) 729-2305 * Fax (607) 729-2311
Website: [http://www.unitedmethodisthomes.org](http://www.unitedmethodisthomes.org)

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### United Methodist Homes - St. Louise Manor
861 Front Street, Binghamton, NY 13905

<table>
<thead>
<tr>
<th>Units</th>
<th>One-bedroom apartments</th>
<th>Two-bedroom apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Serves**
Individuals 65 or older.

**Rates**
- One-bedroom without deck -- $1,775
- One-bedroom with deck -- $1,800
- Two-bedroom with one bath -- $1,990; with two baths -- $2,010

**Utilities**
All utilities included except telephone.

**Waiting List**
Varies.

**Note**
Rate includes three meals a day, microwave, refrigerator, and small sink in each apartment. Housekeeping, emergency call system, case management consultation, personal laundry facility, elegant dining room, scheduled transportation, routine maintenance, basic cable TV, Chaplain services, mail service, relaxed leisure time recreation and parking available.

**Pets**
No pets allowed.

**Contact**
Teresa Felter, Residential Services
(607) 729-2305 * Fax (607) 729-2311
Website: [http://www.unitedmethodisthomes.org](http://www.unitedmethodisthomes.org)
Woodburn Court I
21-23 Exchange Street, Binghamton, NY 13901

Units  147  One-bedroom apartments

Serves  Individuals 62 or older

Rates  Based on 30% of total yearly-adjusted income. The maximum yearly income limit for one person is $34,650; and for two people $39,600.

Waiting list  Varies - check with management.

Social Life  Tenant Association, community room

Note  Convenient to stores, pharmacies, hospitals. Off-street tenant parking, laundry facilities. Shopper bus available.

Pets  One common household pet (dog, cat, bird, fish). Dogs less than 20 pounds. Pet security deposit required.

Contact  (607) 723-7875 * Fax (607) 723-6672
Office Hours: Monday – Friday 8:30 a.m. – 4 p.m.
www.woodburncourt1.com

Kirkwood Area

Valley View Apartments at Kirkwood
26 South Woodhill Ave, Binghamton, NY 13904

Units  28  One-bedroom apartments
        4  Two-bedroom apartments

Serves  62 years and older and those who are physically disabled of any age with incomes at or below 60% of area’s median. Maximum yearly gross income: one person $25,980; two people $29,700.

Rates  30% of adjusted gross annual income.

Utilities  Heat and hot water, garbage collection, and snow removal are included in rent.

Waiting List  Varies. Check with management.

Note  On-site laundry facility, indoor mail delivery, elevator service, community room, secured entryway, and central air. Parking available.

Pets  Small dog or cat allowed - one per apartment.

Social Life  Community Room on site

Contact  Call (607) 775-1656 for an application.
Fax (607) 775-1659
Office hours: Wednesday 8 a.m. to 4:30 p.m. & Friday 8 to noon.
Applications are available 24-hours a day in the foyer.
Conklin Senior Housing
1095 Conklin Road, Conklin, NY 13748

Units
22 One-bedroom apartments
2 Two-bedroom apartments

Serves
55 years and older who have incomes at or below 60% of the area’s median income.
Maximum yearly gross income: one person $25,980; two people $29,700

Rates
One-bedroom $410-$430
Two-bedroom $495-$510

Utilities
Heat and hot water, garbage collection, snow removal and central AC are
included in rent.

Waiting List
Varies. Check with management.

Note
Building is handicapped accessible and the interiors of two units are fully
accessible. All units are handicapped adaptable. On-site laundry facilities,
indoor mail delivery, elevator service, community room and secured entry
system.

Pets
Small dog/cat allowed; pet deposit required.

Social Life
Community Room on site.

Contact
Call (607) 775-1490 for an application.
Fax (607) 775-2083
Office hours: Tuesday & Thursday 8 a.m. to 2 p.m.
Applications are available 24-hours a day in the foyer.
# Deposit Area

**Meadow Park Apartments, LLC**  
85 Fair Street, Deposit, NY 13754

<table>
<thead>
<tr>
<th>Units</th>
<th></th>
<th>One-bedroom units</th>
<th>Two-bedroom units</th>
<th>Three-bedroom</th>
<th>Four-bedroom units</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>25</td>
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<td>12</td>
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<tr>
<td>4</td>
<td></td>
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</tr>
</tbody>
</table>

**Serves**  
One-bedroom units serve individuals 62 and older and those who are handicapped or disabled. Includes units designed with special features.

**Rates**  
Rent subsidies available based on 30% of yearly gross income less a percentage of “out of pocket” medical expenses. Contact office for more information.

**Waiting list**  
Varies. Call office for more information.

**Utilities**  
Utility allowance is included in calculating subsidized rents. Residents pay own electric. Apartments are all electric.

**Note**  
All units come with appliances.  
All 1 bedrooms are ground floor level with private ramped entrances and emergency pull cords.

**Pets**  
“No pet” policy with reasonable accommodation for the elderly and disabled.

**Social Life**  
Social event (monthly lunch); Community center with TV/VCR. Center can be used by tenants for their own personal functions i.e. birthday parties, anniversaries.

**Contact**  
Kathy Cutting (607) 235-0722 * Fax (607) 235-0719  
(Monday – Friday 8 a.m. to 3:30 p.m.)  
Meadow Park Apartments, LLC is owned and managed by Capital Reality Group
Good Shepherd Village at Endwell
32 Village Drive, Endwell, NY 13760

Units 154 Apartment homes and cottage homes.

Serves Individuals 62 and older

Rates There is a one-time entrance fee and a monthly fee. The monthly fee includes dining account credit per month to be used at any dining venue. (Starting entrance fee $116,100 and starting monthly fee $2,132). Call management for more information.

Waiting list Varies. Check with management.

Utilities Heat, electric, air conditioning, cable and internet.

Note The following services are also included in the monthly service fee: trash removal, snow removal, interior/exterior maintenance, flexible dining program, necessary maintenance and repairs in the living unit, including appliance repair/replacement. Twice monthly housekeeping, grounds maintenance and landscaping, emergency notification system, scheduled transportation to local shopping areas and physician offices, and priority access to Good Shepherd Village at Endwell’s Assisted Living and Skilled Nursing Units on a fee-for-service basis.

Pets Pets are allowed.

Social Life Access to on-site wellness/fitness center and indoor swimming pool, scheduled entertainment events.

Contact MaryKay McKinney, Director of Sales and Marketing
Email: mkmckinney@gsvectorg.org
Phone (607)757-3100
Fax (607)757-3101
Ideal Senior Living Center
508 High Avenue, Endicott, NY 13760

Units 33 One- and two-bedroom independent apartments

Serves Individuals 65 or older

Rates Apartments
One-bedroom – one person $1,818
  two people $2,045
Two-bedroom – one person $2,418
  two people $2,811

Utilities All utilities are included in rent (except telephone), as well as water, sewer, trash disposal. Tenants control their own heating and air conditioning.

Note Also included in rent is basic cable TV, internet services, access to library with computer, scheduled activities, one meal per day, monthly housekeeping, transportation, emergency call system, geriatric clinic, campus security (10am-6pm), laundry and beauty/barber shop on site, secured entry, parking area, indoor mail delivery, community rooms.

Waiting list Varies - check with management.

Contact Admissions (607) 786-7300
Fax (607) 786-7496

Marian Apartments – The SEPP Group
701 Hooper Road, Endwell, NY 13760

Units 102 One-bedroom apartments

Serves Individuals 62 or older and those who are disabled and/or handicapped of any age.

Rates Based on 30% of adjusted annual gross income (max. yearly gross income limits: one person $34,650; two people $39,600). Rent is HUD Section 8 subsidized.

Waiting list Varies. Check with management.

Utilities Utility allowance is included. Residents pay own electric. Apartments are all electric.

Note Off-street parking, resident advisor on staff, enclosed sunroom, secured entry system, continuous 24-hour on call maintenance emergency number available, regularly scheduled activities on premises. Office for Aging meal program in community room Monday through Friday. Shopper bus available. Convenient to stores, pharmacy, post office, on a bus line.

Pets One pet per family (dog under 25 pounds with updated shots).

Social Life Tenant Association, social events

Contact (607) 785-5223
TDD (607) 723-0438 * Fax (607) 785-5630
Website: http://www.seppinc.com/
Nichols Notch Apartments - The SEPP Group
301 – 401 Hayes Avenue, Endicott, NY 13760

<table>
<thead>
<tr>
<th>Units</th>
<th>One-bedroom apartments</th>
</tr>
</thead>
</table>
| Serves| 55 years of age and older  
Income eligibility – at or below 60% of area median income. |
| Rates | Rents are between 30 to 48% of gross monthly income (max. yearly gross income: one person $25,980; two people $29,700).  
Section 8 Housing vouchers are accepted. |
| Waiting list | Varies - check with management. |
| Utilities | Heat and hot water are included in rent. Tenant pays own electric. |
| Note | Apartments are carpeted and appliances are furnished.  
Secured entry system and 24-hour on call maintenance emergency number available.  
Elevator, community room, and coin operated laundry facilities on all floors.  
Off-street tenant parking. Convenient to stores, pharmacies, hospitals. Shopper bus available to tenants. |
| Pets | One pet (weight limit); Pet security deposit required. |
| Social Life | Tenant Association, community room, social events |
| Contact | (607) 754-0579 * TDD (607) 723-0438 * Fax (607) 754-5859  
Website: http://www.seppinc.com/ |
Norma Gardens – Chenango Housing Improvement Program Inc.
NYS Route 79, Harpursville, NY 13787

Units 24
8 one-bedroom
8 two-bedroom
8 three-bedroom

Serves
Individuals who meet the income guidelines. Four of the one-bedroom units may be rented at 60% of the area’s median income (max. yearly gross income: one person $25,980, two people $29,700).
The rest of the units are rented at 50% of the area’s median income (max. yearly gross income: 1 person $21,650, 2 people $24,750).

Contact the office for maximum income limits for larger family size who may qualify for the 50% median income limits.

One-bedroom apartments tend to be reserved for seniors.

Rates
One-bedroom $437 Two-bedroom $502 Three-bedroom $585

Utilities
Apartments are heated by propane; heat and hot water is included in rent. Tenant pays own electric.

Note
Trash removal included in rent. Energy efficient windows, on-site laundry and maintenance, new carpet, tile and appliances, heat and smoke alarms, part time caretaker on site.

Pets
No Pets.

Waiting List
Varies– Check with management for apartment availability.

Contact
Office Hours – Monday - Friday, 8 a.m. – 4 p.m.
Chenango Housing Improvement Program, Inc.
27 West Main Street, Norwich, NY 13815
(607) 334-3867 * Fax (607) 336-5292 * TDD 1-800-622-1220
Harry L. Apartments – The SEPP Group
235 Harry L. Drive, Johnson City, NY 13790

Units 60  One-bedroom apartments

Serves Individuals 55 years of age and older.

Rates 30% to 48% of gross income. Residents must meet income guidelines. (Max. yearly gross income: one person $25,980; two people $29,700).

Waiting list Varies - check with the management.

Utilities Heat and hot water are included in rent. Tenant pays own electric.

Note On a bus line, convenient to stores, restaurants, pharmacy, hospital. Secured entry system, community rooms, coin-operated laundry facilities, 24-hour on call emergency maintenance. Off-street parking for residents, visitors parking available

Pets 1 fur-bearing animal per apartment (dogs less than 25 pounds); pet deposit required.

Social Life Tenant Association, on site events for residents.

Contact (607) 217-7332; TDD (607) 723-0438;
Fax (607) 217-7336
Website: http://www.seppinc.com/

Reynolds Pointe Senior Apartments
1035 Anna Maria Drive, Johnson City, NY 13790

Units 125 20 one-bedroom and 105 two-bedroom independent apartments.

Serves Active seniors 55 years of age and older.

Rates Contact rental office for current rates.

Waiting list Check with rental office.

Utilities Free heat, hot water, and basic-extended cable

Note Planned social and community functions, large community room, laundry rooms on each floor, emergency call systems, central air conditioning, patios/balconies, elevator, secure entry, fitness room, beauty salon.

Contact Laura Cornwall; (607) 349-1003
Riverview Apartments for Seniors
(Located behind Susquehanna Nursing Home)
270 Riverside Drive, Johnson City, NY 13790

Units
8 Standard one-bedroom apartments
4 Deluxe one-bedroom apartments

Serves
Individuals age 55 or older.

Rates
Standard one-bedroom - $589 per month
Deluxe one-bedroom - $890 per month

Waiting list
Varies. Check with management.

Utilities
Residents pay own electric (apartments are all electric). If on the budget plan, the average estimated electric budget for a standard one-bedroom apartment is between $100-125 per month; for a deluxe one-bedroom apartment rate is between $125-150 per month.

Note
Includes monthly housekeeping, maintenance, activities, transportation to mall and grocery store once per week, laundry facilities available. Services available for purchase include meals, laundry services and additional housekeeping. Apartments all on one level.

Physical, occupational & speech therapy can be provided under doctor’s orders.

Contact
Apartment Manager (607) 729-9206 Ext.-107 * Fax (607) 231-0340
www.susnursing.com
United Methodist Homes - Hilltop Campus
286 Deyo Hill Road, Johnson City, NY 13790

<table>
<thead>
<tr>
<th>Units</th>
<th>Per month</th>
</tr>
</thead>
<tbody>
<tr>
<td>76 Two-bedroom town houses</td>
<td>$1,845 - 2,045 per month (Highlands)</td>
</tr>
<tr>
<td>16 Two-bedroom apartments</td>
<td>$1,760 per month (Sunset Heights)</td>
</tr>
<tr>
<td>23 Efficiency apartments, one- and two-bedroom suites and executive suites</td>
<td>$1,505 to $1,975 and includes one meal a day and monthly housekeeping (Eastwood)</td>
</tr>
<tr>
<td>66 Efficiency apartments, standard rooms, and two-room combinations.</td>
<td>$1,475 to $2,000 includes three meals per day and weekly housekeeping. (Hilltop Residential Living – Eastside)</td>
</tr>
</tbody>
</table>

Serves: Individuals 65 or older.
Rates: See above.
Waiting list: Varies – check with management.
Utilities: Includes all utilities except telephone.
Note: Housekeeping, emergency call system, case management consultation, personal laundry facilities, elegant dining room, scheduled transportation, routine maintenance, basic cable TV, Chaplain services, relaxed leisure time recreation, mail service and parking available. Additional services, such as the wellness center, are tailored to meet individual needs.
Pets: Pets are only allowed in the Highlands townhouses.
Contact: Teresa Felter, Residential Services
(607) 729-2305 * Fax (607) 729-2311
Website: [http://www.unitedmethodisthomes.org](http://www.unitedmethodisthomes.org)
## Wells Apartments – The SEPP Group

299 Floral Avenue, Johnson City, NY 13790

<table>
<thead>
<tr>
<th>Units</th>
<th>36</th>
<th>One-bedroom units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>13</td>
<td>Studio units</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Serves</th>
<th>Individuals 62 or older or mobility impaired 18 years and over if needing a handicapped apartment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rates</td>
<td>Rent is HUD subsidized. Based on 30% of adjusted yearly gross income. Max. yearly gross income: one person $21,650; two people $24,750.</td>
</tr>
<tr>
<td>Utilities</td>
<td>Utility allowance included. Residents pay own electric. Apartment is all electric.</td>
</tr>
</tbody>
</table>

**Waiting list** Varies - check with management.

<table>
<thead>
<tr>
<th>Note</th>
<th>On bus line, off-street parking, resident advisor on staff and secured entry system, community room and coin operated laundry facility.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pets</td>
<td>Dogs/Cats allowed (25 lb weight limit); pet security deposit required. One pet per apartment.</td>
</tr>
</tbody>
</table>

**Social Life** Tenant Association, community room, social events.

**Contact**

(607) 797-8862 * TDD (607) 724-0438 * Fax 607-797-0463

Website: [http://www.seppinc.com/](http://www.seppinc.com/)
Vestal Area

The Hearth at Castle Gardens
1715 Castle Gardens Road, Vestal, NY 13850

Units
- 9 Studio Apartments
- 59 One-bedroom apartments
- 16 Two-bedroom apartments
- 42 Keepsake Village Suites

Serves
Individuals 55 or older.

Rates
Varies - check with management.

Waiting List
Varies - check with management.

Utilities
Includes heat, electric, air conditioning, water and trash removal. Full kitchens in all apartments except suites; laundry facilities included.

Note
Provides 4 levels of care:
- **Independent Living:** Continental breakfast and evening meal, emergency call bell system and two safety checks daily, 24-hour staff available, and activities. Monthly housekeeping service, free scheduled transportation to shopping centers, doctor appointments, as well as activities in the community.

- **Licensed Enriched Housing:** Three meals a day, weekly laundry and housekeeping service, health care monitoring, assistance with bathing, dressing, monitoring of prescribed medication, emergency call bell system, safety checks daily and at night, and case management services. **Plan of care specific to resident’s needs.**

- **Keepsake Village Suites:** Single suites with specialized care for individuals with Alzheimer’s disease and/or related dementias. Three meals a day, laundry and housekeeping service, health care monitoring, assistance with bathing, dressing, monitoring of prescribed medication, private bathrooms and wander-guard system on doors. **Plan of care specific to resident’s needs.**

- **Additional Services:** Licensed home care agency; Provides aide and nursing services to residents. **Plan of care specific to resident’s needs.**

Contact
Ellen Wood, Executive Director
Chris Lindstrom, Director of Community Relations
(607) 748-5700 * Fax (607) 748-1079
Office hours daily 9 a.m. to 5:30 p.m.
www.thehearth.net
Vestal Pines Apartments, LLC
2030 NYS Route 26, Vestal, NY 13850
C/O First Ward Action Council, Inc.
167 Clinton Street, Binghamton, NY 13905

Units
- 20 One-bedroom apartments
- 4 Two-bedroom apartments

Serves
Low-income seniors 55 or older.

Rates
- 4 one-bedroom units are rented at 50% of the area’s median income. Maximum yearly gross income: one person $21,650 and two people $24,750. Rented for $390/month.
- 16 one-bedroom units are rented at 60% of the area’s median income. Maximum yearly gross income: one person $25,980 and two people $29,700. Rented for $401/month.
- 4 two-bedroom units are rented at 60% of the area’s median income. Max. yearly gross income two people $29,700. Rented for $472/month.

Utilities
Gas is included in rent.

Waiting List
Yes – check with management.

Note
Fully equipped kitchens, on-site laundry facilities, indoor mail delivery, elevator service, spacious community room, secured entryway system, ample parking, 24-hour emergency call system, snow removal and property maintenance.

Pets
Small dog/cat. All pets must be approved by landlord.

Social Life
Community Room available, social events.

Contact
Lori Sedlock (607) 772-2850 * Fax 231-2819
Office hours Monday-Friday 8:30 a.m. to 4:30 p.m.
Website: http://www.firstwardaction.org/
Whitney Point Area

Whitney Point Apartments – The SEPP Group
10 Strongs Place, Whitney Point, NY 13862

Units 24 One-bedroom apartments

Serves Individuals 62 or older and those who are physically disabled and/or handicapped of any age.

Rates 30% of adjusted gross income. Max. yearly gross income: one person $21,650; two people $24,750. Rent is NYS Subsidized.

Waiting list Varies - check with management.

Utilities Residents pay own electric (utility allowance offered). Apartments are all electric.

Note On a cul-de-sac adjacent to Northern Broome Senior Center. Parking, secured entry system, 24-hour on-call maintenance emergency number available. SEPP bus available. Convenient to bank, pharmacy, post office. Grocery store within driving distance.

Pets One pet per family (dogs under 25 pounds with up-to-date shots)

Social Life Northern Broome Senior Center located next door (social events, congregate dining). Tenant association in the building.

Contact (607) 692-2609 * TDD (607) 724-0438 * Fax (607) 692-7573
Website: http://www.seppinc.com/
Windsor Area

Windsor Woods – The SEPP Group
49 Grove Street, Windsor, NY 13865

Units 24 One-bedroom apartments

Serves Individuals 62 or older and those who are disabled and/or handicapped of any age.

Rates 30% of adjusted gross income. Rent is NYS and federally subsidized. Maximum yearly gross income: one person $25,980; two people $29,700.

Waiting list Varies - check with management.

Utilities All electric and heat included in rent. Utility allowance.

Note Parking, located within one mile of services, 24-hour on-call maintenance, and secured entry system. Community room with stationary bike, treadmill, regularly scheduled activities.

Contact (607) 655-4191 * TDD (607) 723-0438 * Fax (607) 655-5752
www.seppinc.com Application available on website.
Rental Assistance Program
for Private Apartments

A rental assistance program is available for individuals in housing which is not government-subsidized.

Eligible low-income persons may apply for a rent subsidy to be paid to a private landlord who agrees to receive part of the rent from the tenant and part from the federal government through Housing & Urban Development (HUD.) The yearly gross income must be under $21,650 for one person, $24,750 for two people and $27,850 for three people.

Residents of the City of Binghamton may apply for Section 8 Rental Assistance at Binghamton Housing Authority, 36 Exchange Street (1st floor), Binghamton, NY 13901. For more information, please call 607-723-9491.

The Town of Union Section 8 Rental Assistance Program (HUD) has a local residency preference for waiting list selection. Applications are available for pick up at the Town of Union Office, 3111 E Main Street, Endwell, NY Monday through Friday between 8 a.m. to 4 p.m. The waiting list is open; currently no ending date. Call (607) 786-2985 for more information.

The Deposit Foundation provides HUD Section 8 Rental assistance applications to low-income residents who live or plan to live in the Village of Deposit, NY. The Delaware Opportunities Housing Office processes these applications. The Foundation also manages a 4-unit apartment house, which is HUD eligible. You may contact Lynn Hartz at (607) 467-4000 * Fax (607) 467-4399. Office hours are Monday, Wednesday, & Friday 9 a.m. to 4 p.m. (Closed for lunch from Noon - 1 p.m.)

For questions about housing, real property tax exemptions for seniors, weatherization programs, Home Energy Assistance Program (HEAP) and other senior benefits call . . .

Broome County Office for Aging
. . . bringing seniors and services together
P.O. Box 1766
Binghamton, NY 13902-1766
(607) 778-2411

Please Note: Verify income guidelines, rental amounts and other information included in this guidebook, as they are subject to change.