

# Senior Apartment Housing Guide

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



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# Binghamton Area

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## ABC Housing Development Fund Corporation

One Hundred Chenango Place, Binghamton, NY 13901

<b>Units</b>	56	Studio apartments
	87	One-bedroom
	1	Security/staff apartments
<b>Serves</b>	Individuals 62 or older and those who are physically disabled and/or handicapped of any age. Residents must meet income guidelines.	
<b>Rates</b>	Rent subsidies available based on 30% of yearly gross income less a percentage of “out of pocket” medical expenses. Maximum yearly gross income: one person \$33,850, two people \$38,650. Call for more information	
<b>Utilities</b>	All utilities included in rent, with exception of cable & telephone	
<b>Waiting list</b>	Varies. Check with management.	
<b>Contact</b>	Reception - (607) 723-5479 * Fax (607) 723-5470 Office Hours – Monday through Friday 8.30 a.m. to 4.30 p.m. CRM Rental Management, Inc. – on-site management. Web: <a href="mailto:ABCHousing@crmrentalmgmt.com">ABCHousing@crmrentalmgmt.com</a>	
<b>Note</b>	Laundry on each floor; convenient to stores, pharmacies, restaurants, bus line; shopper bus twice a week	
<b>Pets</b>	One dog/cat allowed (not more than 20 pounds); pet deposit	
<b>Social Life</b>	Tenant Association; Community room	

## Carlisle – Binghamton Housing Authority

150 Moeller Street, Binghamton, NY 13904

<b>Units</b>	20	One-bedroom apartments
<b>Serves</b>	Individuals or couples	
<b>Rates</b>	Based on 30% of yearly gross income (ceiling for rent is \$415) One-bedroom - \$415; Two-bedroom - \$450; Three-bedroom - \$475	
<b>Utilities</b>	All utilities included in rent	
<b>Note</b>	Crime prevention, safety, and security programs. Residents eligible for credit union membership. Stove & refrigerator provided. Laundry facility on site.	
<b>Waiting list</b>	Varies. Check with management.	
<b>Contact</b>	Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 (607) 723-9491 * Fax (607) 722-5031 **Binghamton Housing Authority’s general policy: Efficiencies, where available, and one-bedrooms are typically where older adults reside; larger units could be considered under special circumstances.	

## **Crandall Hall Apartments**

2 Crandall Street, Binghamton, NY 13905

<b>Units</b>	24	Studio apartments
<b>Serves</b>	Individuals 55 or older and those who are physically disabled and/or handicapped of any age. No income limits.	
<b>Rates</b>	\$360 per month	
<b>Utilities</b>	Residents must pay own heat and electric.	
<b>Waiting list</b>	Check with management	
<b>Contact</b>	Chenango Housing Improvement Program Inc. 27 West Main Street, Norwich, NY 13815 800-811-6659 * TDD 800-662-1220 * Fax (607) 336-5292	
<b>Note</b>	Off-street resident parking (one spot per apartment); convenient to downtown Binghamton, grocery store, pharmacy, bus lines	
<b>Pets</b>	One pet per unit allowed (up to 25 pounds)	

## **East Hills Senior Housing**

50 East Clapham Street, Binghamton, NY 13904

An Opportunities for Broome, Inc. Property

<b>Units</b>	28	One-bedroom apartments
	4	Two-bedroom apartments
<b>Serves</b>	Low-income seniors 55 years of age and above and handicapped individuals of any age.	
<b>Rates</b>	Rental rates are based on income, 60% of units are rented to people with an income at or below: One person \$21,350. 40% of units are rented to people with an income at or below: One person \$25,620. Please call for information.	
<b>Waiting list</b>	Varies. Check with management.	
<b>Utilities</b>	Heat and hot water are included in all units. Residents pay their own electric. Air conditioning.	
<b>Note</b>	Each unit is spacious and quiet with plenty of closet space and beautiful views. All apartments are handicap adaptable, include stoves and refrigerators and are equipped with 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 & visitor parking available.	
<b>Pets</b>	Small pets allowed	
<b>Social Life</b>	Tenant Association; Community room; Social events	
<b>Contact</b>	Justin Roberts, Project Manager, (607) 723-6493 – Fax number is the same; call ahead before faxing. Website: <a href="http://www.ofbonline.org/">http://www.ofbonline.org/</a>	

# First Ward Action Council Housing Program

167 Clinton Street, Binghamton, NY 13905-2252

<b>Units</b>	First Ward Action Council has a number of 1, 2, 3, & 4 bedroom units throughout the First Ward area.
<b>Serves</b>	Low-income seniors, families and the handicapped that meet the income guidelines. The majority of the units are rented to people with an income at or below: one person \$21,350; two people \$24,400. There are a few however that are rented to people with an income at or below: one person \$25,620; two people \$29,280.
<b>Rates</b>	Rent varies. Affordable units for income eligible persons.
<b>Utilities</b>	Not included in the rent.
<b>Waiting List</b>	Varies. Check with management.
<b>Note</b>	Some apartment buildings have on-site laundry. Some units have washer & dryer hook-ups available. Parking available. Convenient to stores, pharmacies, hospitals. Small Animals allowed; but no dogs.
<b>Contact</b>	Reception (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m. Website: <a href="http://www.firstwardaction.org/">http://www.firstwardaction.org/</a>



## **Good Shepherd – Fairview Home, Inc.**

80 Fairview Avenue, Binghamton, NY 13904

<b>Units</b>	40	Apartments – 26 standard 1 bedroom apartments, 8 large 1 bedroom apartments, 2 large 1 bedroom apartments with dinette, and 4 two bedroom apartments.
<b>Serves</b>		Individuals 62 and older.
<b>Rates</b>		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 Apartment                    1,850 per month
<b>Waiting List</b>		Varies. Check with management.
<b>Utilities</b>		Includes heat, electric, air conditioning and cable TV.
<b>Note</b>		Additional contracted services, meals and housekeeping are available for an additional fee. Telephone, off street parking for tenants and visitors. Convenient to stores, 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, case management consultation, 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.
<b>Social Life</b>		Social/therapeutic programs and events
<b>Pets</b>		No pets allowed, but there is a visiting pets program.
<b>Contact</b>		Jennifer Andrade (607) 724-2477 * Fax (607) 723-4724 e-mail addresses: <a href="mailto:jandrade@gsfhome.org">jandrade@gsfhome.org</a> Website: <a href="http://www.gsfhome.com">www.gsfhome.com</a>



## Hamilton House Apartments – The SEPP Group

16 St. John Avenue, Binghamton, NY 13905

<b>Units</b>	34 One-bedroom apartments 3 Two-bedroom apartments
<b>Serves</b>	100% of units must be rented to age 55 or older.
<b>Rates</b>	60% of units are rented to people with an income at or below: one person \$21,350; two people \$ 24,400. 40% of units are rented to people with an income at or below: one person \$25,620; two people \$29,280. Rents are between 30 to 48% of gross monthly income. Section 8 vouchers accepted.
<b>Utilities</b>	Heat and hot water included in rents. Residents pay own electric.
<b>Note</b>	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, Lourdes hospital
<b>Social Life</b>	Tenant association; Social events
<b>Pets</b>	One fur-bearing pet per apartment. Dogs less than 25 pounds. Pet deposit.
<b>Waiting List</b>	Varies. Check with management.
<b>Contact</b>	(607) 724-6102 * TDD (607) 723-0438 * Fax (607) 724-6201 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>

## Henry Apartments – Metro Interfaith, Inc.

94 Henry Street, Binghamton, NY 13905

<b>Units</b>	12 One-bedroom apartments
<b>Serves</b>	Very low and lower income elderly and handicapped
<b>Rates</b>	Affordable rates – please call the office for more information
<b>Utilities</b>	Electric & utility allowance
<b>Waiting list</b>	Varies. Check with management.
<b>Contact</b>	Office, (607) 772-6766 * Fax (607) 722-8912. Website: <a href="http://www.metrointerfaith.org/index.html">http://www.metrointerfaith.org/index.html</a>
<b>Special Services</b>	<b>Metro Interfaith Licensed Home Care Agency.</b> <i>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.</i>
<b>Pets</b>	Dog/cat up to 20 pounds; Pet deposit
<b>Note</b>	Shopper bus available to tenants at Metro Plaza Apartments (110 Chenango Street); Off street parking; Congregate dining available at Metro Plaza Apartments
<b>Social Life</b>	Tenants can participate in and attend social events and activities at Metro Plaza Apartments

# 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

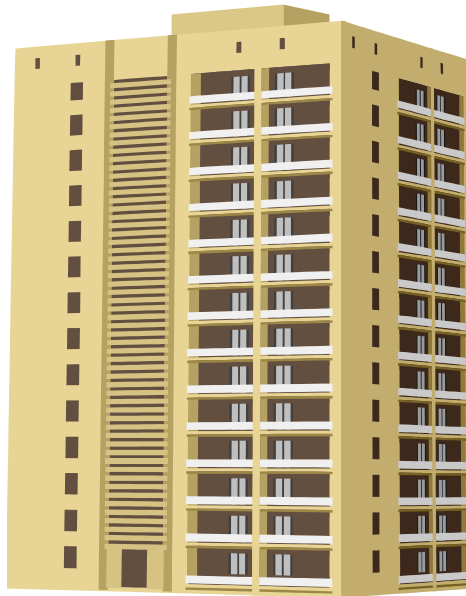
<b>Units</b>	8	One-bedroom apartments.
	3	Two-bedroom apartments
	2	Three-bedroom apartments
<b>Serves</b>		Low-income families and individuals.
<b>Rates</b>		Two one-bedroom units are rented to people with an income at or below: one person \$12,690; two people \$14,520 \$175 a month
		6 one-bedroom units are rented to people with an income at or below: one person \$21,350; two people \$24,400 \$299 a month
		3 two-bedroom units are rented to people with an income at or below: two people \$29,280; three people \$32,940 \$340 a month
		2 three-bedroom units are rented to people with an income at or below: three people \$32,940 and four people \$36,600 \$477 a month
<b>Utilities</b>		Tenants pay gas and electric.
<b>Note</b>		Convenient to stores, pharmacies, bus lines.
<b>Pets</b>		Small animals allowed but no dogs.
<b>Contact</b>		Reception: 772-2850; Fax 231-2819 Office hours Monday through Friday 8:30 am to 4:30 pm Website: <a href="http://www.firstwardaction.org/">http://www.firstwardaction.org/</a>



## HTF Metro

Three separate locations in Binghamton – Call the office for more information

<b>Units</b>	All one bedroom apartments – 4 apartments in two of the houses and 2 apartments in the other house.
<b>Serves</b>	Very low income, elderly/handicapped/disabled
<b>Rates</b>	Affordable rates – please call office for more information
<b>Utilities</b>	Electric & Utility allowance
<b>Waiting list</b>	Varies. Check with management.
<b>Contact</b>	Office, (607) 772-6766 * Fax (607) 722-8912; Website: <a href="http://www.metrointerfaith.org/index.html">http://www.metrointerfaith.org/index.html</a>
<b>Special Services</b>	<b>Metro Interfaith Licensed Home Care Agency.</b> <i>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.</i>
<b>Pets</b>	Cat/dog up to 20 pounds; Pet deposit
<b>Note</b>	Convenient to stores, pharmacies, bus lines. Off street parking



# Lincoln Court Apartments – Metro Interfaith Inc.

21 New Street, Binghamton, NY 13903

<b>Units</b>	45 One-bedroom apartments
<b>Serves</b>	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
<b>Rates</b>	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 \$21,350; two people \$24,400
<b>Utilities</b>	Residents pay own electric. HUD utility allowance is included.
<b>Note</b>	A licensed <u>Enriched Housing Program</u> -- non-medical supportive services which includes: personal care, meals, housekeeping, laundry, case management and social support. Cost of the program varies. Contact the office for more information.
<b>Waiting list</b>	Varies. Check with management.
<b>Contact</b>	Office (607) 772-6766 8 Fax (607) 722-8912. Website: <a href="http://www.metrointerfaith.org/index.html">http://www.metrointerfaith.org/index.html</a>
<b>Special Services</b>	<b>Metro Interfaith Licensed Home Care Agency.</b> <i>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.</i>
<b>Pets</b>	One dog/cat up to 20 pounds; Pet security deposit.
<b>Note</b>	Off street tenant and visitors parking; Shopper bus; Congregate dining available; Convenient to stores, pharmacies, hospital, bus lines.
<b>Social Life</b>	Tenant association; social events; community room.



## Metro Plaza Apartments

110 Chenango Street, Binghamton, NY 13901

<b>Units</b>	150 One-bedroom apartments
<b>Serves</b>	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
<b>Rates</b>	Based on 30% of yearly gross income less a percentage of “out of pocket” medical expenses. Max. yearly gross income: one person \$34,200; two people \$39,050
<b>Waiting list</b>	Varies. Check with management.
<b>Utilities</b>	Residents pay own electric. HUD utility allowance is included. Apartment is all electric.
<b>Note</b>	<p>15 of the units are designed for wheelchairs.</p> <p>There is also a licensed <u>Enriched Housing Program</u> that provides non-medical supportive services, which includes: personal care, meals, housekeeping, laundry, case management and social support. Cost of program varies.</p> <p>Computer room &amp; internet; grocery store; library; community room; lounge; hot meals served at noon every day; green house; intercom entry system; off street parking &amp; visitors parking; laundry rooms; emergency call system; picnic tables and benches outside.</p> <p>Apartments have carpeted living rooms, bedroom and dining room; stove and refrigerator; cable ready hook up and phone hook up; thermostats for controlling own heat.</p>
<b>Pets</b>	1 pet per unit (up to 20 pounds); Pet security deposit
<b>Social Life</b>	Tenant Association, Social events
<b>Contact</b>	Office (607) 772-6368 * Fax (607) 723-9602 Website: <a href="http://www.metrointerfaith.org/index.html">http://www.metrointerfaith.org/index.html</a>
<b>Special Services</b>	<b>Metro Interfaith Licensed Home Care Agency.</b> <i>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.</i>



# North Shore Towers & Village – Binghamton Housing Authority

24 Isbell Street \* 14 Isbell Street \* 45 Exchange Street, Binghamton, NY 13901

<b>Units</b>	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.
<b>Serves</b>		Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
<b>Rates</b>		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 most current income limits.
<b>Utilities</b>		All utilities included in rent.
<b>Waiting list</b>		Varies. Check with management.
<b>Note</b>		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.
<b>Pets</b>		One cat/dog per apartment (dogs less than 20 pounds); Pet security deposit
<b>Social Life</b>		North Shore Towers Senior Center on site, Active Tenant Association; Community room
<b>Contact</b>		Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031

\*\*Binghamton Housing Authority's general policy: Efficiencies, where available, and one-bedrooms are typically where older adults reside; larger units could be considered under special circumstances.



## **Saratoga Apartments – Binghamton Housing Authority**

Felters Road, Binghamton, NY 13903

<b>Units</b>	34 One-bedroom apartments
<b>Serves</b>	Individuals and couples
<b>Rates</b>	Based on 30% of yearly gross income. Check with management for current income limits.
<b>Waiting List</b>	Varies. Check with management.
<b>Utilities</b>	All utilities included in rent
<b>Note</b>	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. On a bus line.
<b>Pets</b>	One cat/dog (dogs less than 20 pounds)
<b>Contact</b>	Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031

\*\*Binghamton Housing Authority's general policy: Efficiencies, where available, and one-bedrooms are typically where older adults reside; larger units could be considered under special circumstances.



## 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** Schoolhouse serves only low-income seniors 55 or older.  
Six one-bedroom units are rented to people with an income at or below: one person \$21,350; two people \$24,400.  
Four one-bedroom units are rented to people with an income at or below: one person \$25,620, two people \$29,280.  
3 two-bedroom units are rented to people with an income at or below: two people \$29,280.

**Rates** 10 One-bedroom \$331 per month  
3 Two-bedroom \$413 per month

**Waiting list** Varies. Check with management.

**Note** Fully equipped kitchens and on site laundry facilities. Indoor mail delivery. Elevator service. Spacious community room. Secured entryway system and ample off street parking, 24 hour emergency call system. Snow removal and property maintenance such as changing light bulbs. Convenient to stores, pharmacies, hospital.

**Pets** Small dog or cat

**Social Life** Community room; social events

**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/>



## St. Louise Manor

861 Front Street, Binghamton, NY 13905

<b>Units</b>	20	One-bedroom apartments
	2	Two-bedroom apartments
<b>Serves</b>		Individuals 65 or older.
<b>Rates</b>		One-bedroom without deck -- \$1,755 One-bedroom with deck -- \$1,780 Two-bedroom with one bath -- \$1,970; with two baths -- \$1,990
<b>Utilities</b>		All utilities included except telephone.
<b>Waiting List</b>		Varies. Check with management.
<b>Note</b>		Rate includes three meals a day, microwave, refrigerator, and small sink in each apartment. Housekeeping, emergency call system, case management consultation, personal laundry facility, scheduled transportation, routine maintenance, basic cable TV, chaplain service, mail service, leisure time recreation and parking available.
<b>Contact</b>		Teresa Felter, Residential Services; <a href="mailto:tfelter@umhwc.org">tfelter@umhwc.org</a> (607) 729-2305 * Fax (607) 729-2311 Website: <a href="http://www.unitedmethodisthomes.org">http://www.unitedmethodisthomes.org</a>

## Stratmill Brook Apartments

104 Victoria Drive, Binghamton, NY 13904

<b>Units</b>	28	One-bedroom apartments
	4	Two-bedroom apartments
		Building is handicap accessible and the interiors of two units are fully accessible. ALL units are handicap adaptable.
<b>Serves</b>		55 years and older who have incomes at or below: one person \$25,620; two people \$29,280.
<b>Rates</b>		\$400 to \$430 per month for one-bedroom \$490 per month for two bedroom
<b>Utilities</b>		Heat and hot water, garbage collection and snow removal are included in rent.
<b>Waiting List</b>		Varies. Check with management.
<b>Note</b>		On-site laundry facilities, indoor mail delivery, elevator service, and community room and secured entry system. Ample parking.
<b>Pets</b>		One small dog or cat per apartment.
<b>Social Life</b>		Community room
<b>Contact</b>		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.

## Valley View Apartments at Kirkwood

26 South Woodhill Ave, Binghamton, NY 13904

<b>Units</b>	28	One-bedroom apartments
	4	Two-bedroom apartments
		Building is handicap accessible and the interiors of two units are fully accessible. ALL units are handicap adaptable.
<b>Serves</b>		62 Years and older and those who are physically disabled of any age, who have incomes at or below: one person \$25,620; two people \$29,280.
<b>Rates</b>		30% of adjusted gross annual income.
<b>Utilities</b>		Heat and hot water, garbage collection, and snow removal are included in rent.
<b>Waiting List</b>		Varies. Check with management.
<b>Note</b>		On-site laundry facility, indoor mail delivery, elevator service, and community room, secured entry system, and central air. Parking available.
<b>Pets</b>		Small dog or cat allowed one per apartment.
<b>Social Life</b>		Community Room on site
<b>Contact</b>		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.

## Woodburn Court I

21-23 Exchange Street, Binghamton, NY 13901

<b>Units</b>	147	One-bedroom apartments
<b>Serves</b>		Individuals 62 or older
<b>Rates</b>		Based on 30% of total yearly-adjusted income. The maximum yearly income limit for one person is \$34,200; and for two people \$33,050.
<b>Waiting list</b>		Varies. Check with management.
<b>Social Life</b>		Tenant Association; Community Room
<b>Note</b>		Convenient to stores, pharmacies, hospitals. Off street tenant parking. Laundry facilities. Shopper bus available.
<b>Pets</b>		One common household pet (dog, cat, bird, fish). Dogs less than 20 pounds. Pet security deposit.
<b>Contact</b>		(607) 723-7875 * Fax (607) 723-6672 Office Hours: Monday – Friday 8:30 a.m. – 4 p.m. <a href="http://www.woodburncourt1.com">www.woodburncourt1.com</a>

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# Conklin Area

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## Conklin Senior Apartments

1095 Conklin Road, Conklin, NY 13748

<b>Units</b>	22	One-bedroom apartments
	2	Two-bedroom apartments
<b>Serves</b>	55 Years and older who have incomes at or below: one person \$25,620; two people \$29,280.	
<b>Rates</b>	One-bedroom \$400; \$420 Two-bedroom \$485; \$500	
<b>Utilities</b>	Heat and hot water, garbage collection, snow removal and central AC are included in rent.	
<b>Waiting List</b>	Varies. Check with management.	
<b>Note</b>	Building is handicap accessible and the interiors of two units are fully accessible. ALL units are handicap adaptable. On-site laundry facilities, indoor mail delivery, elevator service, community room and secured entry system.	
<b>Pets</b>	Small dog/cat allowed; Pet deposit	
<b>Social Life</b>	Community Room on site	
<b>Contact</b>	Call (607) 775-1490 for an application. Fax (607) 775-2083 Office hours: Tuesday 8 a.m. to 4:30 p.m. & Thursday 8 to noon. Applications are available 24-hours a day in the foyer.	



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## Deposit Area

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### **Meadow Park Apartments, LLC**

85 Fair Street, Deposit, NY 13754

<b>Units</b>	40	one bedroom units
	25	two bedroom units
	12	three bedroom
	4	four bedroom units
<b>Serves</b>		One bedroom units serve individuals 62 and older and those who are handicapped or disabled. Includes units designed with special features. Equal Housing Opportunity
<b>Rates</b>		Rent subsidies available based on 30% of yearly gross income less a percentage of “out of pocket” medical expenses. Contact office for more information.
<b>Waiting list</b>		Varies. Call office for more info.
<b>Utilities</b>		Utility allowance is included in calculating subsidized rents. Residents pay own electric. Apartments are all electric.
<b>Note</b>		1 and 2 bedrooms come with appliances. All 1 bedrooms are ground floor level with private ramped entrances and emergency pull cords.
<b>Pets</b>		“No pet” policy with reasonable accommodation for the elderly and disabled.
<b>Social Life</b>		Social event (monthly lunch); Community center with TV/VCR, computer. Center can be used by tenants for their own personal functions i.e. birthday parties, anniversaries.
<b>Contact</b>		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



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# Endicott and Endwell Area

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## Good Shepherd Village at Endwell

32 Village Drive, Endwell, NY 13760

<b>Units</b>	154 Apartment homes and Cottage homes.
<b>Serves</b>	Individuals 62 and older
<b>Rates</b>	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
<b>Waiting list</b>	Varies. Check with management.
<b>Utilities</b>	Heat, electric, air conditioning, cable and internet.
<b>Note</b>	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.
<b>Pets</b>	Pets are allowed.
<b>Social Life</b>	Access to on-site wellness/fitness center and indoor swimming pool, scheduled entertainment events.
<b>Contact</b>	MaryKay McKinney, Director of Sales and Marketing Email: <a href="mailto:mkmckinney@gsvillage.org">mkmckinney@gsvillage.org</a> Phone (607)757-3100 Fax (607)757-3101



## Ideal Senior Living Center

508 High Avenue, Endicott, NY 13760

<b>Units</b>	33	One and two-bedroom independent apartments
<b>Serves</b>		Individuals 65 or older
<b>Rates</b>		Apartments Per month
		One-bedroom – one person \$1,765
		two people 1,985
		Two-bedroom – one person 2,348
		two people 2,729
<b>Utilities</b>		All utilities are included in rent. (except telephone)
<b>Note</b>		Rates include an evening meal, monthly housekeeping, transportation and other basic services. Basic cable TV included along with access to library with a computer. Beauty shop, barber shop and laundry are on site.
<b>Waiting list</b>		Varies. Check with management.
<b>Contact</b>		Admissions (607) 786-7300 Fax (607) 786-7496

## Marian Apartments – The SEPP Group

701 Hooper Road, Endwell, NY 13760

<b>Units</b>	102	One-bedroom apartments
<b>Serves</b>		Individuals 62 or older and those who are disabled and/or handicapped of any age.
<b>Rates</b>		Based on 30% of adjusted annual gross income (maximum yearly gross income limits: one person \$34,200; two people 39,050). Rent is HUD Section 8 Subsidized.
<b>Waiting list</b>		Varies. Check with management.
<b>Utilities</b>		Utility allowance is included. Residents pay own electric. Apartments are all electric.
<b>Note</b>		Off-street parking. Resident advisor on staff. Computer learning center (free for residents) and enclosed sunroom. Secured entry system and 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. Convenient to stores, pharmacy, post office, on a bus line.
<b>Pets</b>		One pet per family (dog under 25 pounds with updated shots)
<b>Social Life</b>		Tenant Association; Social events
<b>Contact</b>		(607) 785-5223 TDD (607) 723-0438 * Fax (607) 785-5630 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>

## Nichols Notch Apartments - The SEPP Group

301 – 401 Hayes Avenue, Endicott, NY 13760

<b>Units</b>	57 One-bedroom apartments
<b>Serves</b>	55 years of age and older Income eligibility – at or below 60% of area median income.
<b>Rates</b>	Rents are between 30 to 48% of gross monthly income (Maximum yearly gross income: one person \$25,620; two people \$ 29,280). Section 8 Housing vouchers are accepted.
<b>Waiting list</b>	Varies. Check with management.
<b>Utilities</b>	Heat and hot water are included in rent. Tenant pays own electric.
<b>Note</b>	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.
<b>Pets</b>	One cat/dog (weight limit); Pet security deposit
<b>Social Life</b>	Tenant Association; community room; social event
<b>Contact</b>	(607) 754-0579 * TDD (607) 723-0438 * Fax (607) 754-5859 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>



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## Harpursville Area

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### **Norma Gardens – Chenango Housing Improvement Program Inc.**

NYS Route 79, Harpursville, NY 13787

<b>Units</b>	24	8 one-bedroom 8 two-bedroom 8 three-bedroom
<b>Serves</b>		Individuals who meet the income guidelines. Four of the one-bedroom units may be rented to people with an income at or below: one person \$25,620; two people \$29,280. The rest of the units are rented to people with an income at or below: one person \$21,350; two people \$24,400. 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.
<b>Rates</b>		One-bedroom \$417      Two-bedroom \$479      Three-bedroom \$558
<b>Utilities</b>		Apartments are heated by propane; heat and hot water is included in rent. Tenant pays own electric.
<b>Note</b>		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.
<b>Pets</b>		No Pets
<b>Waiting List</b>		Varies– Check with management for apartment availability
<b>Contact</b>		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



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## Johnson City Area

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### Harry L. Apartments – The SEPP Group

235 Harry L. Drive, Johnson City, NY 13790

<b>Units</b>	60	One-bedroom apartments
<b>Serves</b>	Individuals 55 years of age and older.	
<b>Rates</b>	30% to 48% of gross income. Residents must meet income guidelines; (Maximum yearly gross income: one person \$25,620; two people \$29,280).	
<b>Waiting list</b>	Varies. Check with the management.	
<b>Utilities</b>	Heat and hot water are included in rent. Tenant pays own electric.	
<b>Note</b>	On a bus line. Convenient to stores, restaurants, pharmacy & hospital. Resident Advisor on staff. Secured entry system; Community rooms; Coin operated laundry facilities; 24 hour on-call emergency maintenance. Off street parking for residents; visitors parking available.	
<b>Pets</b>	1 fur bearing animal per apartment (dogs less than 25 pounds); Pet deposit	
<b>Social Life</b>	Tenant Association; On-site events for residents	
<b>Contact</b>	(607) 217-7332; TDD (607) 723-0438; Fax (607) 217-7336 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>	



# United Methodist Homes - Hilltop Campus

286 Deyo Hill Road, Johnson City, NY 13790

<b>Units</b>		<b>Per month</b>
76	Two-bedroom town houses (Highlands)	\$1,820 - 2,020 per month
16	Two-bedroom apartments (Sunset Heights)	\$1,735 per month (includes two meals per day and monthly housekeeping)
23	Efficiency apartments, one & two-bedroom suites and executive suites (Eastwood)	\$1,505 to \$1,975 and includes one meal a day and monthly housekeeping
66	Efficiency apartments, standard rooms, and two room combinations. (Hilltop Residential Living – Eastside)	\$1,475 to \$2,000 includes three meals per day and weekly housekeeping. (Residential living)
<b>Serves</b>	Individuals 65 or older	
<b>Rates</b>	See above	
<b>Waiting list</b>	Varies. Check with the management.	
<b>Utilities</b>	Includes all utilities except telephone.	
<b>Note</b>	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 available such as the wellness center, are tailored to meet individual needs.	
<b>Contact</b>	Teresa Felter, Residential Services; Email: <a href="mailto:tfelter@umhwc.org">tfelter@umhwc.org</a> (607) 729-2305 * Fax (607) 729-2311 Website: <a href="http://www.unitedmethodisthomes.org">http://www.unitedmethodisthomes.org</a>	



## Riverview Apartments for Seniors

(Located behind Susquehanna Nursing Home)

270 Riverside Drive, Johnson City, NY 13790

<b>Units</b>	8	Standard one-bedroom apartments
	4	Deluxe one-bedroom apartments
<b>Serves</b>	Individuals age 55 or older.	
<b>Rates</b>	Standard one-bedroom - \$589 per month Deluxe one-bedroom - \$890 per month	
<b>Waiting list</b>	Varies. Check with management.	
<b>Utilities</b>	Residents pay own electric. Apartment is 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 is between \$125-150 per month.	
<b>Note</b>	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.	
<b>Contact</b>	Apartment Manager (607) 729-9206 Ext.-107 * Fax (607) 231-0340 <a href="http://www.susnursing.com">www.susnursing.com</a>	

## Wells Apartments – The SEPP Group

299 Floral Avenue, Johnson City, NY 13790

<b>Units</b>	36	One-bedroom units
	13	Studio units
<b>Serves</b>	Individuals 62 or older or mobility impaired 18 years and over if needing a handicapped apartment.	
<b>Rates</b>	Rent is HUD subsidized. Based on 30% of adjusted yearly gross income. Maximum yearly gross income: one person \$21,350; two people \$24,400.	
<b>Utilities</b>	Utility allowance included. Residents pay own electric. Apartment is all electric.	
<b>Waiting list</b>	Varies. Check with management	
<b>Note</b>	On bus line, off-street parking, resident advisor on staff and secured entry system, community room and coin operated laundry facility.	
<b>Pets</b>	Dogs/Cats allowed (25 lb weight limit); Pet security deposit. One pet per apartment.	
<b>Social Life</b>	Tenant Association; Community room; Social events	
<b>Contact</b>	(607) 797-8862 * TDD (607) 724-0438 * Fax 607-797-0463 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>	

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## Vestal Area

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### The Hearth at Castle Gardens

1715 Castle Gardens Road, Vestal, NY 13850

<b>Units</b>	22	Studio Apartments	
	59	One-bedroom apartments	Apartments & suites range from:
	16	Two-bedroom apartments	\$1,600 - \$4,600 per month
	32	Keepsake Village Suites	
<b>Serves</b>		Individuals 55 or older	
<b>Rates</b>		Varies	
<b>Waiting list</b>		Varies. Check with management	
<b>Utilities</b>		Includes heat, electric, air conditioning, water and trash removal. Full kitchens in all apartments except suites; laundry facilities included.	
<b>Note</b>		Provides 4 levels of care: <b>Independent Living:</b> Continental breakfast and evening meal, emergency call bell system and 2 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.  <b>Licensed Enriched Housing:</b> 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. <b>Plan of care specific to resident's needs.</b>  <b>Keepsake Village Suites:</b> 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. <b>Plan of care specific to resident's needs.</b>  <b>Additional Services:</b> Licensed home care agency; Provides aide and nursing services to residents. <b>Plan of care specific to resident's needs.</b>	
<b>Contact</b>		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. <a href="http://www.thehearth.net">www.thehearth.net</a>	

# Vestal Pines Apartments, LLC

2030 NYS Route 26, Vestal, NY 13850

C/O First Ward Action Council, Inc.

167 Clinton Street, Binghamton, NY 13905

<b>Units</b>	20	One-bedroom apartments
	4	Two-bedroom apartments
<b>Serves</b>	Low-income seniors 55 or older.	
<b>Rates</b>	4 one-bedroom units are rented to people with an income at or below: one person \$21,350; two people \$24,400.	
	16 one-bedroom units are rented to people with an income at or below: one person \$25,620; two people \$29,280.	
	4 two-bedroom units are rented at 50% and are \$372 a month 16 one-bedroom units at 60% and are \$382 a month; 4 two-bedroom units at 60% are \$450 a month	
<b>Utilities</b>	Gas is included in rent.	
<b>Waiting List</b>	Varies. Check with management.	
<b>Note</b>	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. Ample off street parking.	
<b>Pets</b>	Small dog/cat	
<b>Social Life</b>	Community Room available; Social events	
<b>Contact</b>	Lori Sedlock (607) 772-2850 * Fax 231-2819 Office hours Monday-Friday 8:30 a.m. to 4:30 p.m. Website: <a href="http://www.firstwardaction.org/">http://www.firstwardaction.org/</a>	



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# Whitney Point Area

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## Whitney Point Apartments – The SEPP Group

10 Strongs Place, Whitney Point, NY 13862

<b>Units</b>	24 One-bedroom apartments
<b>Serves</b>	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
<b>Rates</b>	30% of adjusted gross income. Maximum yearly gross income: one person \$21,350; two people \$24,400. Rent is NYS Subsidized.
<b>Waiting list</b>	Varies. Check with management.
<b>Utilities</b>	Residents pay own electric (utility allowance offered). Apartments are all electric.
<b>Note</b>	On a cul-de-sac and less than one mile from services 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.
<b>Pets</b>	One pet per family (dogs under 35 pounds with up-to-date shots)
<b>Social Life</b>	Northern Broome Senior Center located next door (social events, congregate dining); Tenant association in the building.
<b>Contact</b>	(607) 692-2609 * TDD (607) 724-0438 * Fax (607) 692-7573 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>



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# Windsor Area

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## 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 \$25,620; two people \$29,280.
- Waiting list** Varies. Check with management.
- Utilities** All electric, 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](http://www.seppinc.com) Application available on website.



## **Rental Assistance Program for Private Landlords**

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 \$21,350 for one person, \$24,400 for two people and \$32,940 for three people.

**Residents of the City of Binghamton** may apply at Binghamton Planning, Housing & Community Development Department on the 4<sup>th</sup> floor, City Hall, Binghamton, NY 13901. The waiting list is closed at the present time; call (607) 772-7240 or (607) 772-7028 for more information.

**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 and Rural Housing Services** provide 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 rents and manages a 4-unit apartment house for low to moderate income residents. 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.**



Patrick J. Brennan  
Broome County Executive

Kathleen Bunnell  
Office for Aging Director