

# Senior Apartment Housing Guide

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



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[www.gobroomecounty.com/senior](http://www.gobroomecounty.com/senior)  
Revised July 2014*

**There are many housing options available to seniors in Broome County. It is important to consider the differences among the various buildings in order to find the best place to meet your needs. In addition, applying at multiple senior housing facilities is suggested as many of them have waiting lists. Please consider the following information when choosing your future home:**

- ❖ **Independent Living:** This housing option is available to seniors who require minimal or no extra assistance. At most independent living buildings supportive services, such as meals or housekeeping are not included in the monthly rental price. However, some independent living housing options do provide various additional services. Some of these buildings have services included in their rent and some have services available for an additional fee. While reading the descriptions for each building, take note of additional services and what they may cost.
- ❖ There are two different types of independent living buildings in Broome County: **subsidized and unsubsidized**. Subsidized senior housing options offer financial aid in the form of a subsidy to help provide affordable housing. Unsubsidized senior housing options do not offer financial assistance and tenants pay full rent. Please check with the management at the building of your interest about the type of subsidy available to you. This subsidized type of housing is marked with a \* symbol in the index.
- ❖ **Enriched Housing Program:** This program provides personal and health related services. It provides extra assistance with housekeeping, meals, transportation, and non-medical supportive services. The Enriched Housing program is licensed by the NYS Department of Health and monitored by the state. Several buildings in the area offer this type of program. These are marked with a Δ symbol in the index.
- ❖ For information on other levels of care such as Assisted Living, Adult Care, & Skilled Nursing please contact the Office for Aging at (607) 778-2411 or visit our website at [www.gobroomecounty.com/senior](http://www.gobroomecounty.com/senior)

This guidebook contains a brief description of apartment options in Broome County for seniors and those with disabilities. Please call individual housing management offices for applications and more information. Those marked with \* symbol refer to subsidized independent living options. Those marked with Δ symbol refer to the Enriched Housing Option available at some of the buildings.

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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**             HUD subsidized rent: Section 8 and Section 236 available based on 30% of yearly gross income, less a percentage of 'out of pocket' medical expenses. Annual income limits. 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](mailto:ABCHousing@crmrentalmgmt.com)  
Website: [www.crmrentalmgmt.com](http://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. Day Care. After school program/ weekend- summer program. Attain (computer classes). Crime prevention, safety, and security programs. 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

<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; handicapped individuals of any age.
<b>Rates</b>	Rental rates are based on income: one person \$26,460, two people \$30,240. Please call for more 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 handicapped adaptable, include stoves and refrigerators, and are equipped with a 24-hour emergency call systems. 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.
<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 (607) 723-6497. Website: <a href="http://www.ofbonline.org/">http://www.ofbonline.org/</a>

# First Ward Action Council, Inc. 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 at 50% of the area's median income: 1 person \$21,600 and 2 people \$24,700. There are a few however, that are rented at 60% of the area's median income: 1 person \$25,920 and 2 people \$29,640).
<b>Rates</b>	Rent varies. Affordable units for income eligible persons.
<b>Utilities</b>	Not included in the rent.
<b>Waiting List</b>	Yes.
<b>Note</b>	Some apartment buildings have on-site laundry. Some units have washer and dryer hook ups available.
<b>Pets</b>	No dogs. All other pets must be approved by the Landlord.
<b>Contact</b>	Lori Sedlock- Housing Coordinator (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

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 \$ 1,485 per month

Large one-bedroom \$ 1,640 per month

Large one-bedroom w/dinette \$ 1,755 per month

Two-bedroom \$ 1,890 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.

Amenities include: laundry facilities, beauty salon, gift shop, & café.

**Social Life** Social Director to coordinate facility and community events.

**Pets** Cats are allowed and small dogs. There is a visiting pets program.

**Contact** Anne Seepersaud  
(607) 724-2477 \* Fax (607) 723-4724  
e-mail addresses: AS@goodshepherdcommunities.org  
Website: [www.gsffhome.com](http://www.gsffhome.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 \$26,460 and two people \$30,240)  
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

<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>Pets</b>	Dog/cat up to 20 pounds; pet deposit required.
<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 held at Metro Plaza Apartments.



# Historic Dwightville Gateway Apartments

235, 236, 244, 256 Front Street, Binghamton NY 13905

81 Clinton Street, Binghamton, NY 1395

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>		<ul style="list-style-type: none"><li>▪ 2 one-bedroom units are rented at 30% of the area's median income. Income cannot exceed: 1 person \$12,960 and 2 people \$14,820 \$180/month.</li><li>▪ 6 one-bedroom units are rented at 50% of the area's median income. Income cannot exceed: 1 person \$21,600 and 2 people \$24,700 \$208/month.</li><li>▪ 3 two-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 2 people \$29,640 and 3 people \$33,360 \$350/month.</li><li>▪ 2 three-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 3 people \$33,360 and 4 people \$37,020 \$491/month.</li></ul>
<b>Utilities</b>		Tenants pay gas and electric.
<b>Waiting List</b>		Yes.
<b>Note</b>		Convenient to stores, pharmacies, bus lines.
<b>Pets</b>		Small animals allowed but no dogs. All pets must be approved by landlord.
<b>Contact</b>		Lori Sedlock- Housing Coordinator 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>



## **Lincoln Court Apartments – Metro Interfaith Inc.**

21 New Street, Binghamton, NY 13903

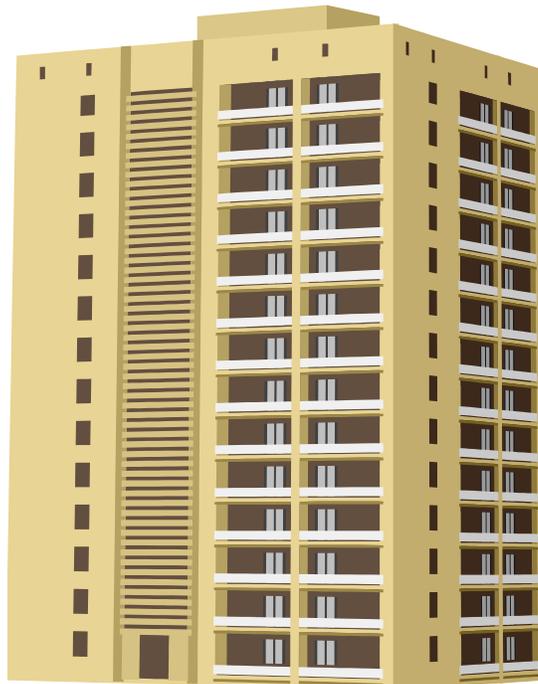
<b>Units</b>	45 One bedroom apartments
<b>Serves</b>	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
<b>Rates</b>	Based on 30% of total yearly gross income, less a percentage of “out of pocket” medical expenses. The maximum gross yearly income limit: one person \$20,600; two people \$23,550.
<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 include 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 ext. 305; Fax (607) 722-8912. Website: <a href="http://www.metrointerfaith.org/index.html">http://www.metrointerfaith.org/index.html</a>
<b>Pets</b>	One dog/cat up to 20 pounds; pet security deposit required.
<b>Note</b>	Off-street tenant and visitor parking, shopper bus, congregate dining available, convenient to stores, pharmacies, hospital, bus lines.
<b>Social Life</b>	Tenant association, social events, community room



## **Metro Interfaith Housing Management Corporation**

A variety of locations in Binghamton – Call the office for more information

<b>Units</b>	One- and two-bedroom apartments.
<b>Serves</b>	Very low income, elderly/handicapped/disabled
<b>Rates</b>	Affordable rates – please call office for more information
<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>Pets</b>	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 \$39,500; two people \$44,450

**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>

# 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)
	52	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.
<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 occupancy for the most current income limits.
<b>Utilities</b>		All utilities included in rent.
<b>Waiting list</b>		Varies. Check with the Occupancy Department.
<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 and laundry facility on site. Convenient to stores, bus lines, pharmacies, hospitals. Congregate dining available at North Shore Towers Senior Center. (Monday –Friday from noon till 1:00pm/ Weekend meals program.) On site grocery store (self-pay)
<b>Pets</b>		One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
<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



# **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, daycare / Family enrichment network, after school program/ weekend- summer program, computer literacy classes, crime prevention, safety and security programs. Located on a bus line.
<b>Contact</b>	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

<b>Units</b>	13	10 one-bedroom units and 3 two-bedroom units.
<b>Serves</b>		Low-income seniors 55 or older. 6 one-bedroom units are rented at 50% of the area's median income: 1 person \$21,600 and 2 people \$24,700. 4 one-bedroom units are rented at 60% of the area's median income: 1 person \$25,920 and 2 people \$29,640. 3 two-bedroom units are rented at 60% of the area's median income; 2 people \$29,640.
<b>Rates</b>		10 one-bedroom \$358 per month and 3 two-bedroom units rent \$447 per month
<b>Waiting list</b>		Yes
<b>Utilities</b>		Not included in rent.
<b>Note</b>		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.
<b>Pets</b>		All pets must be approved by the landlord.
<b>Social Life</b>		Community room.
<b>Contact</b>		Lori Sedlock- Housing Coordinator (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>

## Stratmill Brook Apartments

104 Victoria Drive, Binghamton, NY 13904

<b>Units</b>	28	One-bedroom apartments
	4	Two-bedroom apartments
		Building is handicapped accessible and the interiors of two units are fully accessible. ALL units are handicapped adaptable.
<b>Serves</b>		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 \$26,460; two people \$30,240.
<b>Rates</b>		\$415 to \$445 per month for one-bedroom; \$505 per month for two-bedroom
<b>Utilities</b>		Heat and hot water, sewer, garbage collection and snow removal are included.
<b>Waiting List</b>		Varies. Check with management.
<b>Note</b>		On-site laundry facilities, indoor mail delivery, elevator service, community room and secured entry system. Ample parking available.
<b>Pets</b>		One small dog or one 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.

## United Methodist Homes - Manor House

3 Manor Drive, Binghamton, NY 13905

<b>Units</b>	1	One-bedroom apartments
	7	Two-bedroom apartments
<b>Serves</b>	Individuals 65 or older.	
<b>Rates</b>	One-bedroom \$2,020/month Two-bedroom \$2,095/month	
<b>Utilities</b>	All utilities included except telephone.	
<b>Waiting List</b>	Varies.	
<b>Note</b>	Rate includes one meal a day, housekeeping, emergency call system, all appliances, garages, scheduled transportation, routine maintenance, cable TV, Chaplain service, mail service, and relaxed leisure time recreation.	
<b>Pets</b>	No pets allowed.	
<b>Contact</b>	Teresa Felter, Residential Services (607) 729-2305 * Fax (607) 729-2311 Website: <a href="http://www.unitedmethodisthomes.org">http://www.unitedmethodisthomes.org</a>	

## United Methodist Homes - 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 -- \$1,830 One-bedroom with deck -- \$1,855 Two-bedroom with one bath -- \$2,045; with two baths -- \$2,065	
<b>Utilities</b>	All utilities included except telephone.	
<b>Waiting List</b>	Varies.	
<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, elegant dining room, scheduled transportation, routine maintenance, basic cable TV, Chaplain services, mail service, relaxed leisure time recreation and parking available.	
<b>Pets</b>	No pets allowed.	
<b>Contact</b>	Teresa Felter, Residential Services (607) 729-2305 * Fax (607) 729-2311 Website: <a href="http://www.unitedmethodisthomes.org">http://www.unitedmethodisthomes.org</a>	

## 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 \$34,550; and for two people \$39,500.

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

**Social Life** Tenant Association, community room, and gift shop

**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](http://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

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

**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 \$26,460; two people \$30,240.

**Rates** 30% of adjusted gross annual income.

**Utilities** Heat and hot water, sewer, 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 as well as a social committee to plan events.

**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 Area

## Conklin Senior Housing

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 60% of the area's median income. Maximum yearly gross income: one person \$26,460; two people \$30,240	
<b>Rates</b>	One-bedroom \$430-\$450 Two-bedroom \$515-\$530	
<b>Utilities</b>	Heat and hot water, garbage collection, snow removal and central AC equipment are included in rent.	
<b>Waiting List</b>	Varies. Check with management.	
<b>Note</b>	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.	
<b>Pets</b>	One small dog/ one cat allowed; pet deposit required.	
<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 & Thursday 7 a.m. to 3 p.m. Applications are available 24-hours a day in the foyer.	



# Deposit Area

## 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.
<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 information.
<b>Utilities</b>		Utility allowance is included in calculating subsidized rents. Residents pay own electric. Apartments are all electric.
<b>Note</b>		All units 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. 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



# Endicott and Endwell Area

## Good Shepherd Village at Endwell

32 Village Drive, Endwell, NY 13760

<b>Units</b>	154	80 apartment homes and 74 cottage homes.
<b>Serves</b>		Individuals and couples 62 and older (the second resident may be 55 or older) may become residents of Good Shepherd Village. Residents pay a one-time entrance fee, 90% of which is refunded to you (or to your estate upon death) when you permanently vacate your cottage or apartment home. Prospective residents will be required to demonstrate their ability to qualify for residence at Good Shepherd Village.
<b>Rates</b>		Private pay only. 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 \$120,000 and starting monthly fee \$2,284). 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: all utilities including basic cable, except telephone, internet access, trash removal, snow removal, interior/exterior maintenance, flexible dining program, access to on-site wellness/fitness center and indoor swimming pool, 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, scheduled entertainment events, 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 permitted subject to certain size restrictions; pet owners must sign a pet policy that provides rules of conduct for pets and pet owners.
<b>Social Life</b>		Social/therapeutic programs and events
<b>Contact</b>		Mary Kay McKinney Phone (607) 484-6102 Fax (607) 757-3102 Email address: <a href="mailto:mkmckinney@gsvillage.org">mkmckinney@gsvillage.org</a> Website: <a href="http://www.gsvillage.com">www.gsvillage.com</a>

# Ideal Senior Living Center

508 High Avenue, Endicott, NY 13760

**Units** 33 One- and two-bedroom independent apartments

**Serves** Individuals 65 or older

<b>Rates</b>	<b>Independent Apartments</b>	<b>Rate/ Frequency</b>
	One-bedroom – One person	\$1,818/ per month
	One-bedroom – Two people	\$2,045/ per month
	Two-bedroom – One person	\$2,418/ per month
	Two-bedroom – Two people	\$2,811/ per month
	Low Income- determined by income per month	

**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, maintenance, transportation, emergency call system, geriatric clinic, campus security (7 pm-7 am), 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) 786-7420  
Fax (607) 786-7458



## **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 (max. yearly gross income limits: 1 person \$34,550; 2 people \$39,500). 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, enclosed sunroom, secured entry system, continuous 24-hour on call maintenance emergency number available, regularly scheduled activities/programs 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.
<b>Pets</b>	One pet per family (dog under 25 pounds with updated shots).
<b>Social Life</b>	Social events
<b>Contact</b>	(607) 785-5223 TDD (607) 723-0438 * Fax (607) 785-5630 Email: rmurphy@seppinc.com 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 (max. yearly gross income: one person \$26,460; two people \$30,240). 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 pet (weight limit); Pet security deposit required.
<b>Social Life</b>	Tenant Association, community room, social events
<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>

## Harpursville Area

### **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 \$25,920, two people \$29,640). The rest of the units are rented at 50% of the area's median income (max. yearly gross income: 1 person \$21,600, 2 people \$24,700, 3 people \$27,800, 4 people \$30,850, 5 people \$33,350, 6 people \$35,800)

One-bedroom apartments tend to be reserved for seniors.

**Rates**            One-bedroom \$477      Two-bedroom \$552      Three-bedroom \$645

**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



## Johnson City Area

### 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. (Max. yearly gross income: one person \$26,460; two people \$30,240).
<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. 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 required.
<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>

### Reynolds Pointe Senior Apartments

1035 Anna Maria Drive, Johnson City, NY 13790

<b>Units</b>	125 20 one-bedroom and 105 two-bedroom independent apartments.
<b>Serves</b>	Active seniors 55 years of age and older.
<b>Rates</b>	Contact rental office for current rates.
<b>Waiting list</b>	Check with rental office.
<b>Utilities</b>	Free heat, hot water, and basic-extended cable
<b>Note</b>	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.
<b>Contact</b>	Laura Cornwall; (607) 349-1003

## **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 (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 \$125-160 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>	



## 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)	\$1,900 - 2,000 per month
16	Two-bedroom apartments (Sunset Heights)	\$1,825 per month (includes two meals per day and monthly housekeeping)
23	Efficiency apartments, one- and two-bedroom suites and executive suites (Eastwood)	\$1,555 to \$2,160 and includes one meal a day and monthly housekeeping
63	Efficiency apartments, standard rooms, and two-room combinations. (Hilltop Residential Living – Eastside)	\$1,490 to \$2,085 includes three meals per day and weekly housekeeping.
<b>Serves</b>	Individuals 65 or older.	
<b>Rates</b>	See above.	
<b>Waiting list</b>	Varies	
<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, such as the wellness center, are tailored to meet individual needs.	
<b>Contact</b>	Teresa Felter, Residential Services (607) 729-2305 * Fax (607) 729-2311 Website: <a href="http://www.unitedmethodisthomes.org">http://www.unitedmethodisthomes.org</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. Max. yearly gross income: one person \$21,600; two people \$24,700.	
<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 required. 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>	



# Vestal Area

## The Hearth at Castle Gardens

1715 Castle Gardens Road, Vestal, NY 13850

<b>Units</b>	9	Studio Apartments	
	59	One-bedroom apartments	Apartments and suites range from:
	16	Two-bedroom apartments	\$1,795 - \$4,995 per month
	42	Keepsake Village Suites	
<b>Serves</b>		Individuals 55 or older.	
<b>Rates</b>		Varies- check with management.	
<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 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.  <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>		Pamela Stento, Executive Director Chris Day, 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 S. Main Street, 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 at 50% of the area's median income; 1 person \$21,600 and 2 people \$24,700. Rented for \$400/month.	
	16 one-bedroom units are rented at 60% of the area's median income; 1 person \$25,920 and 2 people \$29,640. Rented for \$413/month.	
	4 two-bedroom units are rented at 60% of the area's median income; 2 people \$29,640. Rented for \$486/month.	
<b>Utilities</b>	Gas is included in rent.	
<b>Waiting List</b>	Yes – 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.	
<b>Pets</b>	Small dogs/cats. All pets must be approved by landlord.	
<b>Social Life</b>	Community Room available, social events.	
<b>Contact</b>	Lori Sedlock- Housing Coordinator Michelle Roody- Rental Assistance (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>	



# 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 \$26,460; two people \$30,240.
- Waiting list** Varies - check with management.
- Utilities** Hot water 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](http://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 \$21,600 for one person, \$24,700 for two people and \$27,800 for three people, \$30,800 for four people, \$33,350 for five people.

**Residents of Broome County** may apply for Section 8 Rental Assistance at Binghamton Housing Authority, 36 Exchange Street (1<sup>st</sup> 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. The waiting list is currently closed until further notice. When applications do become available they must be picked up at the Town of Union Planning Department, 3111 East Main Street, Endwell, NY Monday through Friday between 8AM and 4PM. Call (607)786-2985 for further information. (Income guidelines: 1 person household- \$21,600, 2 person household- \$24,700, 3 person household- \$27,800, 4 person household- \$30,850.)

**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.**