

# Income Based Apartment Housing Guide

*This guidebook contains brief descriptions of income-based apartment options in Broome County for seniors and those with a disability.*



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**There are many housing options available to older adults and those with a disability 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 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 those 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 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 Office for Aging at (607) 778-2411 or visit our website at [nyconnects.ny.gov](http://nyconnects.ny.gov)

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 Δ symbol refer to the Enriched Housing Option available at some of the buildings.

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## BINGHAMTON AREA

### 100 Chenango Place

One Hundred Chenango Street, Binghamton, NY 13901

<b>Units</b>	56 studio apartments 87 one-bedroom apartments
<b>Serves</b>	Individuals 62 or older and those of any age who have a disability or handicap. Residents must meet income guidelines.
<b>Rates</b>	HUD subsidized rent: Section 8 and based on 30% of yearly gross income, less a percentage of 'out of pocket' medical expenses. Annual income limit. Tax Credit Units for: Studio Apartments - \$450; One-bedroom apartments - \$520
<b>Utilities</b>	All utilities included in rent, with exception of cable & telephone.
<b>Waiting list</b>	Varies - check with management.
<b>Note</b>	Laundry on each floor. Convenient to stores, pharmacies, restaurants, bus line and post office. Office for Aging Shopper bus available for tenants. Tenant Association. Community room
<b>Pets</b>	One dog/cat allowed (not more than 20 pounds.)
<b>Contact</b>	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: <a href="mailto:100chenango@crmrentalmgmt.com">100chenango@crmrentalmgmt.com</a> Website: <a href="http://www.crmrentalmgmt.com">www.crmrentalmgmt.com</a>

### Binghamton Gateway Homes

Clinton Street, Front Street, Meadow Street & Spring Forest Binghamton, NY 13905

<b>Units</b>	2 Studio Apartments; 26 One-bedroom apartments; 3 two-bedroom apartments; 6 Three-bedroom apartments
<b>Serves</b>	Individuals and families with low incomes.
<b>Rates</b>	Income limits apply: 2 studio apartments: 1 person \$28,450. Rent \$348/month. 10 one-bedroom units: 1 person \$28,450; 2 people \$32,500. Rent \$495/month. 16 one-bedroom units: 1 person \$34,140 and 2 people \$39,000. Rent \$495/month. 3 two-bedroom units: 2 people \$39,000 and 3 people \$43,860. Rent \$535/month. 6 three-bedroom units: 3 people \$43,860 and 4 people \$48,720. Rent \$597/month.
<b>Utilities</b>	Tenant pays gas and electric.
<b>Waiting list</b>	Varies - check with management.
<b>Note</b>	Smoke Free. Some units fully accessible. Some units are hearing/vision accessible. On the bus line. Laundry available (varies by location – washer/dryer hook-ups varies by location).
<b>Pets</b>	All animals must be approved by landlord.
<b>Contact</b>	Amanda Day-Heath, Rental Coordinator' Heather Stevenson/Rental Assistant (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.

## Canal Plaza

435 State Street, Binghamton, NY 13905

<b>Units</b>	24 One-Bedroom Apartments; 12 Two-bedroom apartments
<b>Serves</b>	Low Income Families with maximum income: 1 Person household: \$26,850; 2 Person household: \$30,700; 3 Person household: \$34,550, 4 Person household: \$38,350
<b>Rates</b>	1 Bedroom \$497-\$547; 2 Bedroom \$592-\$642
<b>Utilities</b>	Resident Pays own electric. Heat is included.
<b>Waiting list</b>	Varies - check with management.
<b>Note</b>	Community room with kitchen, computer lab, a library, fenced-in children's play structure, free onsite parking, onsite laundry facilities available on every floor, central air, non-smoking.
<b>Pets</b>	No pets allowed.
<b>Contact</b>	Telephone: (607) 203-1548 Office Hours: Monday- Friday 9am-3pm

## Carlisle – Binghamton Housing Authority

150 Moeller Street, Binghamton, NY 13904

<b>Units</b>	150 One to four Bedroom Apartments
<b>Serves</b>	Individuals or families
<b>Rates</b>	Based on 30 % of yearly gross income. Check with Occupancy department for 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. Laundry Facility on site. Day Nursery/ Family Enrichment. After school program/ weekend-summer program/Broome County Gang Prevention. Located on bus line. ROSS Grant Service Coordinator available for assistance with Financial Literacy, Combatting Substance Abuse and Securing Employment. Book Buddies-Early Education Reading Program for children 0-3 years old.
<b>Pets</b>	One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
<b>Contact</b>	Telephone: (607)-723-9491 *(607) 722-5031; Office Hours: Monday- Friday, 8am-4:30pm

## Crandall Street Apartments

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

<b>Units</b>	Studio, one bedroom and two-bedroom apartments
<b>Serves</b>	Low-income individuals and families. One - person household income not to exceed \$28,450 Two-person household income not to exceed \$32,500
<b>Rates</b>	Studio apartments rented at \$335/month One bedroom apartments rented at \$474/month Two bedroom apartments rented at \$561/month
<b>Utilities</b>	Tenant pays utilities.
<b>Waiting list</b>	Check with management.
<b>Note</b>	Fully renovated, smoke-free, energy-efficient apartments. Accessible units available. All Pets must be approved by landlord.
<b>Pets</b>	All pets need to be approved by landlord.
<b>Contact</b>	Amanda Day-Heath, Rental Coordinator Heather Stevenson/Rental Assistant (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.

## East Hills Senior Housing

50 East Clapham Street, Binghamton, NY 13904  
 A Greater Opportunities 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; individuals of any age with a disability
<b>Rates</b>	Check with management.
<b>Utilities</b>	Heat and hot water are included in all units. Residents pay their own electric. Air conditioning.
<b>Waiting list</b>	Varies - check with management.
<b>Note</b>	All apartments are handicapped adaptable, include stoves and refrigerators, and are equipped with 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. Tenant Association, community room, social events.
<b>Pets</b>	Small pets less than 30 pounds allowed with an additional deposit required.
<b>Contact</b>	Mike Taylor, Project Manager, (607) 723-1863; Fax number (607) 723-6497, email: <a href="mailto:mtaylor@greaterops.org">mtaylor@greaterops.org</a> . Website: <a href="https://greaterops.org/">https://greaterops.org/</a>

## E.J. Apartments

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

<b>Units</b>	20 One and two bedroom apartments
<b>Serves</b>	Low income older adults age 55 and older
<b>Rates</b>	Income guidelines: One person income cannot exceed \$28,450; Two-person income not to exceed \$32,500. One-bedroom apartments rented at \$501/month Two-bedroom apartments rented at \$628/month
<b>Utilities</b>	Rent includes water, sewer and heat. Tenant pays electric.
<b>Waiting list</b>	Yes, varies – check with management.
<b>Note</b>	Smoke free apartments, on the bus line. Laundry facilities available.
<b>Pets</b>	All pets must be approved by landlord.
<b>Contact</b>	Amanda Day-Heath/Rental Coordinator; Heather Stevenson/Rental Assistant (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.

## First Antique Center

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

<b>Units</b>	4 One bedroom apartments; 3 Two bedroom apartments
<b>Serves</b>	Low-income families and individuals
<b>Rates</b>	One bedroom apartments: \$327/month; Two bedroom apartments: \$415/month
<b>Utilities</b>	Tenant pays gas and electric.
<b>Waiting list</b>	Yes, varies – check with management.
<b>Note</b>	All pets must be approved by landlord.
<b>Pets</b>	Convenient to stores, pharmacies, bus line with on-site laundry facilities.
<b>Contact</b>	Amanda Day-Heath/Rental Coordinator; Heather Stevenson/Rental Assistant (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.

## First Ward Action Council (FWAC)

167 Clinton Street, Binghamton NY 13905

<b>Units</b>	1,2,3 & 4 bedroom apartments available in the First Ward area.
<b>Serves</b>	Low-income individuals and families who meet the income guidelines.
<b>Rates</b>	Rent rates vary please check with First Ward Action Council.
<b>Utilities</b>	Vary by units.
<b>Waiting list</b>	Check with management.
<b>Pets</b>	All pets must be approved by landlord.
<b>Contact</b>	Amanda Day-Heath/Rental Coordinator; Heather Stevenson/Rental Assistant (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.



## 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>	Please inquire with property on income limits and rates.
<b>Utilities</b>	Heat and hot water included in rent. Residents pay own electric.
<b>Waiting list</b>	Check with management.
<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
<b>Pets</b>	Varies. Check with management.
<b>Contact</b>	(607) 724-6102 * TDD 607-677-0080* Fax (607) 724-6201 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>

## Historic Gateway Apartments

Front Street, & 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>	<ul style="list-style-type: none"> <li>• 2 one-bedroom units: Income cannot exceed: 1 person \$17,070 and 2 people \$19,500; Rent \$211/month.</li> <li>• 6 one-bedroom units: Income cannot exceed: 1 person \$28,450 and 2 people \$32,500; Rent \$353/month.</li> <li>• 3 two-bedroom units: Income cannot exceed: 2 people \$39,000 and 3 people \$43,860; Rent \$402/month.</li> <li>• 2 three-bedroom units: Income cannot exceed: 3 people \$43,860 and 4 people \$48,720; Rent \$564/month.</li> </ul>
<b>Utilities</b>	Tenants pay gas and electric.
<b>Waiting list</b>	Check with management.
<b>Note</b>	Convenient to stores, pharmacies, bus lines.
<b>Pets</b>	All pets must be approved by landlord.
<b>Contact</b>	Amanda Day-Heath, Rental Coordinator; Heather Stevenson/Rental Assistant (607) 772-2850; Fax (607) 231-2819 Office hours Monday - Friday 8:30 am to 4:30 pm

## 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 or must be mobility impaired requiring features of a handicap unit. Low income.
<b>Rates</b>	Based on 30% of total yearly gross income, less a percentage of “out of pocket” medical expenses.
<b>Utilities</b>	Residents pay own electric. HUD utility allowance is included.
<b>Waiting list</b>	Varies. Check with management.
<b>Note</b>	Off-street tenant parking, shopper bus, congregate dining available, convenient to stores, pharmacies, hospital, bus lines. Office for Aging Shopper bus available for tenants. Tenant association, social events, community room
<b>Pets</b>	One dog/cat up to 20 pounds; Dog must have license, cats and dogs must be up-to-date on shots and be spayed and/or neutered. Pet deposit required. Pet security deposit required.
<b>Contact</b>	Office (607) 772-6766 ext. 304; Fax (607) 722-8912. Website: <a href="http://metrointerfaith.org/">http://metrointerfaith.org/</a>

## Metro Interfaith Housing Management Company

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

<b>Units</b>	One- and two-bedroom apartments
<b>Serves</b>	Older adults and those with a disability with low incomes. Call for details.
<b>Rates</b>	Affordable rates – please call office for more information
<b>Utilities</b>	Check with management.
<b>Waiting list</b>	Varies. Check with management.
<b>Pets</b>	Check with management for rules regarding pets.
<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>

## Metro Interfaith Housing Management

94 Henry Street, Binghamton, NY 13905

<b>Units</b>	12 One-bedroom apartments
<b>Serves</b>	55 years and older and those with a disability.
<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>Note</b>	Shopper bus is available to tenants at Metro Plaza Apartments (110 Chenango Street). Off-street parking, on site laundry, secure entry; congregate dining available at Metro Plaza Apartments Tenants can participate in and attend social events and activities held at Metro Plaza Apartments.
<b>Pets</b>	Dog/cat up to 20 pounds; Dog must have license, cats and dogs must be up-to-date on shots and be spayed and/or neutered. Pet deposit required.
<b>Contact</b>	Office, (607) 772-6766 * Fax (607) 722-8912. Web: <a href="http://www.metrointerfaith.org/">www.metrointerfaith.org/</a>

## Metro Plaza Apartments

110 Chenango Place, Binghamton, NY 13901

<b>Units</b>	150 One-bedroom apartments
<b>Serves</b>	Individuals 62 or older and those of any age who are mobility impaired require the features of an accessible unit.
<b>Rates</b>	Based on 30% of monthly adjusted income less a percentage of “out of pocket” medical expenses. Max. yearly gross income: one person \$45,500; two people \$52,000. Prioritizes low income. Must qualify for HUD Subsidy.
<b>Utilities</b>	Residents pay their own electric. HUD utility allowance is included. Apartment is all electric.
<b>Waiting list</b>	Varies. Check with management
<b>Note</b>	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. Library, community room, 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; stove and refrigerator; cable-ready hook up and phone hookup; thermostats for controlling own heat. Tenant Association, social events
<b>Pets</b>	1 pet per unit (up to 20 pounds). Must comply with pet policy and pay deposit.
<b>Contact</b>	Office (607) 772-6368 * Fax (607) 723-9602; <a href="http://www.metrointerfaith.com">www.metrointerfaith.com</a>

## New Dwightville/First Community Group

Front Street, McDonald Ave., Binghamton, NY 13905

<b>Units</b>	1, 2, 3 and 4-bedroom apartments
<b>Serves</b>	Individuals and families with low income
<b>Rates</b>	Rent rates vary. Check with management.
<b>Utilities</b>	Tenant pays.
<b>Waiting list</b>	Varies. Check with management.
<b>Note</b>	One a bus line. Laundry hookups (vary by location)
<b>Pets</b>	All pets must be approved by the landlord.
<b>Contact</b>	Amanda Day-Heath/Rental Coordinator; Heather Stevenson/Rental assistant (607) 772-2850; Fax: (607) 231-2819; Office hours: Mon-Fri; 8.30am-4:30pm

## 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; 72 Efficiency apartments; 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 55 years of age or older with a disability.
<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. Basic Cable is available for \$31.25 a month. Nurse Case Manager Program. 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. On site Library. Courtyard with barbeque grills. Office for Aging Shopper bus available for tenants. CHOW monthly food program based on eligibility. Active Tenant Association, community room.
<b>Pets</b>	One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
<b>Contact</b>	Binghamton Housing Authority; 35 Exchange Street, Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031 Office Hours: Monday – Friday, 8 am – 4:30 pm

## Saratoga Apartments – Binghamton Housing Authority

60 Saratoga Avenue and Felters Road, Binghamton, NY 13903

<b>Units</b>	264 One-bedroom – five-bedroom apartments
<b>Serves</b>	Individuals and families
<b>Rates</b>	Based on 30% of yearly gross income. Check with management for current income limits.
<b>Utilities</b>	Varies. Check with Occupancy Department.
<b>Waiting list</b>	All utilities included in rent.
<b>Note</b>	Stove and refrigerator provided, laundry facility on site, daycare / Family enrichment network, after school program and summer program, Broome County gang prevention, Cornerstone Family Healthcare Center (Same day Appointments Available), Located on a bus line. ROSS Grant Service Coordinator available for assistance with Financial Literacy, Combatting Substance Abuse, and Securing Employment.
<b>Pets</b>	One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
<b>Contact</b>	Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031 Office Hours: Monday-Friday, 8 am – 4:30 pm

## 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>	10 One-bedroom units; 3 Two-bedroom units.
<b>Serves</b>	Low-income seniors 55 or older.
<b>Rates</b>	6 one-bedroom units: Income limits: 1 person \$28,450 and 2 people \$32,500. 4 one-bedroom units: Income limits: 1 person \$34,140 and 2 people \$39,000. 3 two-bedroom units: Income Limits: 2 people \$39,000
<b>Utilities</b>	Tenants pay heat, hot water, electric.
<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 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>Contact</b>	Amanda Day-Heath/Rental Coordinator, Heather Stevenson/Rental Assistant (607) 772-2850; Fax (607) 231-2819 Office hours Monday - Friday 8:30 a.m. to 4:30 p.m.

## Stratmill Brook Apartments

104 Victoria Drive, Binghamton, NY 13904

<b>Units</b>	28 One-bedroom apartments; 4 Two-bedroom apartments Building is wheelchair accessible and the interior of one unit is fully accessible. All units are 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 \$31,980; two people \$36,540.
<b>Rates</b>	\$512 to \$549 per month for one-bedroom; \$619 to \$626 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. Security cameras.
<b>Pets</b>	One small dog or one cat per apartment.
<b>Contact</b>	Office (607) 775-3421 for an application. Fax (607) 775-3451 Monday-Thursday, 8:30 am to 1:30pm. 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 or those with a permanent, life-long disability.
<b>Rates</b>	Based on 30% of total yearly-adjusted income. The maximum yearly income limit for one person is \$45,500; and for two people \$52,000.
<b>Utilities</b>	Check with management.
<b>Waiting list</b>	Varies - check with management.
<b>Note</b>	Tenant Association, community room, and gift shop Convenient to stores, pharmacies, hospitals. Off-street tenant parking, laundry facilities. Office for Aging Shopper bus available for tenants.
<b>Pets</b>	One common household pet (dog, cat, bird, fish). Dogs less than 20 pounds. Pet security deposit (\$300) required.
<b>Contact</b>	(607) 723-7875 * Fax (607) 723-6672 Office Hours: Monday – Friday 7:30 a.m. – 4 p.m.

## 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. Check with management about income limits.
<b>Rates</b>	Check with management.
<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 wheelchair accessible and the interiors of two units are fully accessible. ALL units are adaptable. On-site laundry facilities, indoor mail delivery, elevator service, community room and secured entry system. Community Room on site with weekly activities.
<b>Pets</b>	One small dog/ one cat allowed; pet deposit required.
<b>Contact</b>	Call (607) 775-1490 for an application. Fax (607) 775-2083 Office hours: Tuesday, Wednesday, & Thursday, 7 a.m. to 1 p.m. Applications online: <a href="http://conklinseniorhousing.com/">http://conklinseniorhousing.com/</a>

## Deposit Area

### Meadow Park Apartments, LLC

85 Fair Street, Deposit, NY 13754

<b>Units</b>	40 One-bedroom units; 26 Two-bedroom units; 12 Three-bedroom; 4 Four-bedroom units; The 2-, 3- and 4-bedroom units must qualify with a family of two or more.
<b>Serves</b>	One-bedroom units serve individuals 62 and older and those who have a disability age 50-61 or older. Includes units designed with handicap accessible 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>Utilities</b>	Utility allowance is included in calculating subsidized rents. Residents pay for their own utilities. All utilities are electric.
<b>Waiting list</b>	Varies. Call office for more information.
<b>Note</b>	All units come with appliances. All 1 bedroom are ground floor level with private ramped entrances and emergency pull cords. Community center with TV/Cable. Monthly events such as card/board games, puzzles, bingo, local musicians, crafting, and holiday parties.
<b>Pets</b>	Seniors living in a 1-bedroom unit are authorized 1 companion animal. 2, 3, 4-bedroom units have a “no pet” policy. Individuals with disabilities needing assistance animals must request and be approved for a Reasonable Accommodation prior to bringing assistance animals on the property.
<b>Contact</b>	Tamera May-Conklin (607) 235-0722 * Fax (607) 235-0719 Meadow Park Apartments, LLC is owned and managed by Capital Reality Group

## Endicott and Endwell Area

### Cardinal Cove Apartments

7 Cove Ave, Endicott, NY 13760

<b>Units</b>	12 - 1 Bedroom units, 26 - 2 Bedroom units; 12 – 3 Bedroom units
<b>Serves</b>	Low-income individuals of any age whose income does not exceed 60% of the area’s median income.
<b>Rates</b>	1 BR (yearly income below \$28,450); 2 BR (yearly income below \$32,500). Call management for more information. Accepts Section 8 Housing Subsidy.
<b>Utilities</b>	Tenant Pays.
<b>Waiting list</b>	Varies. Check with management.
<b>Note</b>	On bus lines. Community laundry room and hookups are available in the apartments. Closet and storage spaces throughout. Community playground. 24-hour maintenance. Patios. Parking. Trash and snow removal. Non smoking community.
<b>Pets</b>	Pets are permitted subject to certain size restrictions less than 25 lbs.
<b>Contact</b>	Phone (800) 838-0441 or (607) 239-4308; Fax (607) 723-8980 Office Hours: Monday through Friday from 11 a.m. to 3 p.m. Mailing address: 7 Cove Avenue, Endicott, NY 13760 Website: <a href="http://www.cardinalcoveny.com">www.cardinalcoveny.com</a>

## Carolyn Arms Apartment– The SEPP Group

405-407 West Main Street, Endicott, NY 13760

<b>Units</b>	25- One-bedroom apartments, 1 - Two-bedroom apartment
<b>Serves</b>	18 and older
<b>Rates</b>	Please inquire with property about rates. Section 8 Rental Assistance Vouchers accepted
<b>Utilities</b>	Residents pay for heat and electric. (Municipal)
<b>Waiting list</b>	Varies. Check with management.
<b>Note</b>	Covered parking. On a bus route. On site laundry.
<b>Pets</b>	Check with management.
<b>Contact</b>	(607) 754-7979 * TDD 607-677-0080* Fax (877) 200-5572 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>

## Endicott Square

23 Jackson Avenue, Endicott, NY 13760

<b>Units</b>	43 One-bedroom apartments; 3 Two-bedroom apartments 7 units are fully accessible for people with a mobility impairment and 3 are adapted for persons who have a hearing/vision impairment
<b>Serves</b>	Individuals and families who are income eligible. Check with management.
<b>Rates</b>	1 Bedrooms range from \$600-\$750 depending on income; 2 Bedrooms \$710
<b>Utilities</b>	Residents pay utilities.
<b>Waiting list</b>	Varies, check with management.
<b>Note</b>	Access to laundry facility, storage, and off-street parking. Community gathering rooms.
<b>Pets</b>	No pets allowed, animals accepted with doctor's reasonable accommodation for medical necessity.
<b>Contact</b>	Phone: 607-757-2549   Fax: 607-757-2601 Manager— Anthony Putrino; <a href="mailto:aputrino@housingvisions.org">aputrino@housingvisions.org</a> Website: <a href="http://www.housingvisions.org">www.housingvisions.org</a>

## 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 with a disability of any age.
<b>Rates</b>	Based on 30% of adjusted annual gross income (max. yearly gross income limits: 1 person \$42,950; 2 people \$49,100). Rent is HUD Section 8 subsidized.
<b>Utilities</b>	Utility allowance is included. Residents pay own electric. Apartments are all electric.
<b>Waiting list</b>	Varies. Check with management.
<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 Shopper bus available. Convenient to stores, pharmacy, post office, on a bus line.
<b>Pets</b>	One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required
<b>Contact</b>	(607) 785-5223 TDD (607) 677-0080 * 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
<b>Rates</b>	Please inquire with property on income limits.
<b>Utilities</b>	Heat and hot water are included in rent. Tenant pays own electric.
<b>Waiting list</b>	Varies. Check with management.
<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.
<b>Pets</b>	Check with management.
<b>Contact</b>	(607) 754-0579 * TDD 607-677-0080* 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

<b>Units</b>	24 units: 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 at 60% of the area's median income (max. yearly gross income: one person \$34,140 two people \$39,000). The rest of the units are rented at 50% of the area's median income (max. yearly gross income: 1 person \$28,450, 2 people \$32,500, 3 people \$36,550 4 people \$40,600, 5 people \$43,850, 6 people \$47,100). One-bedroom apartments tend to be reserved older adults.
<b>Rates</b>	One-bedroom \$645. Two-bedroom \$819. Three-bedroom \$953
<b>Utilities</b>	Apartments are heated by propane; heat and hot water is included in rent. Tenant pays own electric.
<b>Waiting list</b>	Varies– Check with management for apartment availability.
<b>Note</b>	No smoking allowed. 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>	1 pet per household. Must meet Pet Policy requirements
<b>Contact</b>	Office Hours – Monday - Friday, 8 a.m. – 2 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

### Fairmont Park Apartments– The SEPP Group

12a Oak Street, Johnson City, NY 13790

<b>Units</b>	17 Two-bedroom apartments. 17 Three-bedroom apartments 7 Fully accessible
<b>Serves</b>	Open to all families who meet income requirements.
<b>Rates</b>	Please inquire with property for rates and income limits.
<b>Utilities</b>	Residents pay own electric and heat. Energy Efficient or equivalent appliances. Washer and dryer hook ups.
<b>Waiting list</b>	24-hour maintenance service, lawn care, snow removal, experienced management, and off-street parking. Peaceful community on bus line and close to shopping.
<b>Note</b>	Varies. Check with management.
<b>Pets</b>	Check with management.
<b>Contact</b>	Telephone:(607) 239-4308 * TDD 607-677-0080* Fax (607) 239-4875 Website: <a href="http://www.fairmontparkapt.com">www.fairmontparkapt.com</a>

### 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>	Residents must meet income guidelines. Max. yearly gross income: one person \$35,880; two people \$40,980. Accepts Section 8 housing vouchers
<b>Utilities</b>	Varies - check with the management. Minimum 1-year wait.
<b>Waiting list</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>	One pet per apartment. Pet must be under 25 pounds.
<b>Contact</b>	Office hours: Monday, Wednesday, Friday, 8 a.m. – 4 p.m. (607) 217-7332; TDD (607) 677-0080 Fax (607) 217-7336 Website: <a href="http://www.seppinc.com/">http://www.seppinc.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. Check with management.
<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. Office for Aging Shopper bus available for tenants. Community room, social events.
<b>Pets</b>	One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required.
<b>Contact</b>	(607) 797-8862 * TDD 607-677-0080* Fax 607-797-0463 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>

## 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 wheelchair accessible and the interiors of two units are fully accessible.
<b>Serves</b>	62 years and older and those with a physical disability of any age with incomes at or below 60% of area's median. Maximum yearly gross income: one person \$26,850; two people \$30,700.
<b>Rates</b>	30% of adjusted gross annual income. Check with management.
<b>Utilities</b>	Heat/ air conditioning and hot water, sewer, 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, community room, secured entryway, and central air. Parking available.
<b>Pets</b>	Small dog or cat allowed - one per apartment.
<b>Contact</b>	Community room on site as well as a social committee to plan events.
	Call (607) 775-1656 for an application. Fax (607) 775-1659 Office hours: Tuesday -Thursday 2p.m.- 4pm; Friday 9am-1pm Applications are available 24-hours a day in the foyer.

## Vestal Area

### Vestal Pines Apartments, LLC

2030 State Route 26 South, 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 income limite: 1 person \$28,450 and 2 people \$32,500 Rented for \$451/month. 16 one-bedroom units income limits: 1 person \$34,140 and 2 people \$39,000. Rented for \$451/month. 4 two-bedroom units income limits: 2 people \$39,000. Rented for \$558/month.
<b>Utilities</b>	Gas is included in rent. Tenant pays electric.
<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>Contact</b>	Amanda Day-Heath, Rental Coordinator; Heather Stevenson/Rental Assistant (607) 772-2850; Fax (607) 231-2819 Office hours Monday - Friday 8:30 am to 4:30 pm

### Vestal Chateau

2040 State Route 26 South, Vestal, NY 13850  
 C/O First Ward Action Council, Inc.  
 167 Clinton Street, Binghamton, NY 13905

<b>Units</b>	Building one: 20 One-bedroom apartments, 4 Two-bedroom apartments Building two-6 Two-bedroom apartments
<b>Serves</b>	Building one-Low income Seniors 55 or Older Building two-Multigenerational Families
<b>Rates</b>	9 one-bedroom units income limite: 1 person \$15,250 and 2 people \$29,280 Rented for \$529/month. 11 one-bedroom units income limits: 1 person \$18,250 and 2 people \$35,040. Rented for \$649/month. 4 two-bedroom units income limits: 2 people \$18,375 and 4 people \$35,280. Rented for \$632/month. 6 two-bedroom units income limits: 2 people \$21,750 and 4 people \$41,760. Rented for \$768/month.
<b>Utilities</b>	Heat, water and sewer included. Tenant pays electric.
<b>Waiting list</b>	Yes – check with management.
<b>Note</b>	Modern kitchen, bath, and heating systems. Accessible Units available and accommodations and modifications may be requested.
<b>Pets</b>	Small dogs/cats. All pets must be approved by landlord.

<b>Contact</b>	Amanda Day-Heath, Rental Coordinator; Heather Stevenson/Rental Assistant (607) 772-2850; Fax (607) 231-2819 Office hours Monday - Friday 8:30 am to 4:30 pm
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## Whitney Point Area

### 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 those with a disability at any age.
<b>Rates</b>	30% of adjusted gross income. Max. yearly gross income: one-person low end \$16,100; High end, \$42,950 , Rent is NYS Subsidized.
<b>Utilities</b>	Residents pay own electric (utility allowance offered). Apartments are all electric.
<b>Waiting list</b>	Varies - check with management.
<b>Note</b>	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. Northern Broome Senior Center located next door (social events, congregate dining). Tenant association in the building.
<b>Pets</b>	Check with management.
<b>Contact</b>	(607) 692-2609 * TDD 607-677-0080* Fax (607) 692-7573 Website: <a href="http://www.seppinc.com/">http://www.seppinc.com/</a>

## Windsor Area

### Windsor Woods – The SEPP Group

49 Grove Street, Windsor, NY 13865

<b>Units</b>	24 One-bedroom apartments
<b>Serves</b>	Individuals 62 or older, those with a disability at any age.
<b>Rates</b>	30% of adjusted gross income. Rent is NYS and federally subsidized. Please inquire with property on income limits.
<b>Utilities</b>	Hot water and heat included in rent. Utility allowance.
<b>Waiting list</b>	Varies - check with management.
<b>Note</b>	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.
<b>Pets</b>	Check with management.
<b>Contact</b>	(607) 655-4191 * TDD 607-677-0080* Fax (607) 655-5752 <a href="http://www.seppinc.com">www.seppinc.com</a> 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 individuals 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 \$28,450 for one person, \$32,500 for two people, \$36,550 for three people, \$40,600 for four 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. Applications can be picked up at the Town of Union Planning Department, 3111 East Main Street in Endwell (Monday through Friday between 8AM and 4PM). Call (607) 786-2985 for further information and to inquire if this program is opened.