

Senior Apartment Housing Guide

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



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Binghamton Area

ABC Housing Development Fund Corporation

One Hundred Chenango Place, Binghamton, NY 13901

Units	56	Studio apartments
	87	One-bedroom
	1	Security/staff apartments
Serves	Individuals 62 or older and those who are physically disabled and/or handicapped of any age. Residents must meet income guidelines.	
Rates	Rent subsidies available based on 30% of yearly gross income less a percentage of “out of pocket” medical expenses. Max. yearly gross income: 1 person \$33,850, 2 people \$38,650. Call for more information	
Utilities	All utilities included in rent, with exception of cable & telephone	
Waiting list	Varies. Check with management.	
Contact	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: ABCHousing@crmrentalmgmt.com	
Note	Laundry on each floor; convenient to stores, pharmacies, restaurants, bus line; shopper bus twice a week	
Pets	One dog/cat allowed (not more than 20 pounds); pet deposit	
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 (ceiling for rent is \$415) One-bedroom - \$415; Two-bedroom - \$450; Three-bedroom - \$475	
Utilities	All utilities included in rent	
Note	Crime prevention, safety, and security programs. Residents eligible for credit union membership. Stove & refrigerator provided. Laundry facility on site.	
Waiting list	Varies. Check with management.	
Contact	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

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

East Hills Senior Housing

50 East Clapham Street, Binghamton, NY 13904

An Opportunities for Broome, Inc. Property

Units	28	One-bedroom apartments
	4	Two-bedroom apartments
Serves	Low-income seniors 55 years of age and above and handicapped individuals of any age.	
Rates	Rental rates are based on income, 60% of units are at or below 50% (max. income \$21,350/person) median income, 40% of units are at or below 60% (max. income \$25,620/person) median income. Please call for information.	
Waiting list	Varies. Check with management.	
Utilities	Heat and hot water are included in all units. Residents pay their own electric. Air conditioning.	
Note	Each unit is spacious and quiet with plenty of closet space and beautiful views. All apartments are 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.	
Pets	Small pets allowed	
Social Life	Tenant Association; Community room; Social events	
Contact	Justin Roberts, Project Manager, (607) 723-6493 – Fax number is the same; call ahead before faxing. Website: http://www.ofbonline.org/	

First Ward Action Council Housing Program

167 Clinton Street, Binghamton, NY 13905-2252

Units	First Ward Action Council has a number of 1, 2, 3, & 4 bedroom units throughout the First Ward area.
Serves	Low-income seniors, families and the handicapped that meet the income guidelines. The majority of the units are rented between 30-80% of the area's median income (max. yearly gross income for one person \$21,350; two people \$24,400). There are a few however that are rented at 60% of the median income (max. yearly gross income for one person \$25,620 and two people \$29,280).
Rates	Rent varies. Affordable units for income eligible persons.
Utilities	Not included in the rent.
Waiting List	Varies. Check with management.
Note	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.
Contact	Reception (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m. Website: http://www.firstwardaction.org/



Good Shepherd – Fairview Home, Inc.

80 Fairview Avenue, Binghamton, NY 13904

Units	40	Apartments – 26 standard 1bedroom apartments, 8 large 1 bedroom apartments, 2 large 1 bedroom apartments with dinette, and 4 two bedroom apartments.
Serves		Individuals 62 and older.
Rates		Private pay only.
		Standard one-bedroom \$ 1,455 per month
		Large one-bedroom 1,605 per month
		Large One-bedroom w/dinette 1,720 per month
		Two-bedroom Apartment 1,850 per month
Waiting List		Varies. Check with management.
Utilities		Includes heat, electric, air conditioning and cable TV.
Note		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.
Social Life		Social/therapeutic programs and events
Pets		No pets allowed, but there is a visiting pets program.
Contact		Jennifer Andrade (607) 724-2477 * Fax (607) 723-4724 e-mail addresses: jandrade@gsfhome.org Website: www.gsfhome.com



Hamilton House Apartments – The SEPP Group

16 St. John Avenue, Binghamton, NY 13905

Units	34 One-bedroom apartments 3 Two-bedroom apartments
Serves	100% of units must be rented to age 55 or older.
Rates	60% of units are rented to 50% below median (max. yearly gross income for one person \$21,350; \$24,400 for two people) 40% of units are rented to 60% below median (max. yearly gross income for one person \$25,620 and two people \$29,280) Rents are between 30 to 48% of gross monthly income. Section 8 vouchers accepted.
Utilities	Heat and hot water included in rents. 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, Lourdes hospital
Social Life	Tenant association; Social events
Pets	One fur-bearing pet per apartment. Dogs less than 25 pounds. Pet deposit.
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

Units	12 One-bedroom apartments
Serves	Very low and lower income elderly and handicapped
Rates	Affordable rates – please call the office for more information
Utilities	Electric & utility allowance
Waiting list	Varies. Check with management.
Contact	Office, (607) 772-6766 * Fax (607) 722-8912. Website: http://www.metrointerfaith.org/index.html
Special Services	Metro Interfaith Licensed Home Care Agency. <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>
Pets	Dog/cat up to 20 pounds; Pet deposit
Note	Shopper bus available to tenants at Metro Plaza Apartments (110 Chenango Street); Off street parking; Congregate dining available at Metro Plaza Apartments
Social Life	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 1395

C/O First Ward Action Council, Inc.

167 Clinton Street. Binghamton, NY 13905

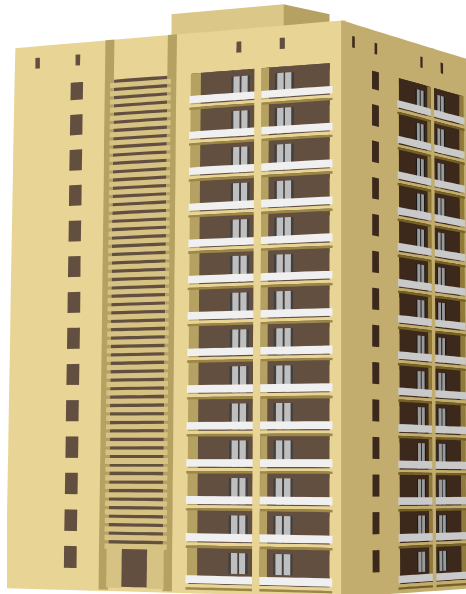
Units	8	One-bedroom apartments.
	3	Two-bedroom apartments
	2	Three-bedroom apartments
Serves		Low-income families and individuals.
Rates		2 one-bedroom units are rented at 30% of the areas median income. Income cannot exceed: one person \$12,690; two people \$14,520 \$175 a month
		6 one-bedroom units are rented at 50% of the areas median income Income cannot exceed: one person \$21,350 and two people \$24,400 \$299 a month
		3 two-bedroom units are rented at 60% of the areas median income Income cannot exceed: two people \$29,280 and three people \$32,940 \$340 a month
		2 three-bedroom units are rented at 60% of the areas median income. Income cannot exceed: three people \$32,940 and four people \$36,600 \$477 a month
Utilities		Tenants pay gas and electric.
Note		Convenient to stores, pharmacies, bus lines.
Pets		Small animals allowed but no dogs.
Contact		Reception: 772-2850; Fax 231-2819 Office hours Monday through Friday 8:30 am to 4:30 pm Website: http://www.firstwardaction.org/



HTF Metro

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

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



Lincoln Court Apartments – Metro Interfaith Inc.

21 New Street, Binghamton, NY 13903

Units	45 One-bedroom apartments
Serves	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
Rates	Based on 30% of total yearly gross income less a percentage of “out of pocket” medical expenses. The maximum gross yearly income limit: one person \$21,350; two people \$24,400
Utilities	Residents pay own electric. HUD utility allowance is included
Note	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.
Waiting list	Varies. Check with management.
Contact	Office (607) 772-6766 8 Fax (607) 722-8912. Website: http://www.metrointerfaith.org/index.html
Special Services	Metro Interfaith Licensed Home Care Agency. <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>
Pets	One dog/cat up to 20 pounds; Pet security deposit
Note	Off street tenant and visitors parking; Shopper bus; Congregate dining available; Convenient to stores, pharmacies, hospital, bus lines.
Social Life	Tenant association; social events; community room



Metro Plaza Apartments

110 Chenango Street, Binghamton, NY 13901

Units	150 One-bedroom apartments
Serves	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
Rates	Based on 30% of yearly gross income less a percentage of “out of pocket” medical expenses. Max. yearly gross income: one person \$34,200; two people \$39,050
Waiting list	Varies. Check with management.
Utilities	Residents pay own electric. HUD utility allowance is included. Apartment is all electric.
Note	<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 & internet; grocery store; library; community room; lounge; hot meals served at noon every day; green house; intercom entry system; off street parking & 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>
Pets	1 pet per unit (up to 20 pounds); Pet security deposit
Social Life	Tenant Association, Social events
Contact	Office (607) 772-6368 * Fax (607) 723-9602 Website: http://www.metrointerfaith.org/index.html
Special Services	Metro Interfaith Licensed Home Care Agency. <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

Units	100	One-bedroom apartments (North Shore Towers)
	72	Efficiency apartments (North Shore Towers)
	50	One-bedroom apartments located in village setting with common park grounds (North Shore Village). Six are first floor wheelchair accessible with user friendly amenities.
Serves		Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
Rates		Based on 30% of monthly gross income. Rent may be adjusted if client is paying out of pocket for medical expenses. Check with management for most current income limits.
Utilities		All utilities included in rent.
Waiting list		Varies. Check with management.
Note		Stove and refrigerator provided. There is an Adult Social Day Care Program and an Enriched Living Program at 24 Isbell; both are run by the Broome County Office for Aging. Cable TV available for \$15.00 a month. Podiatrist visits monthly (private pay /insurance). Beauty Parlor (self-pay), 24-hour emergency call button, Binghamton Housing Association Resident Credit Union, and laundry facility on site. Convenient to stores, bus lines, pharmacies, hospitals. Congregate dining available at North Shore Towers Senior Center.
Pets		One cat/dog per apartment (dogs less than 20 pounds); Pet security deposit
Social Life		North Shore Towers Senior Center on site, Active Tenant Association; Community room
Contact		Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031

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Saratoga Apartments – Binghamton Housing Authority

Felters Road, Binghamton, NY 13903

Units	34 One-bedroom apartments
Serves	Individuals and couples
Rates	Based on 30% of yearly gross income. Check with management for current income limits.
Waiting List	Varies. Check with management.
Utilities	All utilities included in rent
Note	Stove and refrigerator provided. Laundry facility on site. Counseling for independent living skills. Crime prevention, safety and security programs. Residents eligible for credit union membership. On a bus line.
Pets	One cat/dog (dogs less than 20 pounds)
Contact	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 School House serves only low-income seniors 55 or older.
Six one-bedroom units are rented at 50% of the area's median income: one person \$21,350. two people \$24, 400.
Four one-bedroom units are rented at 60% of the area's median income: one person \$25,620, two people \$29,280.
3 two-bedroom units are rented at 60% of the area's median income for 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

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

Stratmill Brook Apartments

104 Victoria Drive, Binghamton, NY 13904

Units	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.	
Serves	55 years and older who have incomes at or below 60% of the area median income for Broome County. Maximum gross yearly income: \$25,620 one person; \$29,280 two people.	
Rates	\$400 to \$430 per month for one-bedroom \$490 per month for two bedroom	
Utilities	Heat and hot water, garbage collection and snow removal are included in rent.	
Waiting List	Varies. Check with management.	
Note	On-site laundry facilities, indoor mail delivery, elevator service, and community room and secured entry system. Ample parking.	
Pets	One small dog or cat per apartment.	
Social Life	Community room	
Contact	Office (607) 775-3421 for an application Fax (607) 775-3451 (Tuesday & Thursday 8 a.m. to 4:30 p.m.) Applications are available 24 hours a day in the foyer.	

Valley View Apartments at Kirkwood

26 South Woodhill Ave, Binghamton, NY 13904

Units	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.
Serves		62 Years and older and those who are physically disabled of any age, who have incomes at or below 60% of area median. Maximum yearly gross income: one person \$25,620; two people \$29,280.
Rates		30% of adjusted gross annual income.
Utilities		Heat and hot water, garbage collection, and snow removal are included in rent.
Waiting List		Varies. Check with management.
Note		On-site laundry facility, indoor mail delivery, elevator service, and community room, secured entry system, and central air. Parking available.
Pets		Small dog or cat allowed one per apartment.
Social Life		Community Room on site
Contact		Call (607) 775-1656 for an application. Fax (607) 775-1659 Office hours: Wednesday 8 a.m. to 4:30 p.m. & Friday 8 to noon. Applications are available 24-hours a day in the foyer.

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 \$34,200; and for two people \$33,050.
Waiting list		Varies. Check with management.
Social Life		Tenant Association; Community Room
Note		Convenient to stores, pharmacies, hospitals. Off street tenant parking. Laundry facilities. Shopper bus available.
Pets		One common household pet (dog, cat, bird, fish). Dogs less than 20 pounds. Pet security deposit.
Contact		(607) 723-7875 * Fax (607) 723-6672 Office Hours: Monday – Friday 8:30 a.m. – 4 p.m. www.woodburncourt1.com

Conklin Area

Conklin Senior Apartments

1095 Conklin Road, Conklin, NY 13748

Units	22	One-bedroom apartments
	2	Two-bedroom apartments
Serves	55 Years and older who have incomes at or below 60% of the area median income for Broome County. Maximum yearly gross income: One person \$25,620; Two people \$29,280	
Rates	One-bedroom \$400; \$420 Two-bedroom \$485; \$500	
Utilities	Heat and hot water, garbage collection, snow removal and central AC are included in rent.	
Waiting List	Varies. Check with management.	
Note	Building is 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.	
Pets	Small dog/cat allowed; Pet deposit	
Social Life	Community Room on site	
Contact	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.	



Deposit Area

Meadow Park Apartments, LLC

85 Fair Street, Deposit, NY 13754

Units	40	one bedroom units
	25	two bedroom units
	12	three bedroom
	4	four bedroom units
Serves		One bedroom units serve individuals 62 and older and those who are handicapped or disabled. Includes units designed with special features. Equal Housing Opportunity
Rates		Rent subsidies available based on 30% of yearly gross income less a percentage of “out of pocket” medical expenses. Contact office for more information.
Waiting list		Varies. Call office for more info.
Utilities		Utility allowance is included in calculating subsidized rents. Residents pay own electric. Apartments are all electric.
Note		1 and 2 bedrooms come with appliances. All 1 bedrooms are ground floor level with private ramped entrances and emergency pull cords.
Pets		“No pet” policy with reasonable accommodation for the elderly and disabled.
Social Life		Social event (monthly lunch); Community center with TV/VCR, computer. Center can be used by tenants for their own personal functions i.e. birthday parties, anniversaries.
Contact		Kathy Cutting (607) 235-0722 * Fax (607) 235-0719 (Monday – Friday 8 a.m. to 3:30 p.m.) Meadow Park Apartments, LLC is owned and managed by Capital Reality Group



Endicott and Endwell Area

Good Shepherd Village at Endwell

32 Village Drive, Endwell, NY 13760

Units	154 Apartment homes and Cottage homes.
Serves	Individuals 62 and older
Rates	There is a one time entrance fee and a monthly fee. The monthly fee includes dining account credit per month to be used at any dining venue. (Starting entrance fee \$116,100 and starting monthly fee \$2,132). Call management for more information
Waiting list	Varies. Check with management.
Utilities	Heat, electric, air conditioning, cable and internet.
Note	The following services are also included in the monthly service fee: Trash removal, snow removal, interior/exterior maintenance, flexible dining program, necessary maintenance and repairs in the living unit, including appliance repair/replacement. Twice monthly housekeeping, grounds maintenance and landscaping, emergency notification system, scheduled transportation to local shopping areas and physician offices, and priority access to Good Shepherd Village at Endwell's Assisted Living and Skilled Nursing Unites on a fee-for-service basis.
Pets	Pets are allowed.
Social Life	Access to on-site wellness/fitness center and indoor swimming pool, scheduled entertainment events.
Contact	MaryKay McKinney, Director of Sales and Marketing Email: mkmckinney@gsvillage.org Phone (607)757-3100 Fax (607)757-3101



Ideal Senior Living Center

508 High Avenue, Endicott, NY 13760

Units	33	One and two-bedroom independent apartments
Serves		Individuals 65 or older
Rates		Apartments Per month
		One-bedroom – one person \$1,765
		two people 1,985
		Two-bedroom – one person 2,348
		two people 2,729
Utilities		All utilities are included in rent. (except telephone)
Note		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.
Waiting list		Varies. Check with management.
Contact		Admissions (607) 786-7300 Fax (607) 786-7496

Marian Apartments – The SEPP Group

701 Hooper Road, Endwell, NY 13760

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

Nichols Notch Apartments - The SEPP Group

301 – 401 Hayes Avenue, Endicott, NY 13760

Units	57 One-bedroom apartments
Serves	55 years of age and older Income eligibility – at or below 60% of area median income.
Rates	Rents are between 30 to 48% of gross monthly income (Maximum yearly gross income: one person \$25,620; two people \$ 29,280). Section 8 Housing vouchers are accepted.
Waiting list	Varies. Check with management.
Utilities	Heat and hot water are included in rent. Tenant pays own electric.
Note	Apartments are carpeted and appliances are furnished. Secured entry system and 24-hour on call maintenance emergency number available. Elevator, community room, and coin operated laundry facilities on all floors. Off street tenant parking. Convenient to stores, pharmacies, hospitals. Shopper bus available to tenants.
Pets	One cat/dog (weight limit); Pet security deposit
Social Life	Tenant Association; community room; social event
Contact	(607) 754-0579 * TDD (607) 723-0438 * Fax (607) 754-5859 Website: http://www.seppinc.com/



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 median income (Maximum yearly gross income: one person \$25,620, two people \$29,280) The rest of the units are rented at 50% of the median income (Maximum yearly gross income: 1 person \$21,350, 2 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.	
Rates	One-bedroom \$417	Two-bedroom \$479 Three-bedroom \$558
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

Units	60	One-bedroom apartments
Serves	Individuals 55 years of age and older.	
Rates	30% to 48% of gross income. Residents must meet income guidelines; (Maximum yearly gross income: one person \$25,620; two people \$29,280).	
Waiting list	Varies. Check with the management.	
Utilities	Heat and hot water are included in rent. Tenant pays own electric.	
Note	On a bus line. Convenient to stores, restaurants, pharmacy & hospital. 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	
Pets	1 fur bearing animal per apartment (dogs less than 25 pounds); Pet deposit	
Social Life	Tenant Association; On-site events for residents	
Contact	(607) 217-7332; TDD (607) 723-0438; Fax (607) 217-7336 Website: http://www.seppinc.com/	



United Methodist Homes - Hilltop Campus

286 Deyo Hill Road, Johnson City, NY 13790

Units		Per month
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)
Serves	Individuals 65 or older	
Rates	See above	
Waiting list	Varies. Check with the management.	
Utilities	Includes all utilities except telephone	
Note	Housekeeping, emergency call system, case management consultation, personal laundry facilities, elegant dining room, scheduled transportation, routine maintenance, basic cable TV, chaplain services, relaxed leisure time recreation, mail service and parking available. Additional services available such as the wellness center, are tailored to meet individual needs.	
Contact	Teresa Felter, Residential Services; Email: tfelter@umhwc.org (607) 729-2305 * Fax (607) 729-2311 Website: http://www.unitedmethodisthomes.org	



Riverview Apartments for Seniors

(Located behind Susquehanna Nursing Home)

270 Riverside Drive, Johnson City, NY 13790

Units	8	Standard one-bedroom apartments
	4	Deluxe one-bedroom apartments
Serves	Individuals age 55 or older.	
Rates	Standard one-bedroom - \$589 per month Deluxe one-bedroom - \$890 per month	
Waiting list	Varies. Check with management.	
Utilities	Residents pay own electric. 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.	
Note	Includes monthly housekeeping, maintenance, activities, transportation to mall and grocery store once per week, laundry facilities available. Services available for purchase include meals, laundry services and additional housekeeping. Apartments all on one level. Physical, Occupational & Speech therapy can be provided under doctor's orders.	
Contact	Apartment Manager (607) 729-9206 Ext.-107 * Fax (607) 231-0340 www.susnursing.com	

Wells Apartments – The SEPP Group

299 Floral Avenue, Johnson City, NY 13790

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

Vestal Area

The Hearth at Castle Gardens

1715 Castle Gardens Road, Vestal, NY 13850

Units	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	
Serves		Individuals 55 or older	
Rates		Varies	
Waiting list		Varies. Check with management	
Utilities		Includes heat, electric, air conditioning, water and trash removal. Full kitchens in all apartments except suites; laundry facilities included.	
Note		Provides 4 levels of care: Independent Living: Continental breakfast and evening meal, emergency call bell system and 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. Licensed Enriched Housing: Three meals a day, weekly laundry and housekeeping service, health care monitoring, assistance with bathing, dressing, monitoring of prescribed medication, emergency call bell system, safety checks daily and at night, and case management services. Plan of care specific to resident's needs. Keepsake Village Suites: Single suites with specialized care for individuals with Alzheimer's disease and/or related dementias. Three meals a day, laundry and housekeeping service, health care monitoring, assistance with bathing, dressing, monitoring of prescribed medication, private bathrooms and wander-guard system on doors. Plan of care specific to resident's needs. Additional Services: Licensed home care agency; Provides aide and nursing services to residents. Plan of care specific to resident's needs.	
Contact		Ellen Wood, Executive Director Chris Lindstrom, Director of Community Relations (607) 748-5700 * Fax (607) 748-1079 Office hours daily 9 a.m. to 5:30 p.m. www.thehearth.net	

Vestal Pines Apartments, LLC

2030 NYS Route 26, Vestal, NY 13850

C/O First Ward Action Council, Inc.

167 Clinton Street, Binghamton, NY 13905

Units 20 One-bedroom apartments
 4 Two-bedroom apartments

Serves Low-income seniors 55 or older.

Rates 4 one-bedroom units are rented at 50% of the area's median income.
Maximum yearly gross income: one person \$21,350 and two people \$24,400.

16 one-bedroom units are rented at 60% of the area's median income.
Maximum yearly gross income: one person \$25,620 and 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

Utilities Gas is included in rent.

Waiting List Varies. Check with management.

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

Pets Small dog/cat
Social Life Community Room available; Social events

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



Whitney Point Area

Whitney Point Apartments – The SEPP Group

10 Strongs Place, Whitney Point, NY 13862

Units	24 One-bedroom apartments
Serves	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
Rates	30% of adjusted gross income. Maximum yearly gross income: one person \$21,350; two people \$24,400. 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 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.
Pets	One pet per family (dogs under 35 pounds with up-to-date shots)
Social Life	Northern Broome Senior Center located next door (social events, congregate dining); Tenant association in the building.
Contact	(607) 692-2609 * TDD (607) 724-0438 * Fax (607) 692-7573 Website: http://www.seppinc.com/



Windsor Area

Windsor Woods – The SEPP Group

49 Grove Street, Windsor, NY 13865

- Units** 24 One-bedroom apartments
- Serves** Individuals 62 or older and those who are disabled and/or handicapped of any age.
- Rates** 30% of adjusted gross income. Rent is NYS and federally subsidized. Maximum yearly gross income: one person \$25,620; 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 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 4th 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.

