

Senior Apartment Housing Guide

This guidebook contains brief descriptions of 32 senior apartment options in Broome County and the Housing and Urban Development (HUD) Rental Assistance Program for the City of Binghamton, Town of Union, and Deposit Area



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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		\$358 - \$439 per month for 1 bedroom \$316 387 per month for efficiency Rent subsidies available based on 30% of yearly gross income less a percentage of "out of pocket" medical expenses. Call for more information.
Utilities		All utilities included in rent, with exception of cable & telephone
Waiting list		2 to 4 months for Studio; 6 to 12 Months for one bedroom
Contact		Judy Coolbaugh – (607) 723-5479 * Fax (607) 723-5470 Office Hours – Monday through Friday 8 a.m. to 4 p.m. CRM Rental Management, Inc. – on-site management.

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		9 months to 1 year
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		\$350 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



East Hills Senior Housing

50 East Clapham Street, Binghamton, NY 13904

An Opportunities for Broome, Inc. Property

Units	28 4	One-bedroom apartments 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% median income, 40% of units are at or below 60% median income. Please call for information.
Waiting list		Currently being complied.
Utilities		Heat and hot water are included in all units. Residents pay their own electric.
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.
Contact		Kim Mitchell, Project Manager, (607) 723-1863 – Fax number is the same; call ahead before faxing.

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 at 50% of the area's median income; 1 Person \$20,500 and 2 people \$23,450. There are a few however that are rented at 60% of the median income; 1 person \$24,600 and 2 people \$28,140.
Rates	Rent varies. Affordable units for income eligible persons.
Utilities	Not included in the rent.
Waiting List	Apartment availability discussed at completion of application.
Note	Some apartment buildings have on-site laundry. Some units have washer & dryer hook-ups available.
Contact	Lori Sedlock (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.



Good Shepherd – Fairview Home, Inc.

80 Fairview Avenue, Binghamton, NY 13904

Units	39	Apartments
Serves		Individuals 62 and older.
Rates		Private pay only.
		Standard one-bedroom \$ 1,375 per month
		Large one-bedroom 1,515 per month
		Large One-bedroom w/dinette 1,625 per month
		Two-bedroom Apartment 1,745 per month
Waiting List		Varies
Utilities		Includes heat, electric, air conditioning and cable TV.
Note		Additional contracted services, such as telephone, meals and housekeeping are available for an additional fee.
		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, religious services and programs, routine maintenance, mail service, and social/therapeutic programs and events.
		A coin operated laundry, beauty salon, and gift shop is available on the premises.
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 40% of units are rented to 60% below median
		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.
Waiting List		6 months to 3 years depending on income
Contact		Teresa Goetz (607) 724-6102 * TDD (607) 723-0438 * Fax (607) 724-6201

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
Contact		Office, (607) 772-6766 * Fax (607) 723-9602
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>

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: 1 person \$12,300 and 2 people \$14,070 \$175 a month 6 one-bedroom units are rented at 50% of the areas median income Income cannot exceed: 1 person 20,500 and 2 people \$23,450 \$299 a month 3 two-bedroom units are rented at 60% of the areas median income Income cannot exceed: 2 people \$28,140 and 3 people \$31,620 \$340 a month 2 three-bedroom units are rented at 60% of the areas median income. Income cannot exceed: 3 people \$31, 620 and 4 people \$35,160 \$477 a month
Utilities	Tenants pay gas and electric.
Contact	Lori Sedlock, 772-2850; Fax 231-2819 Office hours Monday through Friday 8:30 am to 4:30 pm



HTF Metro

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

Units	All one bedroom. Four apartments in 2 of the units and two apartments in one.
Serves	Very low income, elderly/handicapped/disabled
Rates	Affordable rates – please call office for more information
Utilities	Electric & Utility allowance
Waiting list	Varies
Contact	Office, (607) 772-6766 * Fax (607) 723-9602
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>

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 income changes yearly – call for updated limits.
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
Contact		Office (607) 772-6766 8 Fax (607) 723-9602
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>

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. The maximum income changes yearly – call for updated income limits.
Waiting list		Varies
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 <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.
Contact		Office (607) 772-6368 * Fax (607) 723-9602
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. One-bedroom is \$415
Utilities		All utilities included in rent
Waiting list		Efficiency apartments 0-3 months and one bedroom 3-9 months. The wait for wheelchair accessible apartments are longer
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 \$10.00 a month. Podiatrist visits monthly (private pay /insurance). Beauty Parlor (self-pay), 24-hour emergency call button, Office for Aging Senior Community Center, Active Tenant Association, Binghamton Housing Association Resident Credit Union, and laundry facility on site.
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. One-bedroom - \$415
Waiting List		9 months to 1 year
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.
Contact		Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031

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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: 1 person \$20,500 and 2 people \$23,450. Four one-bedroom units are rented at 60% of the area's median income: 1 person \$24,600 and 2 people \$28,140. 3 two-bedroom units are rented at 60% of the area's median income for 2 people \$28,140.
Rates		10 One-bedroom \$331 per month 3 Two-bedroom \$401 per month
Waiting list		Yes
Note		Fully equipped kitchens and on site laundry facilities. Indoor mail delivery. Elevator service. Spacious community room. Secured entryway system and ample parking, 24 hour emergency call system. Snow removal and property maintenance such as changing light bulbs.
Contact		Lori Sedlock (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.

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 -- \$1,670 per month One-bedroom with deck -- \$1,685 Two-bedroom w/1 bath -- \$1,880; w/ 2 baths -- \$1,900
Waiting list		Varies
Utilities		All utilities included except telephone.
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 (607) 729-2305 * Fax (607)729-2311

Stratmill Brook Apartments

104 Victoria Drive, Binghamton, NY 13904

Units	32	28 One-bedroom apartments and 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. (\$24,600 one person; \$28,140 two people)
Rates		\$389 to \$419 per month for one-bedroom \$479 per month for two bedroom
Utilities		Heat and hot water, garbage collection and snow removal are included in rent.
Waiting List		Yes
Note		On-site laundry facilities, indoor mail delivery, elevator service, and community room and secured entry system.
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.

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 individual is \$32,850 and for two individuals \$37,500.
Waiting list		Varies
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 2	One-bedroom apartments Two-bedroom apartments
Serves		55 Years and older who have incomes at or below 60% of the area median income for Broome County One person \$24,600; Two people \$28,140
Rates		One-bedroom \$384; \$404 Two-bedroom \$472; \$490
Utilities		Heat and hot water, garbage collection, snow removal and central AC are included in rent.
Waiting List		Yes
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.
Contact		Call (607) 775-1490 for an application. Fax (607) 775-2083 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.

Deposit Area

Meadow Park Apartments, LLC

85 Fair Street, Deposit, NY 13754

Units	81	40 one bedroom units and 25 two bedroom units 12 three bedroom and 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		Subsidies available. Contact office for more information.
Waiting list		Small
Utilities		Utility allowance is included in calculating subsidized rents. Residents pay own electric. Apartments are all electric.
Note		No pet Policy. Community center with TV/VCR, computer. Center can be used by tenants for his/her own personal functions i.e. birthday parties, anniversaries. 1 & 2 bedrooms come with appliances. All 1 bedrooms are ground floor level with private ramped entrances and emergency pull cords.
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

Ideal Senior Living Center

508 High Avenue, Endicott, NY 13760

Units	33	One and two-bedroom independent apartments														
Serves		Individuals 65 or older														
Rates		<table><thead><tr><th>Apartments</th><th>Per month</th></tr></thead><tbody><tr><td>Small one-bedroom – one person</td><td>\$1,579</td></tr><tr><td>two people</td><td>1,742</td></tr><tr><td>Large one-bedroom – one person</td><td>1,866</td></tr><tr><td>two people</td><td>2,165</td></tr><tr><td>Two-bedroom – one person</td><td>2,236</td></tr><tr><td>Two people</td><td>2,599</td></tr></tbody></table>	Apartments	Per month	Small one-bedroom – one person	\$1,579	two people	1,742	Large one-bedroom – one person	1,866	two people	2,165	Two-bedroom – one person	2,236	Two people	2,599
Apartments	Per month															
Small one-bedroom – one person	\$1,579															
two people	1,742															
Large one-bedroom – one person	1,866															
two people	2,165															
Two-bedroom – one person	2,236															
Two people	2,599															
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 and barber shops and laundry are also included.														
Waiting list		Varies														
Contact		Patrice Palmer, RN Admissions Nurse (607) 786-7306 Brenda Killean 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. Rent is HUD Section 8 Subsidized.
Waiting list		1 to 2 years
Utilities		Utility allowance is included. Residents pay own electric. Apartments are all electric.
Note		Off-street parking. Resident advisor on staff. Computer learning center and enclosed sun room. 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.
Contact		Rebecca Murphy (607) 785-5223 TDD (607) 723-0438 * Fax (607) 785-5630

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. Section 8 Housing vouchers are accepted.
Waiting list		3 Months to 2 years depending on income
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.
Contact		Keith Miller (607) 754-0579 * TDD (607) 723-0438 * Fax (607) 754-5859

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; 1 person -- \$24,600; 2 people \$28,140. The rest of the units are rented at 50% of the median income; 1 person \$20,500 and 2 people \$23,450 (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 \$378 Two-bedroom \$434 Three-bedroom \$506

Utilities Apartments are heated by propane; heat and hot water is included in rent. Utility allowance covers 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.

Waiting List Yes – 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

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.	
Waiting list	6 months to 2 years depending on income	
Utilities	Heat and hot water are included in rent. Tenant pays own electric.	
Note	On bus line. Convenient to stores and restaurants. Resident Advisor on staff. Secured entry system: Community rooms; Coin operated laundry facilities; 24 hour on-call emergency maintenance.	
Contact	Teresa Goetz (607) 217-7332; TDD (607) 723-0438; Fax (607) 217-7336	



United Methodist Homes - Hilltop Campus

286 Deyo Hill Road, Johnson City, NY 13790

Units		Per month
76	Two-bedroom town houses (Highlands)	\$1,745 - 1,945 per month
16	Two-bedroom apartments (Sunset Heights)	\$1,665 per month (includes two meals per day and monthly housekeeping)
24	Efficiency apartments, one & two-bedroom suites and executive suites (Eastwood)	\$1,455 to \$1,900 and includes one meal a day and monthly housekeeping
67	Efficiency apartments, standard rooms, and two room combinations. (Hilltop Residential Living – Eastside)	\$1,425 to \$1,935 includes three meals per day and weekly housekeeping. (Residential living)
Serves	Individuals 65 or older	
Rates	See above	
Waiting list	Varies	
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 (607) 729-2305 * Fax (607) 729-2311	



Riverview Apartments for Seniors

(Located behind Susquehanna Nursing Home)

270 Riverside Drive, Johnson City, NY 13790

Units	15	Standard one-bedroom apartments
	8	Deluxe one-bedroom apartments
	1	Executive 2 Bedroom with 2 baths
Serves		Individuals age 55 or older.
Rates		Standard one-bedroom - \$589 per month Deluxe one-bedroom - \$890 per month Executive two-bedroom - \$1,145 per month
Waiting list		Varies
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 \$75-100 per month; for a deluxe one-bedroom apartment is between \$100-125 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 emergency call system, meals, laundry services and additional housekeeping. Apartments all on one level. Physical, Occupational & Speech therapy can be provided under doctor's orders and is arranged by housing manager.
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 accessibility features of unit are required.
Rates		Rent is HUD subsidized. Based on 30% of adjusted yearly gross income.
Utilities		Utility allowance included. Residents pay own electric. Apartment is all electric.
Waiting list		1 to 2 years
Note		On bus line, off-street parking, resident advisor on staff and secured entry system, community room and coin operated laundry facility.
Contact		Keith Miller (607) 797-8862 * TDD (607) 724-0438 * Fax 607-797-0463

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	\$1,559 - \$4,275 per month
	32	Keepsake Village Suites	
Serves		Individuals 55 or older	
Rates		Varies	
Waiting list		Varies	
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, doctors 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		Janet Haynes, RN, Administrator Chris Lindstrom, Marketing Director (607) 748-5700 * Fax (607) 748-1079 Office hours daily 9 a.m. to 5:30 p.m. www.thehearth.net	

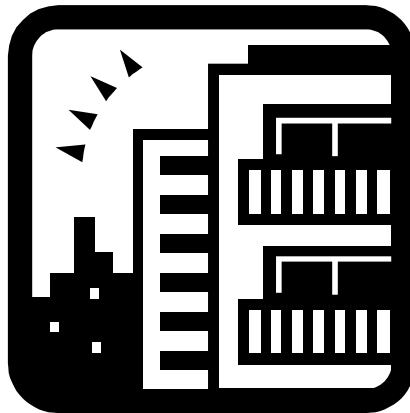
Vestal Pines Apartments, LLC

2040 S. Main Street, Vestal, NY 13850

C/O First Ward Action Council, Inc.

167 Clinton Street, Binghamton, NY 13905

Units	20 4	One-bedroom apartments 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 1 person \$20,500 and 2 people \$23,450. 16 one-bedroom units are rented at 60% 1 person \$24,600 and 2 people \$28,140. 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		Yes
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.
Contact		Lori Sedlock 772-2850 * Fax 231-2819 Office hours Monday-Friday 8:30 a.m. to 4:30 p.m.



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. Rent is NYS Subsidized.
Waiting list		1 to 2 years
Utilities		Utility allowance is included. Residents pay own electric. Apartment is 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.
Contact		Rebecca Murphy (607) 692-2609 * TDD (607) 724-0438 * Fax (607) 692-7573

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.
Waiting list		6 months to 1 year
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		Brandy VanWert (607) 655-4191 * TDD (607) 723-0438 * Fax (607) 655-5752

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 \$20,500 for one person, \$23,450 for two people and \$26,350 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 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.



Barbara Fiala
Broome County Executive

Kathleen Bunnell
Office for Aging Director