

Senior Apartment Housing Guide

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



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Revised August 2019*

There are many housing options available to seniors 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

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

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Binghamton Area

100 Chenango Place

One Hundred Chenango Street, Binghamton, NY 13901

Units 56 Studio apartments
 87 One-bedroom apartments

Serves Individuals 62 or older and those of any age who have a disability or handicap. Residents must meet income guidelines.

Rates HUD subsidized rent: Section 8 and based on 30% of yearly gross income, less a percentage of 'out of pocket' medical expenses. Annual income limits. Call for more information.

Utilities Tax Credit Units for Studio Apartments- \$425 & One-bedroom apartments- \$480
All utilities included in rent, with exception of cable & telephone.

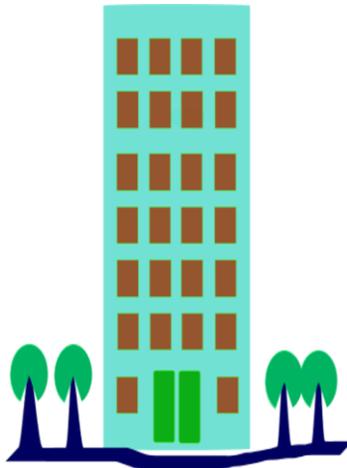
Waiting list Varies - check with management.

Note Laundry on each floor. Convenient to stores, pharmacies, restaurants, bus line and post office. Office for Aging Shopper bus available for tenants.

Pets One dog/cat allowed (not more than 20 pounds); pet deposit required.

Social Life Tenant Association, community room

Contact Office - (607) 723-5479 * Fax (607) 723-5470
Office Hours – Monday through Friday 8.00 a.m. to 4.00 p.m.
CRM Rental Management, Inc. – on-site management.
Email: 100chenango@crmrentalmgmt.com
Website: www.crmrentalmgmt.com



Binghamton Gateway Homes

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

Units	2	Studio apartments
	26	One-bedroom apartments
	3	Two-bedroom apartments
	6	Three-bedroom apartments

Serves Low income individuals and families

Rates 2 studio apartments are rented at 50% of the area's median income. Income cannot exceed: 1 person \$24,700. Rent \$328/month.

10 one-bedroom units are rented at 50% of the area's median income. Income cannot exceed: 1 person \$24,700 and 2 people \$28,200. Rent \$467/month.

16 one-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 1 person \$29,640 and 2 people \$33,280. Rent \$440/month.

3 two-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 2 people \$31,380 and 3 people \$35,280. Rent \$489/month.

6 three-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 3 people \$38,100 and 4 people \$42,300. Rent \$546/month.

Utilities Tenant pays gas and electric.

Waiting list Varies - check with management.

Pets Small animals allowed. No dogs. All pets must be approved by landlord.

Note 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).

Contact Naqibullah Arian, Housing Coordinator
Jennifer Reistetter, Rental Assistant
(607) 772-2850 * Fax (607) 231-2819
Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.

Carlisle – Binghamton Housing Authority

150 Moeller Street, Binghamton, NY 13904

Units	20	One-bedroom apartments
Serves	Individuals or couples	
Rates	Based on 30% of yearly gross income. Check with occupancy department for current income limits.	
Utilities	All utilities included in rent	
Note	Stove and refrigerator provided. Laundry facility on site. Community center available for renting. Day Care. After school program/ weekend- summer program. Attain (computer classes). Crime prevention, safety, and security programs. Located on a bus line.	
Pets	One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.	
Waiting list	Varies - check with Occupancy Department.	
Contact	Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 (607) 723-9491 * Fax (607) 722-5031 Office Hours: Monday – Thursday 8 am – 5 pm, closed 12-1 for lunch	

Crandall Hall Apartments

2 Crandall Street, Binghamton, NY 13905

Units	24	Studio apartments
Serves	Any individuals, no income-limit. Rental application with proof of income required to apply.	
Rates	\$625 per month	
Utilities	Residents must pay own heat and electric.	
Waiting list	Check with management	
Note	Off-street resident parking (one spot per apartment), convenient to downtown Binghamton/grocery stores/restaurants/bus line/pharmacy, laundry on-site	
Pets	Check with management about accepting pets.	
Contact	Crandall Hall, LLC Phone: 347-658-4489	

Crandall Street Apartments

Crandall Street, Binghamton NY 13905

C/O First Ward Action Council, Inc.

167 Clinton Street. Binghamton, NY 13905

Units	Studio, one bedroom and two bedroom apartments
Serves	Low income individuals and families. One person household income not to exceed \$23,450 Two person household income not to exceed \$26,800
Rates	Studio apartments rented at \$325/month One bedroom apartments rented at \$460/month Two bedroom apartments rented at \$545/month
Utilities	Tenant pays utilities.
Waiting list	Check with management.
Note	Fully renovated, smoke-free, energy-efficient apartments. Accessible units available.
Contact	Naqibullah Arian, Housing Coordinator Jennifer Reistetter, 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

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; individuals of any age with a disability.
Rates	Rental rates are based on income: maximum income for one person \$29,640 two people \$33,840. Please call for more 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 handicapped adaptable, include stoves and refrigerators, and are equipped with a 24-hour emergency call systems. Laundry hook-ups are available in each apartment as well as a laundry room located in the community center. Resident and visitor parking is available.
Pets	Small pets less than 30 pounds allowed with an additional deposit required.
Social Life	Tenant Association, community room, social events
Contact	Mike Taylor, Project Manager, (607) 723-1863; Fax number (607) 723-6497, email: mtaylor@ofbonline.org . Website: http://www.ofbonline.org/

E.J. Apartments

305 Clinton Street, Binghamton NY 13905

C/O First Ward Action Council, Inc.

167 Clinton Street. Binghamton, NY 13905

Units	17 One and two bedroom apartments
Serves	Low income Seniors, age 55 and older Income guidelines are as follows: One person income cannot exceed \$24,700 and Two person income not to exceed \$28,200.
Rates	One bedroom apartments rented at \$484/month Two bedroom apartments rented at \$610/month
Utilities	Rent includes water, sewer and heat. Tenant pays electric and trash pick up.
Waiting list	Yes, varies – check with management.
Pets	All pets must be approved by landlord.
Note	Smoke free apartments, on the bus line. Laundry facilities available.
Contact	Naqibullah Arian, Housing Coordinator Jennifer Reistetter, 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

Units	4 One bedroom apartments 3 Two bedroom apartments
Serves	Low-income families and individuals
Rates	One bedroom apartments rented at \$484/month Two bedroom apartments rented at \$610/month
Utilities	Tenant pays gas and electric.
Waiting list	Yes, varies – check with management.
Pets	Small animals allowed but no dogs. All pets must be approved by landlord.
Note	Convenient to stores, pharmacies, bus line with on-site laundry facilities.
Contact	Naqibullah Arian, Housing Coordinator Jennifer Reistetter, 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) Housing Program

167 Clinton Street, Binghamton NY 13905

Units	1,2,3, & 4 bedroom apartments available in the First Ward area managed by FWAC.
Serves	Low-income seniors, families and those with a disability that meet the income guidelines.
Rates	Rent rates vary, check with FWAC or check individual housing listings for more information.
Utilities	Vary by units.
Waiting list	Yes, varies – check with management.
Pets	Some apartment buildings accept small animals, but no dogs. All pets must be approved by landlord.
Contact	Naqibullah Arian, Housing Coordinator Jennifer Reistetter, Rental Assistant (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.



Good Shepherd Fairview Home

80 Fairview Avenue, Binghamton, NY 13904

Units 40 Apartments – 26 standard one-bedroom apartments, 8 large one-bedroom apartments, 2 large one-bedroom apartments with dinette, and 4 two-bedroom apartments.

Serves Individuals 62 and older.

Rates Private pay only. Renters' insurance required.

Standard one-bedroom \$ 1,754.00 per month

Large one-bedroom \$ 1,935.00 per month

Large one-bedroom w/dinette \$ 2,075.00 per month

Two-bedroom \$ 2,232.00 per month

Waiting List Varies - check with management.

Utilities Includes heat, electric, air conditioning and cable TV.

Note All newly remodeled. Rental amounts include noontime meals and 2 hours of housekeeping per month. Additional charge (\$312 for additional person; the second person does not get the noontime meal included). Off-street parking for tenants and visitors. Convenient to stores and pharmacy.

All apartments have a full kitchen with electric stove and refrigerator.

Monthly rate includes basic cable, electric, air conditioning, heat, state-of-the-art wellness center, transportation for shopping and medical appointments, emergency call bell, independent living liaison, religious services and programs, routine maintenance, mail service, social/therapeutic programs and events.

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

Social Life Social Director to coordinate facility and community events.

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

Contact Admissions

(607) 724-2477 * Fax (607) 723-4724

e-mail addresses: hm@goodshepherdcommunities.org

Website: www.goodshepherdcommunities.org



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 Minimum yearly gross income for one person \$7,675; maximum yearly gross income for one person \$29,640.
Minimum yearly gross income for two people \$7,675; maximum yearly gross income for two people \$33,840.

Accept Section 8 housing vouchers

Utilities Heat and hot water included in rent. Residents pay own electric.

Note 3 floors secured entry system, elevator, community room, coin-operated laundry facilities, 24-hour maintenance service, on-site manager and resident advisor, and off-street parking. Convenient to stores, pharmacy and Lourdes hospital. Office for Aging Shopper bus available for tenants.

Social Life Social events.

Pets One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required.

Waiting List Varies, approximately 12-18 months. Check with management.

Contact (607) 724-6102 * TDD 607-677-0080* 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 those with a disability.
Rates	Affordable rates – please call the office for more information.
Utilities	Electric & utility allowance.
Waiting list	Varies. Check with management.
Pets	Dog/cat up to 20 pounds; pet deposit required.
Note	Shopper bus 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.
Social Life	Tenants can participate in and attend social events and activities held at Metro Plaza Apartments.
Contact	Office, (607) 772-6766 * Fax (607) 722-8912. Website: http://www.metrointerfaith.org/



Historic Dwightville Gateway Apartments

Front Street, & Clinton Street Binghamton NY 13905

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 area's median income. Income cannot exceed: 1 person \$14,000 and 2 people \$16,000 Rent \$190/month.
		6 one-bedroom units are rented at 50% of the area's median income. Income cannot exceed: 1 person \$24,700 and 2 people \$28,200 Rent \$327/month.
		3 two-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 2 people \$33,840 and 3 people \$38,100 Rent \$350/month.
		2 three-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 3 people \$34,560 and 4 people \$38,340 Rent \$521/month.
Utilities		Tenants pay gas and electric.
Waiting List		Yes.
Note		Convenient to stores, pharmacies, bus lines.
Pets		Small animals allowed but no dogs. All pets must be approved by landlord.
Contact		Naqibullah Arian, Housing Coordinator Jennifer Reistetter, 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

Units	45	One bedroom apartments
Serves		Individuals 62 or older and those of any age with a disability.
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 \$24,700; two people \$28,200.
Utilities		Residents pay own electric. HUD utility allowance is included.
Note		Office for Aging Shopper bus available for tenants.
Waiting list		Varies. Check with management.
Pets		One dog/cat up to 20 pounds; pet security deposit required.
Note		Off-street tenant parking, shopper bus, congregate dining available, convenient to stores, pharmacies, hospital, bus lines.
Social Life		Tenant association, social events, community room
Contact		Office (607) 772-6766 ext. 305; Fax (607) 722-8912. Website: http://metrointerfaith.org/



Metro Interfaith Housing Management Company.

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

Units	One and two bedroom apartments
Serves	Very low income, elderly those with a disability. Call for details.
Rates	Affordable rates – please call office for more information
Waiting list	Varies. Check with management.
Pets	Check with management for rules regarding pets.
Contact	Office (607) 772-6766; Fax (607) 722-8912. Website: http://www.metrointerfaith.org/index.html



Metro Plaza Apartments

110 Chenango Place, Binghamton, NY 13901

Units	150 One bedroom apartments
Serves	Individuals 62 or older and those of any age who are mobility impaired and require the features of an accessible unit.
Rates	Based on 30% of monthly adjusted income less a percentage of “out of pocket” medical expenses. Max. yearly gross income: one person \$37,450; two people \$42,800.
Waiting list	Varies. Check with management.
Utilities	Residents pay their own electric. HUD utility allowance is included. Apartment is all electric.
Note	15 of the units are designed for wheelchairs. There is also a licensed Enriched Housing Program that provides non-medical supportive services, which include personal care, meals, housekeeping, laundry, case management and social support. Cost of program varies. Some other available features include the following: computer room with internet access, grocery store, library, community room, lounge, hot meals served at noon every day, green house, intercom entry system, off-street tenant and visitor parking, laundry rooms, emergency call system, picnic tables and benches outside. Apartments have carpeted living rooms; a bedroom and dining room; stove and refrigerator; cable-ready hook up and phone hookup; thermostats for controlling own heat.
Pets	1 pet per unit (up to 20 pounds); pet security deposit required.
Social Life	Tenant Association, social events
Contact	Office (607) 772-6368 * Fax (607) 723-9602 Website: http://www.metrointerfaith.com

North Shore Towers & Village – Binghamton Housing Authority

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

Units	100	One-bedroom apartments (North Shore Towers)
	72	Efficiency apartments (North Shore Towers)
	52	One-bedroom apartments located in village setting with common park grounds (North Shore Village). Six are first floor wheelchair accessible with user friendly amenities.
Serves		Individuals 62 or older and those 55 years of age or older with a disability.
Rates		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.
Utilities		All utilities included in rent.
Waiting list		Varies. Check with the Occupancy Department.
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. Basic Cable available for \$25.00 a month. Podiatrist on site monthly (private pay /insurance). 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. (Monday –Friday from noon till 1:00pm) On site Library. Newly modernized courtyard with barbeque grills. Office for Aging Shopper bus available for tenants.
Pets		One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
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 Office Hours: Monday - Thursday 8 am – 5 pm, closed 12-1 for lunch



Saratoga Apartments – Binghamton Housing Authority

Felters Road, Binghamton, NY 13903

Units	34 One-bedroom apartments
Serves	Individuals 62 or older, and those with a disability.
Rates	Based on 30% of yearly gross income. Check with management for current income limits.
Waiting List	Varies. Check with Occupancy Department.
Utilities	All utilities included in rent.
Note	Stove and refrigerator provided, laundry facility on site, daycare / Family enrichment network, after school program/ weekend- summer program, computer literacy classes, crime prevention, safety and security programs. Cornerstone Family Healthcare Center (Same day Appointments Available), Community Center available for renting. Located on a bus line.
Pets	One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
Contact	Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031 Office Hours: Monday- Thursday 8 am – 5 pm, closed 12-1 for lunch



Schoolhouse Apartments, LLC

144-146 Clinton Street, Binghamton, NY 13905

C/O First Ward Action Council, Inc.

167 Clinton Street, Binghamton NY 13905

Units	10	One-bedroom units
	3	Two-bedroom units.
Serves		Low-income seniors 55 or older.
Rates		6 one-bedroom units are rented at 50% of the area's median income: 1 person \$24,700 and 2 people \$28,200. 4 one-bedroom units are rented at 60% of the area's median income: 1 person \$29,640 and 2 people \$33,840. 3 two-bedroom units are rented at 60% of the area's median income; 2 people \$33,840.
Waiting list		Yes
Utilities		Tenants pay heat, hot water, electric.
Note		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.
Pets		No dogs. All pets must be approved by the landlord.
Contact		Naqibullah Arian, Housing Coordinator Jennifer Reistetter, Rental Assistant (607) 772-2850; Fax (607) 231-2819 Office hours Monday - Friday 8:30 am to 4:30 pm

Stratmill Brook Apartments

104 Victoria Drive, Binghamton, NY 13904

Units	28	One-bedroom apartments
	4	Two-bedroom apartments
		Building is wheelchair accessible and the interiors of two units are fully accessible. ALL units are adaptable.
Serves		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 \$27,900; two people \$31,920.
Rates		\$493 to \$527 per month for one-bedroom; \$596 to \$603 per month for two-bedroom.
Utilities		Heat and hot water, sewer, garbage collection and snow removal are included.
Waiting List		Varies. Check with management.
Note		On-site laundry facilities, indoor mail delivery, elevator service, community room and secured entry system. Ample parking available.
Pets		One small dog or one cat per apartment.
Social Life		Community room
Contact		Office (607) 775-3421 for an application. Fax (607) 775-3451 (Tuesday 8:00 a.m. to 3:30 p.m., Thursday 9 a.m. to 4:30 p.m. & Friday 8:00 a.m. to 12:00 p.m.). Applications are available 24 hours a day in the foyer.

United Methodist Homes –Manor House

Elizabeth Church Campus

3 Manor Drive, Binghamton, NY 13905

Units	1	One-bedroom apartments
	7	Two-bedroom apartments
Serves	Individuals 65 or older.	
Rates	One-bedroom \$2,175/month Two-bedroom \$2,245/month	
Utilities	All utilities included except telephone.	
Waiting List	Varies.	
Note	Rate includes one meal a day, housekeeping, emergency call system, all appliances, garage, scheduled transportation, routine maintenance, basic cable TV, Wi-Fi, Chaplain services, mail service, relaxed leisure time recreation, mail services.	
Pets	No pets allowed.	
Contact	Teresa Felter, Independent Living Admissions Program Director (607) 729-2305 * Fax (607) 729-2311 Website: www.unitedmethodisthomes.org	

United Methodist Homes - St. Louise Manor

Elizabeth Church Campus

861 Front Street, Binghamton, NY 13905

Units	20	One-bedroom apartments
	2	Two-bedroom apartments
Serves	Individuals 65 or older.	
Rates	One-bedroom -- \$2,005 Two-bedroom -- \$2,215	
Utilities	All utilities included except telephone.	
Waiting List	Varies.	
Note	Rate includes three meals a day, weekly housekeeping, emergency call system, microwave, refrigerator, laundry facilities, case management consultation, scheduled transportation, routine maintenance, basic cable TV, Wi-Fi, Chaplain services, relaxed leisure time recreation.	
Pets	No pets allowed.	
Contact	Teresa Felter, Independent Living Admissions Program Director (607) 729-2305 * Fax (607) 729-2311 Website: www.unitedmethodisthomes.org	

Woodburn Court I

21-23 Exchange Street, Binghamton, NY 13901

Units	147 One-bedroom apartments
Serves	Individuals 62 or older and those with a disability.
Rates	Based on 30% of total yearly-adjusted income. The maximum yearly income limit for one person is \$37,450; and for two people \$42,800.
Waiting list	Varies - check with management.
Social Life	Tenant Association, community room, and gift shop
Note	Convenient to stores, pharmacies, hospitals. Off-street tenant parking, laundry facilities. Office for Aging Shopper bus available for tenants.
Pets	One common household pet (dog, cat, bird, fish). Dogs less than 20 pounds. Pet security deposit (\$300) required.
Contact	(607) 723-7875 * Fax (607) 723-6672 Office Hours: Monday – Friday 9:00 a.m. – 4 p.m. *Closed Wednesday

Kirkwood Area

Valley View Apartments at Kirkwood

26 South Woodhill Ave, Binghamton, NY 13904

Units	28 One-bedroom apartments 4 Two-bedroom apartments
	Building is wheelchair accessible and the interiors of two units are fully accessible. ALL units are adaptable.
Serves	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 \$29,670; two people \$33,870.
Rates	30% of adjusted gross annual income.
Utilities	Heat/ air conditioning and hot water, sewer, garbage collection, and snow removal are included in rent.
Waiting List	Varies. Check with management.
Note	On-site laundry facility, indoor mail delivery, elevator service, community room, secured entryway, and central air. Parking available.
Pets	Small dog or cat allowed - one per apartment.
Social Life	Community Room on site as well as a social committee to plan events.
Contact	Call (607) 775-1656 for an application. Fax (607) 775-1659 Office hours: Tuesday -Thursday 9:30 a.m. – 3:30 p.m. Applications are available 24-hours a day in the foyer.

Conklin Area

Conklin Senior Housing

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's median income. Maximum yearly gross income: one person \$27,900; two people \$31,920

Rates One-bedroom \$521.00-\$545.00
 Two-bedroom \$620- \$638

Utilities Heat and hot water, garbage collection, snow removal and central AC equipment are included in rent.

Waiting List Varies. Check with management.

Note 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.

Pets One small dog/ one cat allowed; pet deposit required.

Social Life Community Room on site with weekly activities.

Contact Call (607) 775-1490 for an application.
 Fax (607) 775-2083
 Office hours: Monday, Tuesday & Friday 7 a.m. to 1 p.m.
 Applications are available 24-hours a day in the foyer or online.
 <http://conklinseniorhousing.com/>



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 have a disability age 55 or older. Includes units designed with special features.	
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 information.	
Utilities	Utility allowance is included in calculating subsidized rents. Residents pay own electric. Apartments are all electric.	
Note	All units come with appliances. All 1 bedrooms are ground floor level with private ramped entrances and emergency pull cords. The 2, 3 and 4 bedroom units must qualify with a family of two or more.	
Pets	“No pet” policy with reasonable accommodation for the elderly and disabled.	
Social Life	Community center with TV/VCR. Meals on wheels is available.	
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

Cardinal Cove Apartments

397 Glendale Ave, Endicott, NY 13760

Units	50	12- 1 BR; 26- 2 BR; 12 – 3BR.
Serves		Low income individuals of any age whose income does not exceed 60% of the area’s median income.
Rates		1 BR (yearly income below \$28,140); 2 BR (yearly income below \$32,160). Call management for more information. Accept Section 8 Housing Subsidy
Waiting list		Varies. Check with management.
Utilities		Tenant Pays.
Note		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 removal. Snow Removal. Landscaping. No smoking community.
Pets		Pets are permitted subject to certain size restrictions less than 25 lbs. with a \$100 pet deposit.
Contact		Phone (800) 838-0441 or (607) 239-4308 Fax (607) 723-8980 Office Hours: Monday, Wednesday and Friday from 8:00 AM to 4:00 PM Website: www.cardinalcoveny.com



Good Shepherd Village at Endwell

32 Village Drive, Endwell, NY 13760

Units	154 80 apartment homes and 74 cottage homes.
Serves	Individuals and couples 62 and older (the second resident may be 55 or older) may become residents of Good Shepherd Village. Residents pay a one-time entrance fee, 90% of which is refunded to you (or to your estate upon death) when you permanently vacate your cottage or apartment home. Prospective residents will be required to demonstrate their ability to qualify for residence at Good Shepherd Village.
Rates	Private pay only. There is a one-time entrance fee and a monthly fee. The monthly fee includes dining account credit per month to be used at any dining venue. (Starting entrance fee \$130,000 and starting monthly fee \$2,840). Call 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: all utilities including basic cable, except telephone, internet access, trash removal, snow removal, interior/exterior maintenance, flexible dining program, access to on-site wellness/fitness center and indoor swimming pool, necessary maintenance and repairs in the living unit, including appliance repair/replacement, twice monthly housekeeping, grounds maintenance and landscaping, emergency notification system, scheduled transportation to local shopping areas and physician offices, scheduled entertainment events, priority access to Good Shepherd Village at Endwell's assisted Living and Skilled Nursing Units on a fee-for-service basis
Pets	Pets are permitted subject to certain size restrictions; pet owners must sign a pet policy that provides rules of conduct for pets and pet owners.
Social Life	Social/therapeutic programs and events
Contact	Mary Kay McKinney Phone (607) 484-6104 Fax (607) 757-3101 Email address: mkmckinney@gsvillage.org Website: www.gsvillage.com

Ideal Senior Living Center

508 High Avenue, Endicott, NY 13760

Units 33 One- and two-bedroom independent apartments

Serves Individuals 65 or older

Rates	Independent Apartments	Rate/ Frequency
	One-bedroom – One person	\$1,895/ per month
	One-bedroom – Two people	\$2,195/ per month
	Two-bedroom – One person	\$2,454/ per month
	Two-bedroom – Two people	\$2,754/ per month
	Low Income- determined by income per month	

Utilities All utilities are included in rent (except telephone), as well as water, sewer, trash disposal. Tenants control their own heating and air conditioning.

Note Also, included in rent is basic cable TV, internet services, access to library with computer, scheduled activities, one meal per day, monthly housekeeping, maintenance, transportation, emergency call system, geriatric clinic, campus security (7 pm-7 am), laundry and beauty/barber shop on site, secured entry, parking area, indoor mail delivery, community rooms.

Waiting list Varies - check with management.

Contact Admissions (607) 786-7440
Fax (607) 786-7458



Skye View Heights

Corner of E. Franklin St and Skye Island Dr, Endicott, NY

Units	6	One-bedroom/One-bath duplex homes
	48	Two-bedroom/Two-bath duplex homes
Serves	Individuals 55 or older – Upscale Independent Living	
Rates	Private pay only. Homes range from \$1,650.00 - \$2,050.00 per month. Minimum of 1-year lease and one-month security deposit required.	
Utilities	Cable, phone, and internet included. Tenant pays gas and electric. Housing is in the Endicott Municipal Electric District. Plus, tenant pays semi-annual water, sewer, refuse bill. Complete interior and exterior maintenance are included. 24-Hour maintenance service provided.	
Waiting list	Varies. Check with management.	
Note	New construction, spacious, home-like environment. Single level living. Stainless steel appliances. Washer and dryer in every unit. Single car attached garage. Central air conditioning. Patio. Smoke free. Convenient to restaurants, shopping, and pharmacies.	
Pets	One small dog (up to 20lbs) OR one cat per home; pet deposit required. \$25.00 monthly fee. All pets must be approved by landlord and tenant must sign a pet policy that provides rules of conduct for pets and pet owners.	
Contact	American Horizons Group, LLC Office Address: 1550 Vestal Pkwy E, Vestal, NY 13850 Office: 607-238-4844 * Fax: 607-238-4845 Office Hours: Monday through Friday 9:00am – 3:00pm Website: www.skyeviewheights.com	



Marian Apartments – The SEPP Group

701 Hooper Road, Endwell, NY 13760

Units	102 One-bedroom apartments
Serves	Individuals 62 or older and those with a disability of any age.
Rates	Based on 30% of adjusted annual gross income (max. yearly gross income limits: 1 person \$39,500; 2 people \$45,150). 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, 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.
Pets	One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required.
Social Life	Social events
Contact	(607) 785-5223 TDD (607) 677-0080 * 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
Rates	Maximum yearly gross income of \$29,640 for one person, maximum yearly gross income of \$33,840 for two people.
Waiting list	Accept Section 8 housing vouchers 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. Office for Aging Shopper bus available to tenants.
Pets	One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required.
Social Life	Community room, social events
Contact	(607) 754-0579 * TDD 607-677-0080* 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 area's median income (max. yearly gross income: one person \$29,640, two people \$33,840). The rest of the units are rented at 50% of the area's median income (max. yearly gross income: 1 person \$24,700, 2 people \$28,200, 3 people \$31,750, 4 people \$35,250, 5 people \$38,100, 6 people \$40,900)

One-bedroom apartments tend to be reserved for seniors.

Rates
(increases
yearly, Jan.
1)

One-bedroom \$568 Two-bedroom \$689 Three-bedroom \$805

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, 7 a.m. – 3:30 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

Century Sunrise Apartments

135-139 Baldwin Street, Johnson City, NY, 13790

Units 104 units with 1, 2 and 3 bedroom units

Serves Tenants aged 18 and above.

Rates Rent Amounts

One Bedroom: \$618 – \$752

Two Bedrooms: \$695 – \$870

Three Bedrooms: \$773 – \$979

Income Limits

Low Income Limit	High Income Limit
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1 Person: \$29,640	\$44,460
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2 Persons: \$33,840	\$50,760
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3 Persons: \$38,100	\$57,150
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4 Persons: \$42,300	\$63,450
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5 Persons: \$45,720	\$68,580
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6 Persons: \$49,080	\$73,620
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Income limits are reviewed each year and can be raised or lowered based on the median income of the county.

Waiting list Check with the building manager, wait lists are expected.

Utilities Tenant pays utilities.

Note There is an on-site community room for tenant use; on-site laundry and retail space.

Pets Pet-friendly, with a weight restriction of 30 pounds, non-aggressive breeds only. There is a one-time pet deposit of \$300, one pet per household.

Contact Michelle Roody - Community Manager
 (607) 296-4049 *Fax (607) 296-4068
 Email: centurysunrise@tmo.com
 Website: www.centurysunrise.com

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	Residents must meet income guidelines. Max. yearly gross income: one person \$29,640; two people \$33,840.	
	Accept Section 8 housing vouchers	
Waiting list	Varies - check with the management. Minimum 1-year wait.	
Utilities	Heat and hot water are included in rent. Tenant pays own electric.	
Note	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, nurse case manager program.	
Pets	One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required.	
Contact	Office hours: Tuesday and Thursday, 8 AM – 4 PM (607) 217-7332; TDD (607) 677-0080 Fax (607) 217-7336 Website: http://www.seppinc.com/	

Reynolds Pointe Senior Apartments

1035 Anna Maria Drive, Johnson City, NY 13790

Units	125	20 one-bedroom and 105 two-bedroom independent apartments.
Serves	Active seniors 55 years of age and older.	
Rates	1 Bedroom apartments -\$1,085 2 bedroom apartments- \$1,220	
Waiting list	Check with rental office.	
Utilities	Free heat and air conditioning, hot water, and basic-extended cable. All utilities are included in the rent (electricity & heat), air conditioning and cable, each apartment has its own thermostat.	
Note	Planned social and community functions, large community room, laundry rooms on each floor, emergency call systems, central air conditioning, patios/balconies, elevator, secure entry, fitness room, beauty salon, pet-friendly.	
Contact	Monday – Thursday, 9-5 (607) 237-0460	

United Methodist Homes - Hilltop Campus

286 Deyo Hill Road, Johnson City, NY 13790

Units		Per month
76	Two-bedroom town houses (Highlands)	\$2,155.00 – 2,255.00 per month (Maintenance free & monthly housekeeping)
16	Two-bedroom apartments (Sunset Heights)	\$1,945.00 per month (upstairs) \$1,100.00 per month (downstairs) (includes one meal per day and monthly housekeeping)
22	Efficiency apartments, one- and two-bedroom suites and executive suites (Eastwood)	\$1,695.00 to \$2,360.00 per month (includes one meal a day and monthly housekeeping)
62	Efficiency apartments, standard rooms, and two-room combinations. (Hilltop Independent Living – Eastside)	\$1,580.00 to \$2,285.00 (includes three meals a day and weekly housekeeping)
Serves	Individuals 65 or older.	
Rates	See above.	
Waiting list	Varies	
Utilities	Includes all utilities except telephone. Housekeeping, emergency call system, case management consultation, personal laundry facilities, elegant dining room, scheduled transportation,	
Note	routine maintenance, basic cable TV, Wi-fi available, Chaplain services, relaxed leisure time recreation, mail service and parking available. Additional services, such as the Wellness Center, are tailored to meet individual needs.	
Pets	Small dogs or cats are allowed at Highlands and Sunset Heights only.	
Contact	Teresa Felter, Independent Living Admissions Program Director (607) 729-2305 * Fax (607) 729-2311 Website: www.unitedmethodisthomes.org	

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. Max. yearly gross income: one person \$24,700; two people \$28,200.	
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. Office for Aging Shopper bus available for tenants.	
Pets	One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required.	
Social Life	Community room, social events.	
Contact	(607) 797-8862 * TDD 607-677-0080* Fax 607-797-0463 Website: http://www.seppinc.com/	



Vestal Area

The Hearth at Castle Gardens

1715 Castle Gardens Road, Vestal, NY 13850

Units	9	Studio Apartments	
	59	One-bedroom apartments	Apartments and suites range from:
	16	Two-bedroom apartments	\$2,325 - \$5,295 per month
	42	Keepsake Village Suites	
Serves		Individuals 55 or older.	
Rates		Varies due to actual needs, check with management.	
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 two safety checks daily, 24-hour staff available, and activities. Monthly housekeeping service, free scheduled transportation to shopping centers, doctor appointments, as well as activities in the community. 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 secure 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		Admissions (607) 748-5700 * Fax (607) 748-1079 Office hours daily 8:30 a.m. to 5:00 p.m. www.thehearth.net	

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

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; 1 person \$24,700 and 2 people \$28,200. Rented for \$424/month.
		16 one-bedroom units are rented at 60% of the area's median income; 1 person \$29,640 and 2 people \$33,840. Rented for \$438/month.
		4 two-bedroom units are rented at 60% of the area's median income; 2 people \$33,840. Rented for \$516/month.
Utilities		Gas is included in rent. Tenant pays electric.
Waiting List		Yes – 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.
Pets		Small dogs/cats. All pets must be approved by landlord.
Contact		Naqibullah Arian, Housing Coordinator Jennifer Reistetter, Rental Assistant (607) 772-2850; Fax (607) 231-2819 Office hours Monday - Friday 8:30 am to 4:30 pm



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 those with a disability at any age.
Rates	30% of adjusted gross income. Max. yearly gross income: one person \$24,700; two people \$28,200. Rent is NYS Subsidized.
Waiting list	Varies - check with management.
Utilities	Residents pay own electric (utility allowance offered). Apartments are all electric.
Note	On a cul-de-sac, adjacent to Northern Broome Senior Center. Parking, secured entry system, 24-hour on-call maintenance emergency number available. SEPP bus available. Convenient to bank, pharmacy, post office. Grocery store within driving distance.
Pets	One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required.
Social Life	Northern Broome Senior Center located next door (social events, congregate dining). Tenant association in the building.
Contact	(607) 692-2609 * TDD 607-677-0080* 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, those with a disability at any age.

Rates 30% of adjusted gross income. Rent is NYS and federally subsidized.
Maximum yearly gross income: one person \$29,640; two people \$33,840.

Waiting list Varies - check with management.

Utilities Hot water and heat included in rent. Utility allowance.

Note Parking, located within one mile of services, 24-hour on-call maintenance, and secured entry system. Community room with stationary bike, treadmill, regularly scheduled activities. One pet per apartment. Pet must be under 25 pounds. Pet Deposit is required.

Contact (607) 655-4191 * TDD 607-677-0080* Fax (607) 655-5752
www.seppinc.com Application available on website.



Rental Assistance Program for Private Apartments

A rental assistance program is available for individuals in housing which is not government-subsidized.

Eligible low-income persons may apply for a rent subsidy to be paid to a private landlord who agrees to receive part of the rent from the tenant and part from the federal government through Housing & Urban Development (HUD). The yearly gross income must be under \$24,700 for one person, \$28,200 for two people and \$31,750 for three people, \$35,250 for four people.

Residents of Broome County may apply for Section 8 Rental Assistance at Binghamton Housing Authority, 36 Exchange Street (1st floor), Binghamton, NY 13901. For more information, please call 607-723-9491.

The Town of Union Section 8 Rental Assistance Program (HUD) has a local residency preference for waiting list selection. The waiting list is currently closed until further notice. When applications do become available they must be picked up at the Town of Union Planning Department, 3111 East Main Street, Endwell, NY Monday through Friday between 8AM and 4PM. Call (607)786-2985 for further information. (Income guidelines: 1 person household- \$24,700 2 person household- \$28,200, 3 person household- \$31,750, 4 person household- \$35,250)

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

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.