Housing for Seniors
in Tompkins County

Tompkins County Office for the Aging
214 W Martin Luther King Jr./State Street
Ithaca, New York 14850
(607) 274-5492
www.tompkins-co.org/cofa

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Independent Living Options

Income Eligible Senior Apartments

These apartment complexes are restricted to seniors and adults with disabilities. Construction and/or rents have been subsidized by various federal agencies. This accounts for the variation in income level stipulations/ rental rates. Federal law allows residents to have a pet, but some restrictions may apply.

Center Village Court Apartments

200 West South Street, Groton, NY 13073

Location:

At the junction of Route 38 and West South Street.

General:

The Center Village Court Apartments are located in an intergenerational setting with the Residential Care Facility and the Groton Community Health Care Center. It consists of three wings: two built in 1975 and one in 1978. Funded by a USDA Rural Housing 1% loan and managed by the Groton Housing Authority.

Access:

Residents have easy access to the bank, post office, ice cream store, grocery store and diner. Transportation is available by T-CAT and Gadabout.

Features:

A laundry in each wing, and a community room. It is a Foodnet site, with the noon meal served Monday thru Friday to interested residents and other seniors. A beauty parlor is open two days per week. Each unit has a stove and refrigerator. Game room. Utilities are all electric. Bedroom, hall and living room are carpeted. Parking is available for one car per apartment. Smoke-free community areas. 911 system.

Activities:
A senior citizens art class meets weekly. Bingo is held twice weekly and there is a monthly birthday dinner

Size:
60 units - 2 floors (chair lift/stairs). Each unit consists of a bedroom, main room, small kitchen and bathroom. 6 apartments are handicap-accessible.

Requirements:
Age 62+ or disabled. No smoking allowed. Maximum income limits (after adjustments):
Single - $46,850 2 persons - $52,750
Preference to very low income.

Rates:
Rates are based on 30% of the residents' adjusted annual income. Utilities are included in the rent. One month security deposit required.

Waiting List:
At present there is a waiting list. Call for information.

Contact:
Judy Isengard--Manager…..……...898-5887
Hours: 9 am - 5 pm, Monday, Wednesday and Friday

Conifer Village
200 Conifer Drive, Ithaca, NY 14850

Location/Access
Rt. 79 W. out of downtown Ithaca. Right onto Conifer Dr. just before leaving 30 mph zone. Straight ahead up a curve to top of driveway. TCAT bus service Rt. 14.

General:
Owned and operated by Conifer Realty, LLC.

Features:
Elevators. Two bedrooms have roll in showers. Wireless emergency call system, central A/C, washer/dryer hookups, Laundry room, private balconies or patios, view of Ithaca and collegiate hill. Computer lab, fitness center, bus route, accessible/adaptable units.

Activities:
Resident meetings, community dinners and events, community gardens, outside and inside walking paths.

Size:
72 one and two bedroom apts.; 6 handicap-accessible.

Eligibility
Age 55 and older. Maximum adjusted income limits:
1 person: $43,360 2 persons: $49,600

Rates: Rates range from $655 to $841. They are based on income. Security deposit of one month's rent.

Waiting List:
At present, there is a waiting list. Call for information.

Contact: Diane McLafferty.....……...277-6320
Office hours: Monday-Friday: 8 am– Noon
Email: conifervillageithaca@coniferllc.com
Website: www.conifervillageithaca.com

Ellis Hollow Apartments
1028 Ellis Hollow Road, Ithaca, NY 14850

Location:
Next to East Hill Plaza, Ithaca.

General:
Ellis Hollow is a senior citizen community owned and managed by Conifer Realty, LLC. It was built between 1973-74.

Access:
Located next to East Hill Shopping Plaza (accessible by walkway) with grocery stores, drug store, restaurants, gift shop and banks. Local buses are available at the Plaza.

Features:
Garden-style apartments, fully carpeted with appliances provided. Each apartment has emergency pull cords connected directly to the county's 911 emergency service center. Exterior doors are locked 24-hours a day and the building is also equipped with a video security system as well as a telephone intercom system connected to each resident’s apartment. The building has two laundry rooms, an exercise room, a computer room with internet access, a reading area, community room with a cathedral ceiling, elevator on the east side of the building and two chair lifts on the west side of the building.

Activities:
There is an active resident's association which organizes most of the communities activities, such as dish-to-pass suppers, bus trips, dances, flower shows, bazaars and bake sales. Vegetable & flower gardening space is available on the property.

Size: 104 garden style, 1 bedroom apartments, 2 floors
10 equipped for handicap-access

Eligibility and Rates:

62+ or disabled of any age, but able to live independently. Smoking allowed in apartments but not allowed anywhere else in the building.

Rates are based on income and are set in 3 different income categories.

$25,150 and under (1 person) = $712.00 rent
$25,150 to $40,240 (1 person) = $770.00 rent
$40,240 to $60,360 (1 person) = $975.00 rent

A security deposit of one month's rent is required.

Waiting List:

At present, 6—10 months.

Contact:

Virginia Goines -- Manager.....……...273-3020
Website: www.coniferllc.com

Fountain Manor
9 Midline Road, Slaterville Springs, NY 14881

Location:
Route 79, left on Midline Road, first right, directly behind convenience store.

General:
Owned and operated by Caroline Seniors, Inc., the apartments are funded by the USDA Rural Housing and NYS Rural Rental Assistance. Built in 1988.

Access:
There is a convenience store and Post Office locally.

Features:
All units are electrically heated. On-site parking, inside mail delivery, in-house laundry facilities, cable TV, and community lounges are available. Elevator to second floor. Large lawn, picnic and BBQ area.

Activities:
Activities include tenant-organized birthday parties and barbecues. Several residents are interested in puzzles, gardening, crafts, and community work.

Size: 24 units- one bedroom, 4 are handicap-accessible.

Requirements:
62+ or disabled of any age. Must be able to live independently. No smoking allowed. Maximum income:
$43,350 for one person, $49,550 for two people
Preference in admission to very low income:
$27,100 for one person, $31,000 for two people.

Rates: Rates are based on 30% of adjusted gross income. A security deposit is required (and pet deposit).

Waiting List: A year to 1 1/2 years.

Contact: Wendy Hendrickson- Site Manager..539-6320
Office Hours: Mon. and Wed., 8:30 am- 4 pm

Juniper Manor I
Trumansburg Seniors Inc.
24 Elm St., Trumansburg, NY 14886

Location:
Route 96 into Trumansburg, left on Elm St, on right just after the old post office.

General:
Juniper Manor is funded by a federal government low interest loan (HUD) and managed by Better Housing for Tompkins County Inc. It was built in 1982.

Access:
The complex is near local stores and services and on the local TCAT bus route. It is set back from the road with a long drive and surrounded by large trees and grassy lawns.

Features:
Each unit has an emergency call system. New full-size elevator. The apartments are electrically heated and furnished with a stove and refrigerator plus wall-to-wall carpeting. It has a controlled entry system with modern safety and fire protection. Air conditioners are allowed. There is on-site parking, inside mail delivery, in-house laundry facilities, cable TV, and community lounges.

Activities:
Activities are tenant-organized. They include dish-to-pass, birthday parties, and exercise classes. There is a small library. Groups from the community often come to visit. Some residents enjoy gardening and work on the flower beds in the grounds.

Size:
40 units on 2 floors (chair lift and elevator)
4 apartments are handicap-accessible.
4 two-bedroom units

Requirements:

62+ or disabled of any age, must be able to live independently. No smoking in building. Income eligibility based on 50% of county median with a maximum income limit (adjusted) of:

Single - $27,100 Couple - $31,000

(Income limits subject to change.)

Rates:

Based on 30% of adjusted gross income. Utilities are not included in rent. A security deposit is required, with extra for a pet.

Waiting List:

The waiting time is 1-1/2 years.

Contact:

Sue Roenke, Site Manager ……..387-5922

Better Housing for Tompkins County…….. 273-2187

Website: www.betterhousingtc.org

Juniper Manor II
Trumansburg Seniors Inc.
16 Pease Street, Trumansburg, NY 14886

Location:
Route 96 into Trumansburg, left on Elm Street. First right after Juniper Manor I.

General:
Funded by the New York State Turnkey Program Housing Trust Fund and managed by Better Housing for Tompkins County, Inc. It was completed in 1991.

Access:
The complex is near local stores and services.

Feature:
Each unit has an emergency call system. The apartments are electrically heated Air conditioners are allowed. On-site parking, inside mail delivery, in-house laundry facilities, cable television, and community lounges are available. An elevator to the second floor is available for residents with restricted mobility.

Activities: Same as Juniper Manor I

Size: 20 units - 4 two-bedroom; 16 one-bedroom

Requirements:
62+ or disabled of any age. Must be able to live independently. No smoking allowed on premises.
Maximum income limit (adjusted) as of this printing:
1 bedroom: $43,350 2 bedrooms: $49,550

Rates:
Base rent or 30% of income, whichever is greater. A security deposit is required, extra for a pet.

Waiting List: 1- 1 1/2 years.

Contact: Susan Fleischman.....387-5922
Better Housing for Tompkins County 273-2187
Website: www.betterhousingtc.org

Lehigh Crossing Apartments
15 Cook Street, Freeville, NY 13068

Location:
Just off Route 38 & 366 North toward McLean. The 2nd right off Fall Creek Road.

General:
Owned by the Freeville Housing Group. Managed by Belmont Management Group, Buffalo, NY (716) 854-1251. Opened in March, 1991.

Access:
Transportation by TCAT and Gadabout. It is within walking distance of the Village Hall.

Features:
There is a general community room, with a piano and library. Kitchen has dishwasher and microwave for use by tenants. Laundry facilities are also available. All apartments have emergency cords in the bedrooms, grab bars in the bathrooms, and come with smoke detectors. Air conditioners are allowed. Each unit has its own water heater and electric meter. Small pets are welcome and there is ample parking.

Activities:
Activities are tenant organized which include a monthly dish to pass dinner.

Size:
Twenty four units in three separate buildings, eight apartments each. Half of the apartments are on the ground floor and half are on the second floor. Elevators in each building.

Requirements:
62+ or disabled of any age, but able to live independently. No smoking anywhere in building. No smok-

ing anywhere on property except in designated area outdoors.

Maximum income limited (adjusted):
1 person- $32,520 2 persons- $37,200

Rates:
Based on 30% of adjusted gross income. Heat included in rent. USDA Rural Housing subsidized.

Waiting List:
Wait times have been short in recent months.

Contact:
Kim Nostell, Manager…….844-4045
Office Hours: Mon., Wed., Fri. 9:00 AM–2:00 PM

McGraw House
700 McGraw House, Ithaca, NY 14850-5468

Location:
221 South Geneva Street, between West Green & West Clinton Street.

General:
McGraw House was built in 1971 although the historical background of the project extends back to the 1800's through its sponsors, the Ladies Union Benevolent Society (LUBS). McGraw House is managed by McGraw Housing Company Inc. A complete renovation of all the apartments was finished in 2012.

Access:
It is within walking distance of the downtown shopping area and is on the public transport route.

Features:
McGraw House offers private apartments in a building with a central dining room. Dinner is prepared on the premises and can be purchased by those who wish this option every day except Saturday. There is a main lounge on the first floor with smaller ones on the second, third and fourth floors. The fifth floor has a deck and roof garden. The building has two elevators and three stairways. Parking is available for a small additional fee. Heating is gas hot water. Coin operated laundry services are also available. A member of the staff is on call 24 hours a day in case of emergency. McGraw House also employs a Service Coordinator to assist residents who need help arranging for supportive services. A furnished guest apartment available for rent to overnight visitors.

Activities:
LUBS provides tea on Tuesdays, fresh flowers on the dinner tables, and monthly birthday parties. There is a library and an activity room. Tenants arrange other ac-

tivities such as games, exercise and discussion groups.

Size:
105 units - 6 floors (elevators/stairs)
65 Studio and 40 One-Bedroom apartments

Requirements:
62+ plus application. No smoking.

Maximum income limit
Studio - $50,148
1-Bedroom - $62,160

Rates:
Studio: $520 to $597
1 Bedroom: $644 to $740
Housing Choice Vouchers (formerly call Section 8 vouchers) are accepted when the base rent is not affordable to an applicant. A security deposit is required, with extra for a pet. Utilities and trash removal are included in the rent.

Waiting List:
Studio: 1-2 years
1-Bedroom: 3 years or more
(Transfers from studios to 1-bedroom units are acceptable.) Preference given to veterans and surviving spouses of veterans living in NY State.

Contact: Carol Mallison……..272-7054
E-mail: Carol@mcgrawhouse.org
Website: http://www.mcgrawhouse.org

Newfield Garden Apartments
261 Main Street, Newfield, NY 14867

Location:
Off Route 13, to Main Street, through the town, left after elementary school.

General:
Owned and operated by Better Housing for Tompkins County, Inc., the apartments are funded by the USDA Rural Housing and have rent subsidy from New York State. It was built in 1985.

Access:
On the local bus route.

Features:
All units are electric, tenant-controlled and paid. Each unit contains a stove and a refrigerator. They have wall-to-wall carpeting in the bedroom and living room. A laundry room, mailbox area, lounge/social room and hobby/craft areas are on the premises. There is a back- yard area, surrounded by trees, for sitting out-doors. On-site parking is available.

Activities:
An active tenant organization holds many functions including community dinners, luncheons and craft fairs.

Requirements:
62+ or disabled. No smoking in building.
Must be able to live independently.
Maximum income limits are: $27,100- 1 person
$31,000- 2 persons
Preference to extremely low income:
$16,250- 1 person
$18,600- 2 persons

Size:
28 units - 2 floors, one-bedroom apartments
3 units are handicap-accessible

Rates:

Rates are based on 30% of adjusted income. This includes an allowance towards utilities. A security deposit is needed. Yearly recertification is required.

Waiting List:

About 1-2 years.

Contact:

Wendy Hendrickson-- Site Manager..... 564-9935
Better Housing for Tompkins County.....273-2187
Website: www.betterhousingtc.org

Schoolhouse Gardens Apartments
177 Main Street, Groton, New York 13073

Location:
In the village of Groton. Take Route 38 into Groton. The apartments are on the 3rd block on Main Street.

General:
The Schoolhouse Gardens Apartments are located in what was once the Groton High School and later Tompkins Cortland Community College. They were renovated in 1992. The apartments are managed by Conifer Realty.

Access:
The apartments are near the post office, bank, and many other downtown businesses. The T-CAT bus line goes through Groton with a bus stop across the street.

Features:
Each apartment has grab bars in the bathroom and emergency pull chains in the bedroom and bathroom. Utilities are all electric with tenant controlled heat. There is wall to wall carpeting. The kitchens are specifically designed for seniors with the cabinets installed at lower levels. There is an elevator, community room with a kitchenette, interior trash rooms, inside mail delivery and a laundry room. The building offers an outdoor patio and sitting area. There is 24 hour on-call maintenance. Off-street parking lot. space.

Activities:
Residents often join in the planned activities at the Center Village Court Apartments.

Size:
28 units - 22 one-bedroom
6 two-bedroom apartments
1 is handicap-accessible

Requirements:

Age 62+ or disabled of any age. No smoking within 30 feet of building except within apartment.

Maximum gross income:

$31,020 for 1 person $35,468 for 2 persons

Rates:

Rents are based on 30% of the residents adjusted annual income. Utilities are not included but there is a utility allowance when calculating rent. A security deposit of one month's rent is required.

Waiting List:

Usually 4 to 5 months.

Contact:

For information, call Tatyana Leshkevich…..898-4770

Titus Towers I & II
798 & 800 South Plain Street, Ithaca, NY 14850

Location:
Route 13, off Wood Street.

General:
Titus Towers is federally funded by HUD. It consists of two connected buildings: Titus Towers I built in 1972 and Titus Towers II built in 1985. A connector between the two buildings was recently completed in 2004. It is managed by the Ithaca Housing Authority (IHA).

Access:
Close to Wegmans/Tops Plaza and Ithaca Shopping Plaza, the facility is on the TCAT bus route.

Features:
Subsidized noon meals are served by Foodnet five days a week, for interested residents and other senior citizens in the neighborhood. Other features include in-house laundry facilities, community room, dining room, TV lounge, garden room, exercise area, built-in security and fire prevention features, an observatory on the 14th floor and handrails in all corridors. The connector between Titus I and Titus II contains a chapel, library, community room and beauty salon. A stove and refrigerator are provided in each unit. Heating is by natural gas. There is assigned parking available for the residents. Titus Towers also employs a Service Coordinator to assist residents who need help arranging for supportive services. The Tenant Council, which has an office on the ground floor, organizes activities for the residents. Small pets are allowed.

Activities:
An outdoor barbecue picnic area and gardening plots are available. Other activities include a craft group, movie matinees, a blood pressure clinic, library ser-

vice from the Tompkins County Library, dish-to-pass, card games, bingo, pet-the-pets, fitness classes, and church services. The Tenant Council organizes rummage sales and bazaars.

Size:

Titus I has 165 one bedroom apartments on 14 floors.
Titus II has 71 one-bedroom apartments on 5 floors.
10 units are handicap-accessible.

Requirements:

50 years or older with the ability to live independently.
A security check is required. Maximum income limit (after adjustments):
$41,350 for one person; $47,250 for two persons.

(Preference given to very low income and to Tompkins County residents.)

Rates:

Rates are set by HUD and based on 30% of adjusted gross income. Security deposit equivalent to one month's rent. Utilities are included in the rent, except for electric in Titus Towers II.

Waiting List:

Waiting time usually varies from 6 months to a year.

Contact:

Karen Sandifur...……273-8629 (ext. 245)
Colleen Shelton..……...…….273-8629 (ext. 255)
Tenant Relations
Website: www.ithacaha.org

Willowbrook Manor
P.O. Box 522, Dryden, N.Y. 13053

Location:
Neptune Drive, by the firehouse. Turn north at the light in the center of town. First right hand turn.

General:
Built in 1979, Willowbrook Manor is set on seven acres of land. It is managed by Dryden Apartment Co., owned by Dryden Senior Housing Corporation and is funded by USDA Rural Housing.

Access:
There is easy access to village stores and services. T-CAT bus service is available at the front door.

Features:
Optional air conditioning and cable TV, elevator, laundry facilities, on-site parking, fire protection and controlled entry system to the building. Each unit is electrically heated with individual electric meters and furnished with a stove and a refrigerator. There is a large lobby-lounge available for social functions and a beauty/barber shop on the premises. An outdoor patio is available for tenant use.

Activities:
Most activities are tenant organized. Examples include art classes, birthday parties, and card playing. Gardening plots are available for tenant use. Outside groups occasionally present programs.

Size:
50 units - 2 floors, 1-bedroom apartments.

Requirements:
62+ or disabled of any age, but able to live independently. Priority to very low income. Maximum income limits (after eligible deductions):

(very low) 1 person—$25,850 2 persons— $29,550
(low-mod) 1 person—$41,350 2 persons— $47,250

Rates:

Rates are 30% of adjusted gross income. Eligibility is based on USDA income limits. Utilities are not included in the rent, but a utility allowance is made. A security deposit approximately equivalent to one month's rent is required.

Waiting List:

About 6 months to a year. .

Contact:

Mark Goldfarb……844-5130
Trudie Porteus, on-site office....…….844-8000
(9:00 am - 12:00 noon on weekdays)

Woodsedge
Woodsedge Drive, Lansing, N.Y. 14882

Location:
North on Route 34 to Rogues Harbor Inn, right onto 34B, Approximately one mile on the right.

General:
Owned by Town of Lansing Housing Authority and managed by C.R.M. Rental Management, Inc.. Woodsedge was built in 1981. It is situated on 15 acres of open countryside with trees and gardens all around.

Access:
It is fairly secluded; however, the Lansing Older Adult Program van is available to take individuals for shopping, doctor or business appointments.

Features:
Subsidized noon meals are served by Foodnet five days a week in the community room. New full-size elevator. The building has general lounges, laundry facilities on each floor, and a beauty salon. Building completely wired for wifi. Free medical alert pendant or bracelet to each resident (personal emergency response system). Heat is electric. The main recreation area includes a kitchen, piano, TV, and is available to tenants for personal entertaining. Private garden plots and parking available to residents.

Activities:
Organized by active tenants' association, including weekly coffee hours, dish-to-pass dinners, picnics, religious services, evening game nights, holiday parties and gardening.

Size:

40 units - 2 floors (elevator)

35- one-bedroom
3- barrier-free one-bedroom (wheelchair accessible)
2- two-bedroom (wheelchair accessible)

Requirements:

62+ or disabled of any age, but able to live independently. No smoking allowed anywhere in building or on the grounds. Maximum income limit (after adjustments):

Low income: 1 person: $43,350 2 persons: $49,500
Very low: 1 person: 27,200 2 persons: $31,000

Priority admission to very low income.

Rates:

Based on 30% of adjusted gross income; FHA funding.

Waiting List:

6 months to a year.

Contact:

Shannon Pranger, Office Manager.....533-4792
(Monday - Thursday, 9 am - 2 pm)
Keith Cochran..... 533-4792
(Monday-Friday, 8 am - 4 pm)

Senior Living Communities (market rate)

Horizon Villages
1 Leslie Lane, Ithaca NY 14850

Location:
from Ithaca Mall, left on N. Triphammer and then right onto Horizon Dr.

General:
Horizon Villages is rental senior housing owned and operated by Candace Cima, Ithaca, NY.

Features:
One and two bedroom homes including a full basement (some basements are partially or fully finished). Two bedroom residences offer two baths. One bedrooms offer 1 1/2 baths. Gas fireplace, wood deck, attached garage, central air conditioning and laundry hook-ups.

Activities:
There are monthly Ladies Coffees, Bridge Clubs, Men's Cocktail Hours and Holiday Parties. All residents of Horizon Villages have a complementary membership in the Horizons Pool and Tennis Club.

Size:
40 two-bedroom homes and 2 one-bedroom homes.

Requirements: 55 and older. No smoking.

Rates: $1,650/month to $1,925/month (depending on floor plan selected) plus utilities.

Contact:
Candace Cima……257-6059 or email:ccima@aol.com
Website: www.horizonvillages.com

Longview Patio Homes
1 Bella Vista Drive
Ithaca, NY 14850

Location:
On Rt. 96B (Danby Rd.), .3 mile south of Ithaca College. Right onto Bella Vista Drive.

General:
The Patio Homes are rental senior housing operated by Longview, through its parent company, the Ithacare Center Service Co., a non-profit corporation. The Patio Homes opened December 2013.

Features:
Two bedrooms, two full baths, central air, wash/dryer, private garage and storage, patios, and an open floor plan, located in a secluded, wooded area on the south end of Longview's campus.

Activities:
Patio Home residents can use the amenities in main building, including swimming pool, exercise room, library. Intergenerational programming options: residents and IC students and faculty enjoy shared experiences and resources therapeutic exercise, music, stage, drama, and recreation programs and the auditing of classes on the IC Campus.

Size: 22 two bedroom homes

Requirements: 55 and older. Pets are allowed. No smoking.

Rates: $2,100/month (includes utilities).

Contact:
Nicole Cokely……..……...375-6320
Website: www.ithacacarelongview.com

Housing with Meals/Housekeeping Included

(*Each of the following includes one or more meals daily, housekeeping and other amenities in the base fee.)*

Continuing Care (Life Care) Retirement Community

Kendal at Ithaca

2230 North Triphammer Road, Ithaca, NY 14850

Location:

The 107 acre site is located on N. Triphammer Road between the Triphammer Shopping Plaza and Community Corners.

General:

Kendal at Ithaca is a not-for-profit life care retirement community. A continuum of care is provided including independent housing, outpatient health care services, an adult care residence with “enhanced assisted living” certification, and a skilled nursing wing. Kendal offers residents the security of guaranteed health care for life through one contract that will remain in effect throughout the resident's lifetime. Kendal is Quaker-affiliated and is guided in its programs by the values and standards of the Quaker faith, although residents need not be Quaker. The community is regulated by the NY State Health Dept. and NY State Dept. of Financial Services.

Features:

Interior and exterior maintenance are provided. Services provided at Kendal at Ithaca include: medical alert system, physician services, 24-hour-a-day skilled nursing care, assisted living, physical, occupational, speech and recreational therapies, pharmacy services, social services and home care services. Independent living, short term or long term health care are provided for the same fees. Housekeeping and linens services as well as interior and exterior maintenance provided.

Activities:

The Residents' Association directs a wide variety of social, cultural and intellectual activities. The Kendal Community Center houses informal and formal dining areas, branch bank, auditorium, library, a beauty/barber shop, computer lab, photographic darkroom, fitness center, craft room and an indoor swimming pool with adjoining spa.

Size:

212 independent living units, 35 skilled care beds, 36 adult home/enhanced assisted living rooms.

Requirements:

Kendal at Ithaca is for seniors who are in good physical and mental health. Kendal at Ithaca is a smoke and tobacco-free campus with the exception that residents may smoke inside their own homes. Those seeking admission will be put on the priority list after making a $1,000 returnable (with interest) deposit. Admission forms cover health history and finances. An admission interview is required.

Rates:

Residents pay an initial entry fee and ongoing monthly fees. Fees are based on the size of the independent living unit that is chosen by the entrants:

Entrance fees:
Single: range from $149,885- $481,990
Double: range from $277,145- $515,800

Monthly fees:
Single: range from $2,875 - $5,085
Double: range from $5,190- $6,790

Contact: Betsy Schermerhorn……..266-5300
E-mail– bschermerhorn@kai.kendal.org
Website: www.kai.kendal.org

Longview Apartments
1 Bella Vista Drive, Ithaca, NY 14850

Location:
On Route 96B, across from Ithaca College in the Town of Ithaca.

General:
Longview has apartments for independent living in addition to Patio Home (see p. 27) and Assisted Living (see p 39). It is operated by Ithacare Center Service Co., a non-profit organization directed by a community board. Longview is designed to provide an active, enriching and healthful life for older or disabled citizens who wish to live independently in a community setting.

Features:
Longview's apartment floor plans are large enough to accommodate many of your familiar furnishings. Apartments include individually controlled heating and air-conditioning, wall-to-wall carpeting, large closets, and additional storage space. One dining room meal per day, housekeeping services and a 24-hour emergency call system are included as part of the monthly rental fee. Additional meals and other services can be purchased as desired.

Activities:
Longview's common areas provide many amenities serving as an extension of your private apartment. These include a craft and hobby room, a game room, library, chapel, branch bank, and resident store. A variety of social and recreational activities are also available. A partnership with Ithaca College enables residents to take advantage of an intergenerational lifestyle where residents, students and faculty enjoy shared experiences and resources including nutrition

education, therapeutic exercise, music, stage, drama, and recreation programs and the auditing of classes on the IC Campus.

Size:
100 units consisting of 12 studios, 66 one-bedroom and 22 two-bedroom apartments.

Requirements:
Age 55 or older. Residents must be able to live independently.

Rates:

	1 Person	2 Persons
Studio	$1,853	-
1 Bedroom	3,236	3,820
2 Bedroom	4,100	4,684

Contact:
Nicole Cokely…….……..……375-6320
Independent Services Coordinator
Website: www.ithacarelongview.com/

Elder Cottage Lease Program
Better Housing for Tompkins County
950 Danby Road, Ithaca

General: Rental of small, modular homes to income-eligible seniors who wish to have them installed temporarily next to the home of supportive relatives/friends. The elder cottage concept enables seniors to continue living independently with the support and security offered by family living in the main house.

Features: 24 ft. x 28 ft. 1-bedroom homes. Door sizes and clearances allow wheelchair access to the entire home. Meets NY State senior housing specifications. Appliances, carpeting included.

Installation: Elder cottage is hooked into well and septic of principle home (or municipal system, if applicable). The home is placed on a pressure-treated timber foundation that can be easily removed when it is time for the unit to be moved by Better Housing to a new location.

Eligibility: age 60 and older; must be income-eligible for Housing Choice Voucher Program. Home must be placed in Tompkins County outside the City of Ithaca.

Monthly Rates: 30% of adjusted income.

Contact:
The application process is handled by the Tompkins County Office for the Aging:

David Stoyell…….274-5492

Website**:** www.betterhousingtc.org/bet2_cottages.html

Other Housing Options

(This booklet gives detailed information only about facilities that might be formally called "senior housing." Other types of housing may also appeal to some seniors who are searching for alternatives to their single family homes. These would include downsizing to condominiums, town homes, mobile homes and apartments that are multi-generational. Call the Tompkins County Office for the Aging, 274-5492, to discuss housing options for older adults.)

Other "Affordable Housing" (multi-generational)

Other apartment options exist for persons with low to low-moderate incomes where rents are below market rates. These options are open to people of any age:

· Ithaca Housing Authority Public Housing…...273-8629
· Ithaca Neighborhood Housing Services……..277-4500
· Breckinridge Place..……277-4500
· Cedar Creek Apartments……..277-4500
· Linderman Creek Apartments……..269-1000
· Cayuga View Apartments……269-1000
· Poet's Landing Apartments, Dryden……288-4165
· The Overlook at West Hill……...277-0099
· Trumansburg County Estates……1-800-848-8569
· West Village Apartments……273-5215

Housing Choice Voucher Program (Section 8)

The Ithaca Housing Authority (273-1244) and Tompkins Community Action (273-8816) are the two agencies in the county that administer Housing Choice Voucher Programs (formally called the "Section 8 voucher" program). Housing Choice Vouchers subsidize the rental of apartments in the open market for low income individuals and families. Waiting list is three years at both agencies at the time of this printing.

Licensed Adult Care Residences

"Assisted living" is now regulated by the state to mean that some "hands-on" personal care services are offered in a NY State Health Department licensed setting in addition to meals, housekeeping and other congregate services.

There are three types of "assisted living" certification in New York State:

1. **Assisted Living Residence (ALR)**
2. **Special Needs Assisted Living Residence (SNALR)** Certification that qualifies a facility to advertise a specialized type of care (e.g., dementia care)
3. **Enhanced Assisted Living Residence (EALR)** "Enhanced Assisted Living" certification from the NYS Health Department authorizes an assisted living residence (ALR) to provide aging in place by admitting and retaining residents who:

   a. Are chronically chairfast and unable to transfer, or chronically require the physical assistance of another person to transfer;
   b. Chronically require the physical assistance of another person in order to walk;
   c. Chronically require the physical assistance of another person to climb or descend stairs;
   d. Are dependent on medical equipment and require more than intermittent or occasional assistance from medical personnel; or have chronic unmanaged urinary or bowel incontinence.

"Enhanced Assisted Living" certification allows a residence to offer some or all of these services to a limited number of its residents. If you are concerned about whether you or your loved one may require any of the following services, be sure to ask about the level of care the residence is authorized and willing to provide.

Clare Bridge of Ithaca
101 Bundy Road, Ithaca, NY 14850

Location:
On the corner of Route 96 (Trumansburg Road) and Bundy Road. Take Route 96 toward the hospital. When you reach Candlewyck Apartments, the next road on the left is Bundy. Take a left on Bundy and Clare Bridge will be on your left. Pull in the parking lot and go around the first building you see. The building farthest away from the parking lot entrance is Clare Bridge Cottage.

General:
Clare Bridge Cottage is a memory care residence privately operated by Brookdale Senior Living, a private proprietary home that is designed specifically to meet the needs of people with severe cognitive impairment It is licensed by NY State as an adult home with Special Needs certification in dementia care.

Features:
Clare Bridge Cottage offers 24-hour staff trained to deal with the challenging behaviors of the memory impaired. Residents are helped with activities of daily living such as bathing, dressing, and medications. Three meals a day are provided and planned by a registered dietitian. There is a Registered Nurse on staff at Clare Bridge Cottage and a full time Life Enrichment Coordinator who plans activities for the residents. A beauty salon and barbershop are available.

Size: 36 residents (28 private rooms and 4 semi-private)

Rates:
Base rate ranges from $4,000 to $5,000. One time community fee of $4,000. Base rate includes base level of personal care services. Additional personal care plans are charged separately.

Contact: Amy Rebera...……256-2580
Website: www.brookdaleseniorliving.com

Bridges Cornell Heights
403 Wyckoff Ave. (The Colonial)
407 Wyckoff Ave. (The Tudor)
Ithaca, NY 14850

Location:
From Rt. 13, take exit at Cayuga Heights Rd., heading south. Left on Wyckoff Ave.

General:
Two residences (The Colonial and The Tudor) that are private owned and operated by Elizabeth Ambrose. They are licensed as Adult Homes by NY State and are also certified by NY State to assisting living and enhanced assisted living levels of care.

Features:
Services available include personal care, 24 hour supervision, nursing supervision. Most residents have a private bedroom and private bathroom. Semi-private and couples suites are also available. Services provided include unlimited home-style meals, housekeeping, maintenance, laundry services, and transportation. Daily activity options include arts, music, gardening, cooking, films, speakers, reading programs, exercise programs, dancing, outings, picnics and parties.

Size: The Colonial— 10 residents
The Tudor— 15 residents

Rates: Semi-private- $9,095/month
Private- $9,550/month

Contact: Elizabeth Ambrose…….. 257-5777
Website: www.bridgescornellheights.com

Deer Haven
179 Tupper Road, Spencer, NY 14883

Location:
Six miles south of Ithaca, off Route 34-96.

Features:
Private home providing homelike atmosphere. 24 hour supervision, personal care, room, board, and laundry. Transportation to doctors and prescriptions. Daily program of social and recreational activities. Deer Haven is licensed by NY State as a "Family-Type Home." It is owned and operated by Joyce Starks.

Size: 1 private room and 2 semi-private rooms.

Rates: $100/day

Contact: Joyce Starks…….564-1880

Kitty Lane
58 Gee Hill Rd., Dryden, NY 13053

Location:
3 miles north of Tompkins-Cortland Community College off Rt. 13. Turn right on Old Dryden Rd. After .4 mile, turn right onto Gee Hill Rd.

Features:
Private home providing homelike atmosphere. 24 hour supervision, personal care, room, board, and laundry. Transportation to doctors and prescriptions. Daily program of social and recreational activities. Kitty Lane is licensed by NY State as a "Family-Type Home." It is owned and operated by Audrey Feint.

Size: 1 private room and 1 semi-private room.

Rate: $1,600/month.

Contact: Audrey Feint…..299-4936 or cell: 339-6406

Evergreen House & The Old Hundred

4461 Jacksonville Road
Jacksonville, NY 14854

704 Five Mile Drive
Ithaca, NY 14850

Location:

Evergreen House: From Ithaca, Rt. 96 heading north, left on Jacksonville Rd., on right hand side.

The Old Hundred: From Ithaca, Rt.79 heading west, left on Rt. 13A, on right side at corner of Bostwick Rd.

General:

Evergreen House and The Old Hundred are licensed by NY State as "Family-type homes." Privately owned and operated by Classen Home Health Associates.

Features:

Services include personal care, 24-hour supervision and nursing supervision, transportation, daily activity options, exercise programs and outings.

Size: Evergreen House: 6 private rooms
The Old Hundred: 6 private rooms

Rates: Evergreen House: $235/day
The Old Hundred: $235/day

Contact:

Classen Home Health Associates: 277-1342
Evergreen House: 387-5704
Old Hundred: 273-8100

Website:
www.classenhomehealth.com/residential-living.html

Longview
1 Bella Vista Drive, Ithaca, NY 14850

Location:
Rt. 96B across from Ithaca College in town of Ithaca.

General:
Licensed Adult home operated by Ithacare, a non-profit community, for persons age 55 and older.

Features: ***(See p. 30 for independent living apartments.)***
Longview's offers a Assisted Living and Enhanced Assisted Living levels of care providing seniors with personal care, housekeeping, dining, emergency call system, medication management, nurse supervision, case management, personalized recreation, laundry, and customized financial services.

Activities:
There is a greenhouse where classes take place, a pottery room, an activities room, sewing room, and library. Wide spectrum of other activities such as trips to the Hangar Theater, Bingo, and current affairs discussion groups. There is also unique intergenerational programming with Ithaca College students and faculty including nutrition education, therapeutic exercise, music, drama, and recreation programs.

Size: Assisted Living: 60 rooms (includes four doubles)
Enhanced Assisted Living: 32 rooms

Rates:
Basic Assisted Living: sliding fee scale up to full market rate of $3,072 for Level 1 care
$3,387 for level 2 care. SSI accepted.

Enhanced Assisted Living: Level 1: $4,961
Level 2: $5,276

Respite Stay: Level 1-$135/day; Level 2- $225/day

Contact: Kim Owen or Robert Levine.....375-6320
Website: www.ithacarelongview.com

Sterling House of Ithaca
103 Bundy Road, Ithaca, NY 14850

Location:
On the corner of Route 96 and Bundy Road. Take Route 96 toward the Hospital. When you reach Candlewyck Apartments, the next road on your left will be Bundy. Take a left on Bundy Rd. and Sterling House will be on your left. Sterling House is the first building as you come into the parking lot.

General:
Sterling House is owned by Brookdale Senior Living and operates as a private propriety home for adults. It is licensed by NY State as an Adult Care Facilitiy and is certified to offer both assisted living and enhanced assisted living residential care.

Features:
All three meals and utilities (except cable and phone) are included in the rental rate at Sterling House. Laundry and housekeeping are done for the residents once a week. Each apartment has emergency pull cords and there is staff available 24 hours a day in case of emergency. Sterling House has a full time Life Enrichment Coordinator who plans resident activities both inside the building as well as out in the community. There are a beauty salon, barbershop and fireplace.

Size: 46 Apartments

Rates:
Base rates range from $3,750 to $5,050 per month. One time community fee of $4,000. Personal care plans are charge separately.

Contact: Amy Rebera……256-2580
Website: www.brookdaleseniorliving.com

Nursing Homes

(The nursing homes described in this guide are fully licensed by the NY State Health Department and subject to state regulations. They offer a full range of medical and therapeutic services as well as social work services. Nursing home ratings are available online at: www.Medicare.gov/nursinghomecompare/search.html and www.nursinghomes.nyhealth.gov/)

Beechtree Care Center

318 South Albany Street, Ithaca, NY 14850

Location:
Central Ithaca, one block west from the Red Cross building on West Clinton Street.

General:
Beginning in 1919 as a center providing care for children with polio, the focus changed to orthopedics and ultimately to a Long Term Care Facility. The current building, on the same site as the former home, was completed in 1986.

Features:
The nursing facility provides 24-hour skilled nursing and rehabilitation services. Planned activities and programs, church services, social service, and a range of therapeutic services including speech, occupational and physical therapy are available. Free local phone and cable.

Size: 120 beds

Rates:
$240 per day plus 7% - Private room
$230 per day plus 7% - Semi-private room
Private pay, Medicaid, and Medicare are accepted.

Contact: Admissions Coordinator...273-4166, ext. 162
Website: www.beechtreecarecenter.org

Groton Community Health Care Center
120 Sykes Street, Groton, NY 13073

Location:
Route 38 into Groton, junction West South Street, left for about 50 yards, then right onto Sykes Street.

General:
The Groton Nursing Facility is a private, non-profit facility. It is located next to the Center Village Court Senior Citizens' Apartments.

Features:
This skilled nursing facility offers care for those who are in need of 24 hour nursing supervision and assistance with personal care. There are various planned recreational activities as well as social services (family support group). Church services, speech, physical and occupational therapeutic services are available. A Short-term Rehabilitation Program is also available. A residents' council meets once a month. There is a small gift shop as well as a beauty/barber shop located on premises.

Size: 80 skilled nursing beds

Rates:
$294 per day + 7% - Private room
$284 per day + 7% - Semi-private room
Private pay, Medicaid, and Medicare are accepted.

Contact: Director of Social Services……...898-5876

Cayuga Ridge Extended Care
1229 Trumansburg Road, Ithaca, NY 14850

Location:
North on Route 96 out of Ithaca, a few buildings before the hospital on the right.

General:
Cayuga Ridge is a proprietary facility originally opened in 1968, followed by a major expansion in 1974. Cayuga Ridge looks out over beautiful Cayuga Lake. The facility was established to provide care to the elderly of Tompkins county.

Features:
Cayuga Ridge offers a wide variety of skilled nursing services to its residents, twenty-four hours a day. A full range of recreational, rehabilitative and therapeutic services are offered, which include: occupational therapy, physical therapy, recreation therapy, social services, and speech pathology. Medicaid and Medicare approved.

Size:
160 beds

Rates:
$250 per day plus 7% - Private Room
$240 per day plus 7% - Semi-Private Room
Private pay, Medicaid, and Medicare are accepted.

Contact:
Admissions Coordinator……..273-8072, ext. 243
Website: www.cayugaridge.org

Oak Hill Manor
602 Hudson Street, Ithaca, NY 14850

Location:
Route 96B, left on Hillview Place, first right on Hudson Street, past South Hill school on the right.

General:
The current building was constructed in 1965 although there is a lengthy history with the Speno Mansion (behind the building), now leased to Waldorf School. The nursing home is privately owned.

Features:
The nursing home provides 24-hour skilled nursing and rehabilitation services. A range of therapeutic services are available, including speech and physical therapy.

Activities:
There is an organized daily activity list that may include crafts, games, cocktail hours, parties etc. Church services and a beauty parlor are available. Many volunteers, especially college students, participate in resident activities.

Size:
60 beds (six private rooms, the others shared)

Rates:
$304 per day (includes state surcharge)- Private room
$294 per day (includes state surcharge)- Semi-private

Private pay, Medicaid, and Medicare are accepted.

Contact:
Patti Ryan, Social Worker…….272-8282