

# **Housing for Seniors in Tompkins County**



**Tompkins County Office for the Aging  
320 North Tioga Street  
Ithaca, New York 14850  
(607) 274-5492  
[www.tompkins-co.org/cofa](http://www.tompkins-co.org/cofa)**

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*\*Kendal at Ithaca is a continuing care retirement community which also has an adult care residence and a nursing home. However, it generally only admits members of its life care community to these residences.*

## **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. 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:**

Wait time lately has been about three months.

**Contact:**

Judy Isengard--Managerí ..í í í í í í ...898-5887

Hours: 9 am - 5 pm, Monday - Friday

**Conifer Village**  
**200 Conifer Drive, Ithaca, NY 14850**

**Location/Access**

Rt. 79 W. out of downtown Ithaca. Right onto Conifer Drive just before leaving 30 mph zone. Straight ahead up a curve to top of driveway. Tó Cat bus service Rt. 14.

**General:**

Owned and operated by Conifer Realty, LLC.

**Features:**

Secure building with "intercom entry system". Laundry room. Two bedrooms have roll in showers. Wireless emergency call system, central air conditioning, washer/dryer hookups, private balconies or patios, view of Ithaca and collegiate hill. Computer lab, fitness center, bus route, accessible/adaptable units, elevators.

**Activities:**

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

**Size:**

Size is 72 apartments one and two bedroom. Six are fully handicapped accessible. The rest are adaptable.

**Eligibility**

Age 55 and older. Maximum adjusted income limits at this printing:

1 person: \$41,360    2 persons: \$47,280

**Rates:** As of July 2012, rates range from \$647 to \$838. They are based on income. A security deposit of one month's rent is required.

**Waiting List:**

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

**Contact:**

Monica Pritchard..í í .....í í í ...277-6320

Office hours: Mon., Tues., Thurs, Fri.: 9 amó 2 pm

Email: [conifervillageithaca@coniferllc.com](mailto:conifervillageithaca@coniferllc.com)

Website: [www.ConiferVillageIthaca.com](http://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 community's 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. The following income categories changed in 2012. Call Ellis Hollow for updated information. Rents are current as of April 2012.

\$25,150 and under (1 person) = \$683.00 rent

\$25,150 to \$40,240 (1 person) = \$750.00 rent

\$40,240 to \$60,360 (1 person) = \$950.00 rent

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

**Waiting List:**

At present, 60-100 months.

**Contact:**

Virginia Coolbaugh -- Manager.....í í í ...273-3020

Website: [www.coniferllc.com](http://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. They were built in 1988.

**Access:**

There is a convenience store and Post Office locally. Otherwise residents travel to Ithaca, located near bus route.

**Features:**

All units have built-in security and fire prevention features. The apartments are carpeted, electrically heated and furnished with a stove and refrigerator. 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, 2 floors  
4 unitsô handicap-accessible

**Requirements:**

62+ or disabled of any age. Must be able to live independently. No smoking allowed in premises.

Maximum income limits at this printing (after adjustments):

\$46,850 for one person, \$52,750 for two people

Preference in admission to very low income:

\$25,850 for one person, \$29,550 for two people.

**Rates:**

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

**Waiting List:**

6-12 months

**Contact:**

Wendy Hendrickson-- Site Manager í í 539-6320

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

Web: [www.betterhousingtc.org](http://www.betterhousingtc.org)

**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. 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. A chair lift and elevator to the second floor are available for residents with restricted mobility.

**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 allowed on premises. Income eligibility based on 50% of county median with a maximum income limit (adjusted) of:  
Single - \$25,850      Couple - \$29,550  
(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 approximately 1 year.

**Contact:**

Sue Roenke, Site Manager    387-5922  
Better Housing for Tompkins County    273-2187  
Website: [www.betterhousingtc.org](http://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 and is beautifully landscaped.

**Feature:**

Nice spacious units. Each unit has an emergency call system. The apartments are electrically heated and furnished with a full size stove and side-by-side refrigerator plus wall-to-wall carpeting. It has a controlled entry system with modern safety and fire protection. 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 - 2 floors (elevator/stairs)  
4 two-bedroom units  
16 one-bedroom units

**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: \$41,350

2 bedrooms: \$47,250

**Rates:**

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

**Waiting List:**

1-2 years.

**Contact:**

Sue Roenke ..í í í í í í í í í í .í í í .387-5922

Better Housing for Tompkins County í í í 273-2187

Website: [www.betterhousingtc.org](http://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, 8112 Cazenovia Rd., Manlius, NY 13104. Managed by Belmont Management Group. Opened March 1, 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. There are no elevators. Elevators in each building.

**Requirements:**

62+ or disabled of any age, but able to live independently. No smoking anywhere in building. No smoking anywhere on property except in designated area outdoors.

Maximum income limited (adjusted):

1 person- \$31,020 2 persons- \$35,460

**Rates:**

Based on 30% of adjusted gross income. USDA Rural Housing subsidized.

**Waiting List:**

At least a year.

**Contact:**

Brenda Decker, Manager 1 1 1 1 1 1 .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.

**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. A stove and refrigerator are provided. Heating is gas hot water. Carpeting is not furnished. Pets are accepted. 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.

**Activities:**

LUBS provides tea on Tuesdays, fresh flowers on the dinner tables, monthly birthday parties, religious services, and visits to the new tenants. There is a library and an activity room. Tenants arrange other activities

such as cards, Bingo, and philosophy groups. Gada-  
bout takes residents to grocery stores each week.

**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 - \$59,220

**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 af-  
fordable to an applicant. A security deposit is required.  
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.)

**Contact:** Carol Mallisoní í í í í í í ..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:**

Units have wide doors, large bathrooms with grab rails, and abundant storage space. The facility has built-in security and fire prevention 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 backyard area, surrounded by trees, for sitting outdoors. 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: \$24,900- 1 person  
\$28,450- 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 year.

**Contact:**

Wendy Hendrickson-- Site Manager.í í í 564-9935  
Better Housing for Tompkins Countyí í í .273-2187  
Website: [www.betterhousingtc.org](http://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, self-defrosting refrigerators, and a full size stove with front-mounted controls. 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, and a restricted front door entry system. There is an off-street parking lot with ample space. Pets are welcome, with pet security deposit.

### **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:

1 person: \$31,020

2 persons: \$35,468

**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 Leshkevichí ..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 Ithaca Transit 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):

\$39,850 for one person; \$45,550 for two persons.

(Preference given to very low income and preference 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:**

The waiting list varies from 3-6 months.

**Contact:**

Karen Sandifur..í í í í í í í 273-8629 (ext. 245)

Colleen Shelton..í í ...í í í í .273-8629 (ext. 255)

Tenant Relations

Website: [www.ithacaha.org](http://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:**

Apartments are bright and airy with wall-to-wall carpeting. Other features include: inside mail delivery, 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) *in 2011* was:

*(Call for updated information.)*

(very low)	1 person	ô	\$25,150	2 persons	ô	\$28,700
(low-mod)	1 person	ô	\$40,200	2 persons	ô	\$45,950

**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 3 months.

**Contact:**

Mark Goldfarb í í í í í í í í í í í í 844-5130  
 Elaine Muechel, on-site office .í í í í í .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 the Town of Lansing, New York, administered by 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 bus is available to individuals for shopping and doctor or business appointments.

### **Features:**

Subsidized noon meals are served by Foodnet five days a week in the community room . The building has general lounges, laundry facilities on each floor, and a beauty salon. Free medical alert pendant or bracelet to each resident (personal emergency response system). All units are completely carpeted, and have a stove, refrigerator and generous storage space. Heat is electric. The main recreation area includes a kitchen, piano, TV and VCR, and is available to tenants for personal entertaining. Private garden plots and ample parking are also available.

### **Activities:**

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

**Size:**

- 40 units - 2 floors (elevator)
  - 35- one-bedroom
  - 3- barrier-free one-bedroom  
(wheelchair accessible)
  - 2- two-bedroom

**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):

Individual: \$38,850 2 persons: \$43,530  
(These are 2011 levels. Call for updated information.)

However, priority admission to very low income.

**Rates:**

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

**Waiting List:**

6 months to a year.

**Contact:**

Pam Bush, Office Manager í í í í í í .533-4792  
(Monday - Friday, 9 am - 2 pm)

Keith Cochran í í í í í í í í í 533-4792  
(Monday-Friday, 8 am - 4 pm)

***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 North Triphammer Road between the Triphammer Shopping Plaza and the 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 NYS Health, Insurance, and Social Service Departments.

**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 \$154,212- \$468,972

Double: range from \$269,442- \$501,938

## Monthly fees:

Single: range from \$2,796 - \$4,946

Double: range from \$5,046- \$6,604

**Contact:** Betsy Schermerhorní í í í í ..266-5300  
E-mailó bschermerhorn@kai.kendal.org  
Website: www.kai.kendal.org

## **Longview, An Ithacare Community** **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 as well as an Adult Care Facility. It is operated by Ithacare, 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:** *(See page 40 for details about Longview's Adult Care Residence)*

Longview's floor plans feature bright living spaces large enough to accommodate your most cherished and familiar furnishings. Apartments include individually controlled heating and air-conditioning, wall-to-wall carpeting, generous 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. An exciting partnership with Ithaca College will enable 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:**

	<u>1 Person</u>	<u>2 Persons</u>
Studio	\$1,817	-
1 Bedroom	3,173	3,745
2 Bedroom	4,020	4,592

Guest/Respite stay:

1 person: \$65/day (guest meals extra)

2 persons: \$75/day

**Contact:**

Rebecca Ribeiro or Kim Owení ..í í í í .375-6320  
Case Managers/Social Workers

Website: [www.ithacarelongview.com/](http://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 a supportive housing residence renting apartments to seniors on a month to month basis. Residents can also arrange for Sterling House's on-site licensed home health care agency to assist them with a variety of activities such as showering, remembering to take medications, and getting to and from the dining room as well as other needs. An application is pending with NY State for Sterling House to become a NY State licensed adult care facility.

### **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:**

The base rates range from \$3,600 to \$4,860 per month. One time community fee of \$4,000. Personal care plans are charge separately.

**Contact:** Amy Reberaí í í í í í í í í 256-2580  
Website: [www.brookdaleseniorliving.com](http://www.brookdaleseniorliving.com)

## *Other Independent Living Arrangements*

### **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:** Based on income. The Housing Choice Voucher Program (formerly called Section 8 assistance) will provide additional rent subsidy to low income seniors.

**Contact:**

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

David Stoyellí í í í í í í í í í í í í .274-5492  
Website: [www.betterhousingtc.org/bet2\\_cottages.html](http://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 Housingí ...273-8629
- Ithaca Neighborhood Housing Servicesí í ..277-4500
- Cedar Creek Apartmentsí í í í í í í í ..277-4500
- Linderman Creek Apartmentsí í í í í í ..269-1000
- Cayuga View Apartmentsí í í í í í í í 269-1000
- The Overlook at West Hillí í í í í í í ...277-0099
- Trumansburg County Estatesí í í í 1-800-848-8569
- West Village Apartmentsí í í í í í í í .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. The consumer guide “Choosing An Assisted Living Facility” is available from the Office for the Aging.*

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 that is designed specifically to meet the needs of people with severe cognitive impairment (including Alzheimer's and other conditions causing dementia). It is licensed by NY State as an adult home.

### **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 \$3,750 to \$4,950. 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 Reberáí í í í í í í í í 256-2580  
Website: [www.brookdaleseniorliving.com](http://www.brookdaleseniorliving.com)

*(Note: Brookdale Senior Living also operates **Sterling House** which is another option for those seeking a residential option with on-site personal care assistance. See p. 33.)*

**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 offer the "Enhanced Assisted Living" level of care (see p. 35).

**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- \$8,295/month  
Private- \$8,768/month

**Contact:** Elizabeth Ambrose í í í í í .. 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 with personalized attention to all aspects of personal care as needed. Transportation to doctors and prescriptions. It is licensed by NY State as a "Family-type Home." Daily program of social and recreational activities.

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

**Rates:** \$100/day

**Contact:** Joyce Starks í í í í í í í í .564-1880

**Evergreen House & The Old Hundred**  
**4461 Jacksonville Road 704 Five Mile Drive**  
**Jacksonville, NY 14854 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.

**Features:**

Services include personal care, 24-hour supervision and nursing supervision, transportation, daily activity options, exercise programs and outings. Licensed by NY State as "Family-type homes."

**Size:** Evergreen House: 6 private rooms

The Old Hundred: 6 private rooms

**Rates:** Evergreen House: \$210-235/day  
The Old Hundred: \$220-240/day

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

**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. 31 for independent living apartments.)*

Longview 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:**

Assisted Living Residence: sliding fee scale up to full market rate of \$2,926 for Level 1 care

\$3,226 for level 2 care. SSI accepted.

Respite Stay: \$210/day includes meals.

Enhanced Assisted Living: Level 1: \$4,725  
Level 2: \$5,025

**Contact:** Kim Owen or Rebecca Ribeiro.....375-6320  
Website: [www.ithacarelongview.com](http://www.ithacarelongview.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.)*

### **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. Beechtree has 120 beds, including 40 designated Alzheimer's beds, and 12 beds for rehabilitation stays.

**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 7.2% - Private room

\$230 per day plus 7.2% - Semi-private room

Private pay, Medicaid, and Medicare are accepted.

**Contact:** Admissions Coordinator...273-4166, ext. 162

Website: [www.beechtreecarecenter.org](http://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:**

\$280 per day + 7.2% - Private room

\$270 per day + 7.2% - Semi-private room

Private pay, Medicaid, and Medicare are accepted.

**Contact:** Director of Social Services í í ...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. It is owned and operated by the Peregrine Health Management Company.

**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: audiology, occupational therapy, physical therapy, recreation therapy, social services, and speech pathology. Medicaid and Medicare approved.

**Size:**

260 beds

**Rates:**

\$250 per day plus 7.2% - Private Room

\$240 per day plus 7.2% - Semi-Private Room

Private pay, Medicaid, and Medicare are accepted.

**Contact:**

Admissions Coordinator í í í ..273-8072, ext. 243  
Website: [www.cayugaridge.org](http://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:**

\$274 per day plus 7.2% - Private room  
\$266 per day plus 7.2% - Semi-private room