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# Housing Options for Older Adults in Tompkins County



TOMPKINS COUNTY  
OFFICE FOR THE AGING

*Aging Better, Together*

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NY Connects/Tompkins County Office for the Aging  
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Ithaca, New York 14850  
(607) 274-5482  
[www.tompkinscountyny.gov/cofa](http://www.tompkinscountyny.gov/cofa)

# Housing Options for Older Adults in Tompkins County

## Titles in this booklet series\*:

- Housing Options for Older Adults in Tompkins County
- Long Term Support Services in Tompkins County
- Resources for Caregivers in Tompkins County
- Tompkins County Fall Prevention Resource Guide

\*This entire set of resource guides and other publications of the Tompkins County Office for the Aging are available online at:  
[www.tompkinscountyny.gov/cofa](http://www.tompkinscountyny.gov/cofa)

Unless otherwise stated, services and price levels described in this booklet are those scheduled to be in effect **March 2024** and are subject to change.

This booklet has been prepared by the Tompkins County Office for the Aging.

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# INDEPENDENT LIVING OPTIONS

## Senior Apartments

### *Income-Eligible; Below Market Rate*

*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.*

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### Cayuga Meadows

**108 Aster Ln., Ithaca, NY 14850**

Off Route 96 across from Cayuga Medical Center in the Town of Ithaca.

- General:** Owned and operated by Conifer Realty, LLC.
- Access:** It is on a TCAT bus route.
- Features:** Energy Star appliances, including dishwasher, elevator, fitness room, computer lab, laundry room, on-site parking, GREEN building.
- Activities:** Community vegetable garden (organic), Community room with kitchenette available for resident-planned dinners and social events.
- Size:** 68 units: including 59 one-bedroom and 9 handicap-accessible two-bedroom apts., 3 apartments fitted for hearing and visually impaired.
- Requirements:** Age 55+. Must be able to live independently. No smoking allowed on the premises.
- Maximum Income limits (adjusted) as of this printing:**  
**1 person: \$44,580 2 persons: \$50,940**
- Rates:** **1 bedroom: \$1,120/month 2 bedroom: \$1,344/month**  
A security deposit is required, one-time pet fee.  
Utilities included except for electricity.
- Waiting List:** Presently a short wait list. Call for information.
- Contact:** Emily Jones **(607) 216-9808**
- Office Hours:** Monday, Wednesday, Friday 9:00 AM to 4:00 PM
- Email:** [cayugameadows@coniferllc.com](mailto:cayugameadows@coniferllc.com)
- Website:** [www.coniferllc.com](http://www.coniferllc.com)
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## Center Village Court Apartments

**200 West South St., Groton, NY 13073**

At the junction of Route 38 and West South St.

- 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 TCAT and Gadabout.
- Features:** A laundry in each wing, and a community room. 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. 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 one bedroom, main room, small kitchen and bathroom. 3 apartments are handicap-accessible.
- Requirements:** Age 62+ or disabled. No smoking allowed.
- Very low income limits:** **1 person: \$37,150 2 persons: \$42,450**  
*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 short wait list. Call for information.
- Contact:** **Patty Miller, Manager (607) 898-5887**
- Office Hours:** Mon - Wed, 9:00 AM to 5:00 PM, Thurs by appointment
- Email:** grotonhsnauth@wmconnect.com
- Website:** [www.qanddmanagement.com](http://www.qanddmanagement.com)

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## Conifer Village

### **200 Conifer Dr., Ithaca, NY 14850**

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-bedroom units 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:** 59 one-bedroom and 18 two-bedroom apartments. 6 are handicap-accessible.
- Eligibility:** Age 55 and older.
- Income Limits:** 1 bedroom: \$37,150 - \$59,440  
2 bedroom: \$42,450 - 67,920
- Rates:** 1 bedroom: range from \$936 - \$1,533  
2 bedroom: range from \$1,115 - \$1,832  
Includes utilities, except electricity.
- Waiting List:** Call for information.
- Contact:** Emily Jones (607) 277-6320
- Office Hours:** Tuesday, Thursday 9:00 AM to 4:00 PM
- Email:** [conifervillageithaca@coniferllc.com](mailto:conifervillageithaca@coniferllc.com)
- Website:** [www.coniferllc.com](http://www.coniferllc.com)

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## Ellis Hollow Apartments

**1028 Ellis Hollow Rd., Ithaca, NY 14850**

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.

**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.

**Requirements:** 62+ or disabled of any age, but able to live independently. No smoking allowed.

**Rates:** Rates are based on income and are set in 3 different income categories:

|   |                     |
|---|---------------------|
| <b>Max. Income \$37,150 (1 person)</b>  | <b>\$995/month</b>  |
| <b>Max. Income \$59, 440 (1 person)</b> | <b>\$1592/month</b> |
| <b>Max. Income \$89,160 (1 person)</b>  | <b>\$2388/month</b> |

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



**Waiting List:** At present, 6-12 months.  
**Contact:** Ginny Goines, Manager (607) 273-3020  
**Website:** www.coniferllc.com

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## Fountain Manor

**9 Midline Rd., Slaterville Springs, NY 14881**  
Route 79, left on Midline Rd., first right, directly behind convenience store.

**General:** Built in 1988. Owned and operated by Caroline Seniors, Inc., the apartments are funded by the USDA Rural Housing. Managed by Dryden Apartment Company.

**Access:** There is a convenience store and post office nearby.

**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 parties and dinners. Gardening, crafts, community work.

**Size:** 24 one-bedroom units, 3 are handicap-accessible.

**Requirements:** 62+ or disabled of any age. Must be able to live independently. No smoking allowed.

Preference in admission to very low income:  
**1 person: \$35,100 2 persons: \$40,100**

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

**Waiting List:** Varies greatly: 6 months to 3 years.

**Contact:** Robin Roy, Site Manager (607) 539-6320  
Dryden Apartment Company (607) 844-5130

**Office Hours:** Tuesday and Thursday 8:30 AM to 12:00 PM

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## Juniper Manor I

**24 Elm St., Trumansburg, NY 14886**

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 CRM Rental Management 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, wall-to-wall carpeting, and high-rise toilets. 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. Community groups often come to visit.
- Size:** 40 units on 2 floors with Elevator, Chairlift, & laundry  
4 two-bedroom apts.; 36 one-bedroom apts.  
2 of the one-bedroom apts. are handicap-accessible
- Requirements:** 62+ or disabled of any age, must be able to live independently. No smoking in building.
- Rates:** Maximum income limit (adjusted) of:  
**Single:\$38,600    Couple:\$44,100**  
**Maximum assets allowed:\$99,999.00**  
**\$1,370/month**  
Utilities are not included in rent. A security deposit is required, with extra for a pet.

**Waiting List:** The wait time averages 12-18 months.  
**Contact:** Marsha Covert (607) 387-5922  
**Monday-Friday 8:00 AM - 4:30 PM**  
**Website:** [www.mycrmrental.com](http://www.mycrmrental.com)

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## Juniper Manor II

**16PeaseSt.,Trumansburg,NY14886**

Route 96 into Trumansburg, left on Elm St. First right after Juniper Manor I.

**General:** Funded by the New York State Turn Key Program Housing Trust Fund and managed by CRM Management Inc. It was completed in 1991.

**Access:** The complex is near local stores and services.

**Features:** The apartments are electrically heated with wall-to-wall carpeting, high-rise toilets, and emergency call system. First floor apartments have walk-in showers. On-site parking, laundry room, cable television, and community lounges are available. Elevator access.

**Activities:** Same as Juniper Manor I.

**Size:** 20 units on 2 floors with Elevator, Chairlift, & laundry  
4 two-bedroom apts.; 16 one-bedroom apts.

**Requirements:** 62+ or disabled of any age. Must be able to live independently. No smoking allowed on premises.

**Rates:** **Unit size/type and Rates: (Utilities not included)**  
**6 one-bedroom: \$298/month; Income \$10,251-16,399**  
**10 one-bedroom: \$425/month; Income \$13,426-21,417**  
**4 two-bedroom: \$528/month; Income \$16,001-25,599**  
No asset maximum.  
A security deposit is required, extra for a pet.

**Waiting List:** The wait time averages 12-18 months.

**Contact:** Marsha Covert (607) 387-5922  
**Office Hours:** Monday-Friday 8:00 AM to 4:30 PM  
**Website:** [www.mycrmrental.com](http://www.mycrmrental.com)

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## Lehigh Crossing Apartments

**15 Cook St., Freeville, NY 13068**

Just off Route 38 & 366 North toward McLean.

The 2nd right off Fall Creek Rd.

**General:** Owned by the Freeville Housing Group. Managed by CRM Rental Management. 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, take and return library. Kitchen has stove and microwave. Laundry facilities are also available. Each unit has a screened-in patio or balcony. Ample parking.

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

**Size:** 24 units, including 3 separate buildings, with 8 apartments and an elevator in each.

**Requirements:** 62+ or disabled of any age, but able to live independently. No smoking anywhere in building, there is a designated smoking area.

**Maximum income limit (adjusted):**

**1 person: \$37,150    2 persons: \$40,100**

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

**Waiting List:** 4-6 months

**Contact:** Jennifer Streeter, Manager **(607) 844-8045**

**Office Hours:** Monday 8:00 AM - 12:00 PM  
Wednesday and Friday 8:00 AM - 4:30 PM

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## McGraw House

### 700 McGraw House, Ithaca, NY 14850

221 South Geneva St., between West Green & West Clinton St.

- 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 activities such as games, exercise and discussion groups.
- Size:** 105 units: 6 floors (elevators/stairs).  
65 studios; 40 one bedroom apartments.
- Requirements:** 62+ plus application. No smoking.

**Maximum income limit:**

**Studio: \$51,828**

**One-bedroom: \$64,176**

**Rates:**                    **Studio: \$617**                    **One-Bedroom: \$764**

Housing Choice Vouchers (formerly called 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 to 1.5 years.  
                              One-Bedroom: 5 years or more.  
*(Transfers from studios to 1 bedroom units are acceptable.)* Wait time could be less for veterans and surviving spouses of veterans living in NY State.

**Contact:**                Viki McDonald **(607) 272-7054**

**E-mail:**                  **Viki@mcgrawhouse.org**

**Website:**                **<http://www.mcgrawhouse.org>**

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## **Newfield Garden Apartments**

**261 Main St., Newfield, NY 14867**

Off Route 13, to Main St., through the town, left after elementary school.

**General:**                Owned and operated by Ithaca Neighborhood Housing Services, the apartments are funded by the USDA Rural Housing and have rent subsidy through Tompkins Community Action's Housing Choice Voucher program. It was built in 1985.

**Access:**                TCAT bus comes right by the entrance to the Newfield Garden Apartments.

**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.

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

**Requirements:** 62+ or disabled. Must be able to live independently.

**Rates:** **Basic rental rate: \$598**

**Contact:** Michael Simpson, Site Manager **(607) 564-9935**

**Office hours:** Monday and Thursday 8:30 AM to 4:00 PM

**Email:** [msimpson@ithacanhs.org](mailto:msimpson@ithacanhs.org)

**Website:** [www.ithacanhs.org](http://www.ithacanhs.org)

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## Schoolhouse Gardens Apartments

**177 Main St., Groton, NY 13073**

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

**General:** The Schoolhouse Gardens Apartments are located in what was once the Groton High School and later Tompkins Cortland Community College. The 3-story building was 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 TCAT 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.

**Activities:** Resident-sponsored luncheons/dinners.

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

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

**Rates:** **Basic Rent:** **1 bedroom: \$810/month**  
**2 bedroom: \$925/month**

**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:** Up to a year.

**Contact:** Community Manager (607) 898-4770

**Office Hours:** Monday / Wednesday / Friday 8:00 AM to 3:00 PM

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## **Titus Towers I & II**

**798 & 800 South Plain St., Ithaca, NY 14850**  
Route 13, off Wood St.

**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 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 older adults in the neighborhood. Other features include in-house laundry facilities, community room, dining room, TV lounge, garden room, exercise area and an observatory on the 14th floor. The connector between Titus I and Titus II contains a chapel, library, community room and beauty salon. 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 and a Nurse Case Manager to



serve as a needed liaison with the medical community and families for frail elderly residents who are homebound or those with disabilities who are very restricted in their movements.

The Tenants' Council, which has an office on the ground floor, organizes activities for the residents.

**Activities:**

An outdoor barbecue picnic area and gardening plots are available. Other activities include a craft group, movie matinees, a blood pressure clinic, library service 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: 165 one-bedroom apartments on 14 floors.  
Titus II: 70 one-bedroom apartments on 5 floors.  
10 units are handicap-accessible.

**Requirements:**

50 years or older with the ability to live independently. Preference is given to those age 62 and older. A security check is required.

**Rates:**

**Rates are based on 30% of adjusted gross income up to a maximum of \$1,148 for Titus I and \$1,114 for Titus II (for one person).** Security deposit equivalent to one month's rent. Additional pet deposit of \$100 if applicable. Utilities are included in the rent, except for electricity in Titus Towers II.

**Waiting List:**

12 months

**Contact:**

**Ithaca Housing Authority (607) 273-8629**

**Website:**

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

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## Willowbrook Manor

### 4 Neptune Dr., Dryden, NY 13053

Turn north at the traffic light in the center of town.  
First right turn by the firehouse.

- 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. TCAT 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. Outside groups occasionally present programs.
- Size:** 50 units: 2 floors, one-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: \$35,100 2 persons: \$40,100**
- 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 equivalent to one month's rent is required.
- Waiting List:** 6 to 8 months.
- Contact:** Robin Roy, on-site office (607) 844-8000  
Monday / Wednesday / Friday 8:30 AM to 12:00 PM  
Dryden Apartment Company (607) 844-5130

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## Woodsedge

### 100 Woodsedge Dr., Lansing, NY 14882

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. Short walk to library and TCAT bus system. Short drive to grocery store, gas station, and restaurant. Gadabout is available.
- Features:** Full-size elevator. The building has general lounges, laundry facilities on each floor, and a beauty salon. Building completely wired for Wi-Fi. Free medical alert pendant or bracelet to each resident electric. The main community room includes a kitchen, piano, TV, and is available to tenants for personal entertaining. Private raised garden boxes and parking available to residents. Onsite parking. Monthly mobile food pantry.
- Activities:** Organized by active tenants' association, including daily coffee hours, dish-to-pass dinners, picnics, Sunday worship 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: \$59,450 2 persons: \$67,900**  
**Very low: 1 person: 37,150 2 persons: \$42,450**  
*Priority admission to very low income.*
- Rates:** Based on 30% of adjusted gross income;  
FHA funding.

**Waiting List:** Please call.

**Contact:** Jennifer Streeter, Office Manager (607) 533-4792

**Office Hours:** Monday, 12:30 PM-4:30 PM  
Tuesday, Thursday 8:00 AM-4:30 PM



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# Senior Living Communities

## *Market Rate*

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### Cayuga View Senior Living

**16 Cinema Dr, Ithaca, NY 14850**

Take Triphammer Road north from Rt. 13.  
Left on Sheraton Dr. at Triphammer Marketplace. Left  
on Cinema Drive.

**General:** Privately owned by Manley Thaler. Managed by  
Cornerstone Property Management.

**Features:** One and two-bedroom apartments. Two-bedroom  
apartments offer two baths. Washer/dryer.  
Community room, library/computer room, fitness  
center. Wi-Fi. Rooftop garden access. The 4th floor  
has some lake view units. Garage and storage  
rental available.

**Activities:** Conference room is available for resident-planned  
activities. Easy access to nearby retail and  
professional offices and restaurants.

**Size:** 48 two-bedroom apartments.  
12 one-bedroom apartments.

**Requirements:** 55 and older. No smoking.

**Rates:** **One-bedroom \$1,840 per month.**  
**Two-bedroom \$2,199 - 2,775 per month** (depending  
on the floor plan).  
Includes utilities except electric.

**Contact:** Matt Steele (607) 319-0949

**Email:** [cayugaview@rcgltd.net](mailto:cayugaview@rcgltd.net)

**Website:** [www.cayugaview.com](http://www.cayugaview.com)

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## Bridges at Horizon Villages

**45 Horizon Dr., Ithaca, NY 14850**

Take N. Triphammer Road, north of The Shops at Ithaca Mall. Turn right onto Horizon Dr.

- General:** Owned and operated by Elizabeth Ambrose, 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 parties and holiday parties, outdoor summer concerts. Residents have a complimentary membership in the Horizons Pool and Tennis Club.
- Size:** 40 two-bedroom and 2 one-bedroom homes.
- Requirements:** 55 and older. No smoking.
- Rates:** Call for updated rates.
- Waiting List:** Call for waitlist information.
- Contact:** (315) 246-0931
- Email:** [susan@bridgescornellheights.com](mailto:susan@bridgescornellheights.com)
- Website:** [www.horizonvillages.com](http://www.horizonvillages.com)

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## Longview Patio Homes

**1 Bella Vista Dr., Ithaca, NY 14850**

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

- General:** The Patio Homes are rental senior housing operated by Longview, through its parent company, the Ithacare Center Service Co., a non-profit corporation.
- Features:** Two bedrooms, two full baths, washer/dryer, central air, 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 the main building including swimming pool, exercise room, and library. Intergenerational programming options: residents and IC students and faculty enjoy shared experiences and resources, therapeutic exercise, music, drama, and recreation programs and the auditing of classes on the IC Campus.
- Size:** 22 two-bedroom homes
- Requirements:** 55+. Pets are allowed. No smoking.
- Rates:** **\$5,175permonth** (includes utilities).
- Contact:** Kim Owen, **MarketingandSalesDir.(607)375-6360**
- Email:** **kowen@longviewithaca.org**
- Website:** **www.longviewithaca.org**

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## Library Place

105 West Court St., Ithaca, NY 14850

- General:** Library Place opened in 2023. Locally owned. Managed by Travis Hyde Properties.
- Features:** Amenities include community spaces, courtyard gardens, workout facilities, warming pool, and on-site parking. Pet friendly.
- Activities:** Located downtown and in walking distance to many shops and restaurants. Library Place is working with their neighbors, Lifelong, to provide on-site activities and programs.
- Size:** 26 unit types available. 1, 2, and 3 bedroom units.
- Requirements:** 55+. Pets are allowed. No smoking.
- Rates:** Rates dependent on floor plan:  
1 bedroom units: range from \$2,545-\$3,434  
2 bedroom unit: range from \$4,053-\$4,704  
3 bedroom unit: range from \$5,272-\$5,935
- Contact:** (607)273-1654
- Email:** [info@travishyde.com](mailto:info@travishyde.com)
- Website:** [www.libraryplaceithaca.com](http://www.libraryplaceithaca.com)



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## Blue Heron Patio Homes

2 Blue Heron Way, Lansing, NY 14850

- General:** Ithaca's newest 55+ luxury patio home community.
- Features:** Beautiful custom kitchen w/ quartz counters, w/ custom farmhouse sink, garbage disposal, counter depth fridge, exterior vented microwave rangehood, modern cabinetry & more.
- Activities:** Walking distance to shops, restaurants, entertainment, grocery and more.
- Size:** 22 two-bedroom homes
- Requirements:** 55+
- Rates:** Please contact.
- Contact:** (315) 685-3808
- Email:** [blueheronpatiohomes@gmail.com](mailto:blueheronpatiohomes@gmail.com)
- Website:** [www.blueheronpatiohomes.com](http://www.blueheronpatiohomes.com)



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## Senior Living Communities with Meals, Housekeeping, and Other Services Included in Base Rate

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

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### Kendal at Ithaca Continuing Care (Life Care) Retirement Community

**2230 N. Triphammer Rd., Ithaca, NY 14850**

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 home. 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 practices by the values of the Quaker faith, although residents need not be Quaker. The community is regulated by the NYS Department of Health and NYS Department of Financial Services.

**Features:** 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, medical billing, and a variety of dining plans and venues. Independent living, short-term or long-term health care are provided for the same fees. Housekeeping and linens services are provided. Medical transportation and buses to shopping are available.

**Activities:** The Residents’ Association supports 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, wood shop, fitness center, fitness classroom, craft room and an indoor swimming pool with adjoining spa.

**Size:** 236 independent living units; 167 Cottages, 69 Apts. 36 enhanced assisted living rooms. 48 skilled-care rooms.

**Requirements:** Kendal at Ithaca is for seniors who are able to live safely in a stand-alone residential facility. Kendal at Ithaca is a 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 refundable (with interest) deposit. Admission forms cover health history and finances. Health insurance coverage is reviewed and 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:**  
**\$197,725-\$650,400**

**Monthly fees:**  
**\$4,180-\$9,975**

**Contact:** Danielle Chontey (607) 266-5348

**E-mail:** [admissions@kai.kendal.org](mailto:admissions@kai.kendal.org)

**Website:** [www.kai.kendal.org](http://www.kai.kendal.org)

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## Longview Apartments

### 1 Bella Vista Dr., Ithaca, NY 14850

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

- General:** Longview has apartments for independent living in addition to Patio Homes (*see p. 23*) and Assisted Living (*see p. 35*). 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 Ithaca College Campus.
- Size:** 100 units consisting of:  
12 studios.  
66 one-bedroom apartments.  
22 two-bedroom apartments.

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

| <b>Rates:</b> | <b>1 Person</b> | <b>2 Person</b> |
|---------------|-----------------|-----------------|
| Studio        | \$2,135         | N/A             |
| 1 Bedroom     | \$4,138         | \$4,905         |
| 2 Bedroom     | \$5,175         | \$6,030         |

**Contact:** Kim Owen, Marketing and Sales Dir. (607) 375-6360

**Email:** [kowen@longviewwithaca.org](mailto:kowen@longviewwithaca.org)

**Website:** [www.longviewwithaca.org](http://www.longviewwithaca.org)



## 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** to discuss housing options for older adults.*

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**Tompkins County Office for the Aging** (607) 274-5482

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### 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:

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|  |                       |
|--|-----------------------|
| <b>Ithaca Housing Authority Public Housing</b> | <b>(607) 273-8629</b> |
| <b>INHS</b>                                    | <b>(607) 277-4500</b> |
| <b>Breckinridge Place</b>                      | <b>(607) 277-4500</b> |
| <b>Cedar Creek Apartments</b>                  | <b>(607) 277-4500</b> |
| <b>Linderman Creek Apartments</b>              | <b>(607) 269-1000</b> |
| <b>Cayuga View Apartments</b>                  | <b>(607) 269-1000</b> |
| <b>Poet’s Landing Apartments, Dryden</b>       | <b>(607) 288-4165</b> |
| <b>Stone Quarry Apartments</b>                 | <b>(607) 277-4500</b> |
| <b>The Overlook at West Hill</b>               | <b>(607) 277-0099</b> |
| <b>Trumansburg County Estates</b>              | <b>1-800-848-8569</b> |
| <b>West Village Apartments</b>                 | <b>(607) 273-5215</b> |
| <b>Northside Apartments</b>                    | <b>(607) 273-8629</b> |
| <b>Overlook Terrace</b>                        | <b>(607) 273-8629</b> |

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## Housing Choice Voucher Program (Section 8)

The Ithaca Housing Authority and Tompkins Community Action 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 1-3 years at both agencies at the time of this printing.

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**The Ithaca Housing Authority**

**(607) 273-1244**

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**Tompkins Community Action**

**(607) 273-8816**

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# 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.*

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## 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.



### Medicaid Assisted Living Program (ALP)

Those eligible for Medicaid may be able to receive an enhanced level of adult care and rehabilitation services in residences which are licensed as NY State ALP's (Assisted Living Programs). Currently there are no Medicaid ALP's in Tompkins County. Please visit [profiles.health.ny.gov/acf](https://profiles.health.ny.gov/acf) to search for Medicaid ALP's near you. If you need additional assistance please contact the Office for the Aging at 607-274-5482.

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## Bridges Cornell Heights

**The Colonial**  
403 Wyckoff Ave.  
Ithaca, NY 14850

**The Tudor**  
407 Wyckoff Ave.  
Ithaca, NY 14850

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 privately owned and operated by Elizabeth Ambrose. They are licensed as Adult Homes by NY State with Enhanced Assisted Living Residence certification.

### Features:

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

### Size:

**Colonial:** 10 residents

**Tudor:** 15 residents

### Rates:

Call for updated rates.

### Contact:

Elizabeth Ambrose (607) 257-5777

### Website:

[www.bridgescornellheights.com](http://www.bridgescornellheights.com)

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**Brookdale Ithaca:**  
**Sterling House, Clare Bridge Cottage and Crossings**

**103 Bundy Rd., Ithaca, NY 14850**

On the corner of Route 96 (Trumansburg Rd.) and Bundy Rd. Take Route 96 toward the hospital. Take a left on Bundy Rd. and the campus is on the left.

**General:** Brookdale currently operates three private proprietary residences for adults.

**Sterling House** Sterling House is licensed by NY State as an Adult Care Facility and is certified to offer both assisted living and enhanced assisted living residential care.

**Clare Bridge** Clare Bridge Cottage is a memory care residence 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.

**Crossings:** Crossings is licensed by NY State as an Adult Care Facility and is certified to offer both assisted living and enhanced assisted living residential care. Crossings is designed for seniors in the early stages of dementia.

**Features:** These residences provide seniors with personal care, housekeeping, dining, emergency call system, medication management, nurse supervision, case management, personalized recreation, and laundry activities both inside the buildings and out in the community. A beauty salon and barbershop are available.

**Size:**

|  |  |
|--|--|
| <b>Sterling House</b><br>46 apartments | <b>Clare Bridge Cottage</b><br>32 apartments; 28 private<br>and 4 semi-private roomd |
| <b>Crossings</b><br>34 apartments      |  |

**Rates:** Sterling House:  
Base rates start at \$6,800

Clare Bridge Cottage:  
Base rates start at \$7,855

Crossings:  
Base rates start at \$6,800

**Contact:** Lisa Roan (607) 592-7986

**Website:** [www.brookdaleseniorliving.com](http://www.brookdaleseniorliving.com)

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## Evergreen House and The Old Hundred

**Evergreen House**  
4461 Jacksonville Rd., Jacksonville, NY 14854  
From Ithaca, Rt. 96 heading north, left on Jacksonville Road, on right hand side.

**The Old Hundred**  
704 Five Mile Dr., Ithaca, NY 14850  
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 to medical appointments, daily activity options, exercise programs and outings.

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

**Rates:** Evergreen House: \$9,500 to \$9,700/month      The Old Hundred: \$9,500 to \$7,500/month

**Contact:** Classen Home Health Associates (607) 277-1342  
Evergreen House (607) 387-5704  
Old Hundred (607) 273-8100

**Website:** [www.classenhomehealth.com/residential-living.html](http://www.classenhomehealth.com/residential-living.html)

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## Longview Assisted Living

**1 Bella Vista Dr., Ithaca, NY 14850**

Rt. 96B across from Ithaca College (Town of Ithaca)

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

**Features:** Longview offers Assisted Living and Enhanced Assisted Living levels of care providing older adults with personal care, housekeeping, dining, emergency call system, medication management, nurse supervision, case management, recreation, and laundry 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  
Garden Apartments: 32 rooms

*Tier 1: SSI accepted.*

**Rates:** **Standard: \$4,530**  
**Double one person: \$5,040**  
**Double two person: \$7,869**  
**Respite Stay:**  
**Level 1: \$185/day**

**Garden Apartments offers enhanced assisted living:**

**Tier 2 Single: \$7,460      Tier 3: \$7,935**

**Respite Stay:**  
**Level 1: \$282/day    Level 2: \$314/day**

**Contact:** Kim Owen, Marketing and Sales Director  
**(607) 375-6360** or [kowen@longviewithaca.org](mailto:kowen@longviewithaca.org)

**Website:** [www.longviewithaca.org](http://www.longviewithaca.org)

# NURSING HOMES

*The nursing homes described in this guide are fully licensed by the NY State Department of Health 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](http://www.medicare.gov/nursinghomecompare/search.html)*

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## **Beechtree Center for Rehabilitation and Nursing**

**318 South Albany St., Ithaca, NY 14850**

Central Ithaca, one block west from the Henry St. John building on West Clinton Street.

- General:** Started 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:** **Private room: \$425/day plus state surcharge**  
**Semi-private: \$410/day plus state surcharge**  
*Private pay, Medicaid, and Medicare are accepted.*
- Contact:** (607) 273-4166
- Website:** [www.beechtreecenter.com](http://www.beechtreecenter.com)

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## Cayuga Nursing and Rehabilitation Center

**1229 Trumansburg Rd., Ithaca, NY 14850**

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

**General:** Cayuga Nursing is a proprietary facility originally opened in 1968, followed by a major expansion in 1974. It looks out over beautiful Cayuga Lake. The facility was established to provide care to the elderly of Tompkins County. It underwent a major remodel and was completed in November 2019.

**Features:** Cayuga Nursing offers a wide variety of skilled nursing services to its residents, 24 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:** 144 beds.

**Rates:** **Private Room:\$500/day**

**Semi-Private: \$500/day**

*Private pay, Medicaid, and Medicare are accepted.*

**Contact:** Admissions Coordinator **(607)273-8072**

**Website:** [www.cayuganursingandrehab.org](http://www.cayuganursingandrehab.org)

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## Groton Community Health Care Center

120 Sykes St., Groton, NY 13073

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

**General:** The Groton Nursing Facility is a private, non-profit facility. It is located next to the Center Village Court 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. 68 skilled nursing beds, 12 short-term rehab beds.

**Size:** **Private room: \$465/day** plus state surcharge

**Rates:** **Semi-private: \$450/day** plus state surcharge

*Private pay, Medicaid, and Medicare are accepted.*

**Contact:** (607) 898-5876



image source: [www.freepik.com](http://www.freepik.com) / [rawpixel.com](http://rawpixel.com)



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## Oak Hill Manor

**602 Hudson St., Ithaca, NY 14850**

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 beauty parlor are available. Volunteers, especially college students, participate in resident activities.

60 beds: 6 private, 54 shared.

**Size:** **Private room: \$420/day** *plus state surcharge*

**Rates:** **Semi-private: \$410/day** *plus state surcharge*  
*Private pay, Medicaid, and Medicare are accepted*

**Contact:** (607) 272-8282

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## Kendal at Ithaca

**2230 N. Triphammer Rd., Ithaca, NY 14850**

**General:**

Kendal at Ithaca is a continuing care retirement community which also has an adult care residence and a nursing home. See page 24 for additional information about Kendal. Generally, their nursing home only admits Kendal's Life Care contract residents. However, since the nursing home was recently expanded, they infrequently have been able to admit someone from directly into the nursing home from the community.

**Rates:**

**2024 Skilled Nursing daily rate is \$480 for non-contract residents.**

**Contact:**

**Samantha Felice (607) 266-5378**

