

Directory of Housing Services

ABC Housing Development Fund

June Johnston
100 Chenango Street
Binghamton, NY
(607) 723-5479

- Section 8 and 236 subsidized housing for seniors. Utilities are included in the rent.

Action for Older Persons

Shelli Cordisco, Executive Director
30 W. State Street
Binghamton, NY 13901
(607) 722-1251
Fax (607) 722-1293
<http://www.actionforolderpersons.net>

- Help elderly with chores and yard work.

Binghamton Housing Authority

David Tanenhaus -davidt@binghamtonha.org
35 Exchange Street,
Binghamton, NY 13902
(607) 723-9491

- The Housing Authority provides affordable rental units for families, seniors, and persons with disabilities including North Shore Towers & Village (24 Isbell Street, 14 Isbell Street, and 45 Exchange Street Binghamton). Residents must fill out an application at the Housing Authority in order to determine eligibility and must maintain on the waiting list for public housing projects. Laundry rooms, playgrounds, and utilities are included in the rent. The Housing Authority does NOT provide emergency housing.
- The Binghamton Housing Authority has three housing facilities, including Section 8 housing. They require a criminal background check, landlord check for the past seven years, a background check, and only will work with low-income residents at or below 30% of the median income.

Broome County Council of Churches

Paul Komar mail@broomecouncil.net
3 Otsenigo Street
Binghamton, NY 13903
www.broomecouncil.net

- Community Hunger Outreach Warehouse (CHOW) - Provides emergency food service through 25 food pantries throughout Broome County. Involved in disaster relief efforts.

City of Binghamton

Daphney Gathers drgathers@cityofbinghamton.com
City Hall 4th Floor
Binghamton, NY
(607) 772-7204/372-8475

- Provides information to flood victims about where to apply for funding, including FEMA and SEMA.

City of Binghamton Planning, Housing & Community Development

James Dessauer, Director
Kathleen Gillespie- kggillespie@cityofbinghamton.com
City Hall 4th Floor
38 Hawley Street
Binghamton, NY 13901
(607) 772-7028

- The Affordable Housing Program & Rehabilitation Program assists low and moderate income residents in the purchasing and rehabilitating of existing one-family and two-family homes located within the City of Binghamton in order to upgrade the city's housing stock and neighborhoods. This program provides loans, but has an income limitation and requires a review of the applicant's credit history. A down payment is required. The maximum loan amount is \$25,000. There currently is a 3 year waiting list.
- The Rent Subsidies provides financial assistance for elderly, disabled, and low income families to meet the cost of rental housing and utilities. The payment goes directly to the landlord.
- Provides Applications for Section 8

Catholic Charities

Dan Yeager dyeager@ccbc.net
Julie Smith/Fran Hall
(607) 723-1804
232 Main Street
Binghamton, NY 13905
(607) 729-9166
<http://www.catholiccharitiesbc.org/>

- To serve the needy and vulnerable persons of community through direct service or indirectly through advocacy and community planning. Direct services include: counseling, housing, social recreation, employment, and transportation programs. Involved in disaster relief efforts.

Consumer Credit Counseling Services (CCCS)

Val Sherwood vsherwood@cccscny.org

The Metro Center

49 Court Street

Binghamton, NY 13901

723-2671

<http://www.cccscny.org>

- CCCS of Central New York is a non-profit community service organization that has provided free and confidential counseling to thousands of area resident's since 1972. Their membership in the National Foundation for Credit Counseling assures that they adhere to the highest standards for financial counseling.
- CCCS of Central New York is designated by the IRS as a charitable institution 501© (3), and are supported through donations from the credit and business communities, grants, contracts, and fees paid for licensed debt repayment and other services.

Cornell Cooperative Extension of Broome County

David Bradstreet, Executive Director

840 Upper Front St.

Binghamton, NY 13905

Ellen DeFay emd33@cornell.edu

Georgia Wimberly (607) 584-5009

(607) 772-8953

- Provides financial and energy workshops including Making Ends Meet and Save Energy, Save Dollars.

Countytowne Apartments

Joan Rogers

Jmlewis@usa.com/joanc5054@aol.com

100 Roberts Street

Binghamton, NY

(607) 723-1194

- Provides federally-subsidized housing program under Section 8. Residents are responsible to pay for utility bills.

Ely Park Apartments

Scott Smith

Ely Park Blvd.

Binghamton, NY

(607) 729-2432

Fax 729-6947

- Provides federally-subsidized housing programs under Section 8. Residents are responsible to pay for electric bills. Heat is included in rent.

First Ward Action Council

Jerry Willard Fwac-home@stny.rr.com

165 Clinton St.

Binghamton, NY 13905

(607) 772-2850

<http://www.firstwardaction.org/>

- The Affordable Home Program provides assistance up to \$10,000, which is available for down-payment and/or closing costs for qualified applicants interested in purchasing single-family home in 1st or 2nd Wards of Binghamton. An additional \$10,000 may be available from City of Binghamton for repairs. Income guidelines apply. The applicant must qualify for conventional home financing.
- The Home Repair Program provides a mobile mini-repair service for small home repairs and technical referral when necessary. Mini-repairs may include rebuilding stairs, repairing leaky faucets, repairing railings, and building wheelchair ramps. The program may also provide minor weatherization. The residents are responsible for the cost of needed materials. Eligibility: low-income senior citizens and/or disabled persons living in Broome County. The resident has to own the home or have landlord consent. Yearly grants may be available for larger projects.
- The Rental Housing Program provides affordable housing units for low income senior, families, and those who are physically disabled and meet income guidelines- accepts HUD. Residents are required to pay utility bills.
- The Restore Program provides home repairs for seniors. This program provides emergency help to correct problems that are a threat to life, health, or safety of the seniors of Broome County (i.e. roofing, heating, plumbing, etc).
- The Senior Household Safety Project provides/installs safety devices for senior citizens with limited incomes living in Broome County. Devices include: deadbolt lock, grab bars, handrails, and smoke detectors.

Habitat for Humanity

Executive Director Amy Winans- bchabitat@stny.rr.com

42 Chenango St.

Binghamton, NY 13902

(607) 772-0809

www.broomehabitat.org

HAMA Associates Inc.

Reverend Henry Ausby

607-765-3491

callhama@aol.com

- HAMA provides one-stop shopping with home buying seminars, affordable homes fairs, affordable homes guides and an affordable homes website, in addition to one-on-one counseling. The goal is to help individuals and families get past the many barriers to home ownership and into a home of their own.

Landlord Forum

Kathy or Larry

sallrealty@stnyrr.com

Binghamton, NY

(607) 723-3505

Lend-a-Hand Fund (Press & Sun Bulletin)

Diane Ellen Hunter dehunter@binghamt.gannett.com

PO Box 1270

Binghamton, NY 13902

(607) 798-1340

- Emergency Financial Assistance- provided under specific guidelines to low-income resident when help is not available from other sources. Funds may assist with rent, utilities, appliances, heating fuel, beds, etc. Payment is made directly to vendors. Eligibility: written letter of referral from recognized social agency outlining need and financial situation of local area resident.

M&T Bank

Cindy Armstrong

Washington Ave.

Endicott, NY 13760

(607) 786-4737

- Has the 203K and Sallie May loans that help people purchasing a home get extra money to repair home.

Metro Interfaith Housing Management Corp.

Laura Rhinehart, Executive Director

Gail Speakman

Nancy Enright

(607) 723-0723

21 New Street

Binghamton, NY 13903

(607) 772-6766

www.metrointerfaith.org

- Provides affordable housing units and housing assistance for those in need. Eligibility: must be at or below 30% of the median income- HUD funded. There currently is a waiting list for apartments. Apartments are heated by electric, which is paid for separately by residents.
- The Housing for Elderly/Disabled Program provides federally-subsidized housing for residents 62+ years and for mobility-impaired disabled person including: Henry Apartments (94 Henry Street, Binghamton (607) 772-6766), Lincoln Court Apartments (21 New Street, Binghamton (607) 772-6766), and Metro Plaza Apartments (110 Chenango Street, Binghamton (607) 772-6368). Residents pay approximately 30% of adjusted gross income for rent and receive monthly utility allowance. Applications are taken at the main office: 21 New Street, Binghamton.
- The Family Housing Program has housing sites with 2, 3, 4, or 5 bedrooms for low income families.
- The Housing for Low Income Families Program provides federally-subsidized housing to low income families. Apartment sites are scattered throughout the Triple Cities. Rent is based on client's adjusted gross income. Applications are taken at main office: 21 New Street, Binghamton. The Lincoln Court apartments and Metro Plaza apartments are HUD subsidized.
- Metro Interfaith Housing Management Corp also provides referrals and counseling for first time homebuyers.

Metro Plaza Apartments
(607) 772-6368

- This program provides affordable housing for elderly (62 + years) and for mobility-impaired disabled persons. Applications are taken at main office at 21 New Street, Binghamton. Eligibility: lower than 30% of median income.

HUD Certified Housing Counseling Agency
Christian Sezenias
(607) 723-0723

- The program assists person/families in wide range of housing-related services such as pre-purchase counseling for home buyers, pre-rental, rental delinquency, mortgage default, post-occupancy, reverse mortgages, and money management counseling. Applicants are taken by appointment only.

New York State Housing & Community Renewal
Vernila King
800 Wilbur Ave.
Syracuse, NY 12314
(315) 473-6930

dhcrinfo@state.ny.us
www.dhcr.state.ny.us

- Provides funds for preservation, rehabilitation and construction of affordable housing, administers NYS's rent regulatory laws, and supervises management of NYS's portfolio of public housing.

Opportunities for Broome

Tim Grippen, Executive Director
Housing- Mary Lee Cachardo- mcochardoofb@aol.com
56-58 Whitney Ave.
Binghamton, NY
(607) 723-6493

- Opportunities for Broome provides rental units for low and moderate income clients utilizing the City of Binghamton Community development block grant/Home Program. Applicants must meet income qualifications. Some apartments pay utilities, and some are paid by Department of Social Services or Opportunities for Broome.

Opportunities for Chenango

Wayne Viera, Housing
Patrick O'Rourke
44 West Main St.
P.O. Box 47
Norwich NY 13815.
(607) 336-2101 x 116 ext. 125 ask for Patrick or Gary
porourke@ofcinc.org
<http://www.ofcinc.org>

- Weatherization, home rehab, WRAP, and has a contract for half of the City of Binghamton disaster relief.
- Housing Services Center teaches the affordable home buyers class as well as the financial class to determine a home buyer's credit line. This program provides home buyers at 80% or below the state medium income with a \$15,500 loan (\$8,200 to be used for repairs and \$7,300 to be used for the purchase of a home). They also provide a revolving loan fund for residents up to 120% of the state medium income. This loan is 1-2% lower than the banks and can be used for home repairs or purchase.

Preservation Association of Southern Tier (PAST)

John Lewis, Executive Director
31 Front Street
Binghamton, NY 13905
(607) 723-4620 x 304
past@stny.rr.com
<http://www.pastny.org>

- PAST provides Technical Assistance for preservation of historic homes in the Southern Tier region. The Technical Assistance program provides referrals, advice, and how-to workshops for maintenance and renovation of historic homes, including “how to strip old paint off of interior woodwork”, “proper roof repair for older buildings”. Workshops are free. Also, helps historic home owners apply for grants for improving their homes.

Rebuilding Together

Christian Sezenias
2074 South Apalachin
Apalachin, NY 13732
(607) 687-2490
Fran Pacilio
PO Box 77 SVS
Binghamton, NY 13903
(607) 778-6067

- The Rebuilding Together Program works hand-in-hand with both individuals and organizations to rehabilitate homes of low-income homeowners, particularly the elderly and disabled. Eligibility: income guidelines, 60+ years, handicapped, or family with dependent children. Applicant must own the home, have low income, and not have the funding needed to pay for needed repairs. Proof of income and ownership are required.

Salvation Army

Major Ronald and Linda Lee
127-131 Washington Street
P.O. Box 1167
Binghamton, NY 13902-1167
(607) 722-2987

- Provides basic material needs; 24 hour per-day emergency assistance; soup kitchens; transitional independent living and non-residential case management; National Missing Persons Bureau; group worship; and adult and youth development programs.

Sall Real Estate

Larry Sall info@sallassociates.com
79 Main Street
Binghamton, NY 13905
(607) 772-0005
www.sallassociates.com

- Certified property managers including commercial, residential, and landlord consultants.

The SEPP Group

Tony Fiala, Executive Director
Melissa
53 Front Street

Binghamton, NY
(607) 723-8989
apiccirilli@seppinc.com
www.seppinc.com

- The SEPP Group provides low income housing through Section 8 for elderly and disabled residents. All building has utility allowance, but do pay own electric and gas.

Southern Tier Independence Center

Ginni Tede
24 Prospect Ave
Binghamton, NY 13901
(607) 724-2111
Fax (607) 724-0108
housing@stic-cil.org
http://www.stic-cil.org

- Provide housing information for low income and disabled for HUD Section 8 vouchers, federal housing, to secure affordable housing, and assist with applications as appropriate.

Tioga Opportunities

Weatherization Director for Broome County-Rose Rosenberg
1 Sheldon Gille Blvd
Owego, NY 13827
(607) 687-4222 ext 309
wxinfo@tiogaopp.org
www.tiogaopp.org

- The Weatherization Assistance Program provides general weatherization repairs. An audit is required before any repairs can be made. Eligibility: must be at or below 60% of median income. For mobile homes, the Weatherization Program checks for air leaks and seals and can replace windows and exterior doors. For homeowners, it can provide insulation, weather stripping, and caulking.

Town of Union

Paul Nelson
Section 8 Rental Assistance
3111 East Main Street
Endwell, NY 13760
(607) 786-2985

- If in income guidelines, then help subsidies rent. Have priority for Town of Union residents.
- First time home buyers program provides closing cost, down payment, and \$5,000 for repair. Have to buy in the Town of Union, income guidelines, and house can only be 1 or 2

family. Applications are first come first serve- need to bring in a sales contract and pre-approval letter.

United States Department of Agriculture
Rural Development
Barbara L. Thompson, Manager
John Patterson john.patterson@ny.usda.gov
Binghamton Service Center
1163 Upper Front St.
Binghamton N.Y. 13905-1542
(607) 723-1384
Fax: (607) 723-1015
<http://www.rurdev.usda.gov/ny/>

- This program does not apply to residents of the City of Binghamton.

*Contact your local Rural Development Office for more details.

Volunteers of America
Jim Shevlin, Regional Director
320 Chenango Street
Binghamton, NY 13901
(607) 772-1156
<http://www.voawny.org>

- The Single Room Occupancy Program provides individual with long-term or permanent housing. A case manager assists in accessing services. Eligibility: have to go Emergency Housing Program, where applications and referrals are taken. The program mostly provides housing for males over 18; there is limited amount of family housing (children need to be attached).

Woodburn Court I Apartment
21-23 Exchange Street
Binghamton, NY
(607) 724-5362

- To provide low cost housing to low income or disabled persons under Section. Often there is a waiting list. Residents pay utilities separate from rent.