

Housing Options *for Senior Adults* *in the Capital Region*

Albany County
Rensselaer County
Saratoga County
Schenectady County

INCLUDES LISTINGS AND DEFINITIONS FOR:

Assisted Living and Adult Care Facilities; Family-Type Homes for Adults; Market Rate Housing; Nursing Homes; Section 8 Rental Assistance; Senior Housing and Subsidized Rental Housing

PRODUCED BY

ALBANY GUARDIAN SOCIETY | ALBANY, NEW YORK

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January 2016

Dear Friend,

Albany Guardian Society is pleased to offer our 2016-2017 **Housing Options for Senior Adults in the Capital Region**. This housing directory provides information for the four counties of the Capital Region and was produced by Albany Guardian Society.

This is our sixth housing directory and it would not be as complete or useful were it not for the previous efforts of many individuals and organizations. We thank the Schenectady County Long Term Care Consortium, United Way of Schenectady County, Senior Services of Albany, and United Way 2-1-1 for their previous assistance in developing and producing earlier versions of this directory. We also wish to thank the housing providers of this region for their help and assistance in making this directory as accurate and useful as possible.

Housing Options for Senior Adults in the Capital Region contains a wealth of information we hope you will find helpful. It is intended to serve as a resource for seniors and their families to explore senior housing options. We hope it will encourage a dialogue that is often the first step in determining whether an adult should remain in his or her current housing environment or consider alternate environments that might provide services necessary for the current stage of life.

Services, pricing, and amenities provided by a housing facility are subject to change. While every effort has been made to provide accurate, up-to-date information in **Housing Options for Senior Adults in the Capital Region**, we encourage you to be a wise consumer and ask questions as you explore your housing options, including questions regarding specific services facilities are licensed to provide.

Sincerely,

Albany Guardian Society
Albany, New York

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Senior Housing in New York State

The following definitions are intended to provide an overview of types of residential options available to meet the needs of senior adults in the Capital Region. The county-by-county directory that follows may help you find specific locations in your community that provide the senior housing and services you seek.

The housing options in this directory generally appear in order of increasing levels of care and services provided.

Senior Housing and Market Rate Housing

Definition

Senior housing communities are made up of several apartments or cottages for independent living for adults aged 55+ (note: minimum ages can be higher than 55, and some facilities must admit younger disabled individuals). These communities provide a secure, residential environment, but do not directly provide the type of extensive health care associated with nursing homes or assisted living. Those services may be available through separate arrangements by the resident with home care agencies or other providers. Senior housing offers privacy and independent living in buildings that are safe and well maintained. Many are architecturally designed to address some of the physical limitations that growing older may bring. For example, bathrooms may be equipped with handrails and grab bars or electrical outlets placed within easier reach. Many are equipped with 24-hour emergency call systems.

For the purposes of this directory, Senior Housing is identified as communities that have an entrance fee and Market Rate are rental communities without an entrance fee.

Services Available

Senior housing may be provided in a stand-alone building or as part of a retirement community that offers other services. Many senior housing communities also offer or can arrange for a variety of supportive services such as meals, transportation, housekeeping, social activities, counseling, recreational programs, daily visits or telephone reassurances.

Payment

Monthly rents vary depending on the size of the housing unit, the location, the services offered and the income group the building is designed to serve.

Questions

When deciding on senior housing for services, consider asking the following questions:

- Is the senior housing located close to family, doctors, pharmacy, grocery, shopping, houses of worship and public transportation?
- Are there entrance fees?
- What is the monthly rent?
- Are there other charges for services or meals?
- Does the senior housing arrange for coordination of health services?
- Does the senior housing offer transportation services or coordinate transportation for residents?
- What type of floor plan does the senior housing offer? Is it or can it be adapted as residents “age in place?”
- What is the senior housing’s policy when the resident needs more health care services?

Low Income Housing Options

Subsidized Rental Housing

Definition

Subsidized rentals are clean, safe, independent-living apartments for those with low to moderate incomes. Subsidized senior housing is overseen by the U.S. Department of Housing and Urban Development (HUD) and the New York State Homes and Community Renewal (HCR).

Senior subsidized housing is restricted to persons over a specified age. To be eligible, a qualified household must include at least one person who has attained the specified age. The buildings themselves often are handicapped accessible with ramps, elevators and/or handrails in the common hallways. Regulations allow some “senior” buildings to accept tenants under the specified age if they have a mobility or physical disability. Please contact individual housing sites for qualifications.

Features offered in senior housing sites may include an on-site laundry, a weekly bus to the supermarket, or a resident advisor or service coordinator to help tenants access community resources. Sometimes, congregate meals and/or recreational activities are available for a suggested donation or nominal fee.

NOTE: Only Subsidized Housing locations that are limited to seniors and people with a disability are listed in this directory.

Payment

Maximum income levels vary depending on how the building is financed; therefore, an individual may be financially eligible to be considered for admission in one building and not another. Call individual housing sites for their maximum income level requirements. The difference between the rent paid by the eligible tenant and the fair market rent is paid by the government in the form of a subsidy. Depending on the type of subsidy, tenants may pay an affordable, fixed amount each month or they may pay a percentage of their monthly income, generally 30 percent. Income includes wages, Social Security, social services cash payments, pensions, workers' compensation, unemployment compensation, alimony, child support, interest, dividends, and a percentage of stocks, bonds, property and other assets. Sometimes, the rent includes heat and/or other utilities or the rent may be adjusted to include a heating or utility allowance. Some programs allow income adjustments for high, out-of-pocket medical expenses. For specifics, please call the individual housing site.

Types

A number of different federal and state programs provide rental assistance programs regulated by HUD (www.hud.gov or 716-551-5755) or HCR (www.nyshcr.org or 518-473-2526). In addition to federal or state public housing, eligible sponsors in the private, nonprofit sector of the community may receive grants under different sections of the law (i.e., Section 202 or Section 8) to provide housing for elderly people with low income. Program requirements vary in terms of income guidelines, rent calculations and age requirements.

Application

Each housing site has its own application form, maintains its own waiting list and must be contacted individually. An exception would be housing sites managed by housing authorities or development companies in which case one application is filed at the main office.

Housing Choice Voucher “Section 8” Rental Assistance

Definition

The Housing Choice Voucher Program, also known as the “Section 8” program, is a federal rent assistance program intended to help eligible individuals with low incomes afford clean, safe, independent-living apartments. Housing choice vouchers are administered locally by public housing authority. The participant is free to choose any housing that meets the requirements of the program. To be eligible, an individual must be 62 years of age or older with low income, have a handicap or disability, or be part of a family with low income. For persons with Very Low Income Levels annual income must be below \$28,950 for one person; \$33,100 for two people (as of October 2015). Income includes wages, Social Security, social services cash payments,

pensions, workers' compensation, unemployment compensation, alimony, child support, interest, dividends, and a percentage of stocks, bonds, property and other assets. Some communities use Low Income Levels to determine their income ceiling. Be sure to ask the housing site which income levels they use to determine eligibility.

Some subsidized senior housing communities have their own, project-based, rental assistance. The tenant applies at the building for a subsidized apartment and receives the benefit while living in the building. If the tenant moves, the subsidy stays with the apartment and is given to the next eligible tenant.

Application for a subsidized apartment building or a complex offering a housing subsidy must be made at each building or complex.

Payment

Generally, a person eligible to receive a housing choice voucher subsidy pays 30 percent of his or her gross monthly income as rent. Rent may or may not include heat and/or other utilities. Where heat and/or utilities are not included in the rent, a heating or utility allowance is sometimes provided. This adjustment deducts a fixed amount from the monthly rent to provide the tenant with funds to help pay the utility bill received by the tenant.

The rent calculation is based on the average market value rent in the area. Generally, the tenant pays 30 percent of his or her gross monthly income and the housing choice voucher pays the balance of the rent. In some cases, the landlord can charge more or less than the 70 percent subsidy. In these cases, the tenant could be responsible for more or less than the usual 30 percent of his or her gross monthly income for rent. Should the tenant decide to move, the subsidy goes with the tenant as long as the tenant has been enrolled in the program for a year.

Application

Each city or town has a limited number of housing choice vouchers available. Applicants should apply at the local housing authority in the city where they reside. There are usually long waiting lists for these programs, and when waiting lists become long, programs may cease taking applications for a period of time.

Apartments accepting housing choice vouchers are available in numerous locations in our region. We have not attempted to list them in this directory. Locations may be found by using the www.hud.gov website or calling the numbers listed on page four.

Family-Type Homes for Adults

Family-Type Homes for Adults are private homes that provide an atmosphere of family living for adults who choose to live in a congregate setting. Residents may be aged or have a disability but do not need skilled medical services. They may need supervision or assistance with personal care. Each home is limited to a maximum of four residents unrelated to the provider. Homes are certified by the New York State Office of Children and Family Services and overseen by local social services districts. Services to residents are paid by Social Security Income (SSI) or through private arrangements.

There are numerous Family-Type Homes for Adults operating in the four counties, although not all are listed in this directory. For a complete listing of Family-Type Homes for Adults in your county, please contact your local Department of Social Services.

Assisted Living/Adult Care Facilities

Assisted Living and Adult Care Facilities (ACFs) serve individuals who cannot or do not want to remain at home, and do not need continuous nursing care as would be provided in a nursing home. These facilities provide assistance, while emphasizing the resident's autonomy and independence. It is not surprising that these options have become so popular since they offer "home-like" settings and can be less expensive than some alternatives. In addition to providing long term residential services, many assisted living facilities also allow short-term stays to give family caregivers a break, called "respite" care.

There are several categories of licensure within the umbrella terms of ACF and assisted living, and they all provide a similar package of services. Some have additional licensure or certification to provide specialized services or accept Medicaid. All are licensed and overseen by the New York State Department of Health (DOH).

Two types of ACFs that typically serve seniors are adult homes and enriched housing programs. Both provide assistance with activities of daily living, assistance with medication administration, monitoring, supervision, case management, activities, and housekeeping. The most significant difference is that enriched housing is more of an apartment model, with a kitchen. An adult home does not have a kitchen. Technically, the adult home has higher staffing requirements and must provide three meals a day, but the enriched housing model has evolved so that most operate much like adult homes, with the layout of the living space being the most significant difference. Either model may have shared or private rooms.

Services Available in All Adult Care Facilities

- Nutritious meals;
- Hospitality services including housekeeping, laundry and sometimes transportation;
- Case management;
- Monitoring and supervision;
- Activities and recreational opportunities;
- Personal care services, including help with grooming, dressing and bathing; and
- Medication assistance and supervision.

Some ACFs may have additional licensure, which is where the term “assisted living” comes in. There are two categories of licensure for assisted living in New York State – the Assisted Living Residence (ALR) and the Assisted Living Program (ALP). This additional licensure enables ACFs to build upon their existing services and provide specialized services, discussed below.

Assisted Living Residences

ALRs provide the same package of services that an ACF does, but are also held to some additional requirements. All ALRs have a specific individualized service plan for each resident and specific consumer disclosure statements about what services they offer and what these services cost. ALRs also have a specific medical evaluation form which must be completed by a physician prior to admission.

Some ALRs are also approved by DOH to provide specialized services for people with Alzheimer’s disease or other cognitive impairments, and these are called Special Needs Assisted Living Residences (SNALRs). These facilities have specialized programming, services, staffing and environment designed for people with these special needs. It should be noted that people with dementia or Alzheimer’s disease can live in “basic” Assisted Living or even an ACF. SNALRs are for those who need a specialized environment to ensure their needs are met.

With additional certification, ALRs can provide or arrange for nursing care and other additional services in the facility as a resident’s needs increase, also known as “aging in place”. These added services can include things like getting help with walking up and down stairs, assistance with transferring, help with other activities of daily living and nursing services. ALRs approved by DOH to provide these services are called Enhanced Assisted Living Residences (EALRs). Most people who need 24-hour nursing or medical care will need a higher level of care, however. It is important to note that EALRs may designate some or all of their beds as enhanced. In addition, these facilities can determine what types of “enhanced” services they will provide, or what resident needs they will be able to meet. This is spelled out in the admission agreement, and the facility should be able to describe their services to an interested consumer.

Both Special Needs and Enhanced ALRs must meet specific safety and staffing requirements to become licensed, and must also provide the basic services outlined under “Services Available in All Adult Care Facilities.” ALRs can be certified to provide special needs and/or enhanced services, or simply provide “basic” ALR services.

Assisted Living Program

The Assisted Living Program (ALP) is the only assisted living option in the state that can accept Medicaid as payment. ALPs also accept individuals who can pay out of their own funds.

The ALP allows a person living in an ACF to remain in that setting even if the person becomes more frail and needs extra medical or personal care services. Combining the services of an ACF and a home care agency, the ALP is similar to the Enhanced Assisted Living Residence, as it too is an “aging in place” model.

Payment for ACFs and Assisted Living

Medicare does not cover assisted living or adult care facility services. Currently, there are limited options for low-income individuals. In New York, only the ALP is covered by Medicaid. Some facilities accept Supplemental Security Income (SSI), but these facilities are dwindling in number since the SSI payment is well below what it actually costs a facility to care for residents. Some veterans or spouses of veterans may be eligible for certain benefits which can assist in paying for ACF or assisted living services. In addition, some long term care insurance policies will cover assisted living. These options should certainly be explored, though circumstances and policies will differ. Most often, residents and their families pay for assisted living out of their own funds. Facilities have different ways of charging for services, and any ACF or assisted living facility should be able to explain the system and what exactly it covers.

At present, Medicaid managed care does not cover assisted living services, but this will change as time goes on. Managed care may cover services provided to participants residing in assisted living or ACFs, such as home care. When this arrangement occurs, the facility will coordinate services with the managed care plan.

Questions

When deciding on assisted living or ACF for services, consider asking the following questions:

- Is assisted living or an adult care facility appropriate, based on an assessment of the person’s physical, financial, mental and lifestyle needs? If needed, professional help is available to assist with this process. Ask your health care provider for information.
- What are the criteria for admission to the facility you are considering? How is the need for services determined?

- What services are included in the basic plan and what services are available for an additional fee?
- What is the dining environment like?
- What religious/spiritual programs are offered?
- Does the administrator seem to know the residents and interact with them?
- Are the staff friendly and professional?
- There are several different types of assisted living. If you have specialized needs, ask how the facility will make sure your needs are addressed.
- Can this facility meet your anticipated future needs? If you have a degenerative disease, for example, will you be able to stay or move on to another setting?
- What happens if you deplete your resources? Will you have to move to another facility?
- If you have long term care insurance, Medicaid, SSI and/or Veteran's benefits, does the facility accept them for payment?
- What sort of relationships does the facility have with nursing homes, hospitals and home care agencies, should the resident need more or different care?
- Under what circumstances would a resident have to leave the facility?

Nursing Homes

A nursing home, also known as a skilled nursing facility, provides 24-hour medical, nursing and other services to frail elderly individuals and persons of all ages with disabilities. These facilities are licensed by the New York State Department of Health (DOH). A nursing home offers a protective, therapeutic environment for those who need rehabilitative care or can no longer live independently because of chronic physical or mental conditions that require 24-hour a day care. Nursing homes are the most intensive and, therefore, often the most expensive level of long term care aimed at serving people who need high-intensity nursing care and supervision.

What Are Patient Assessments and Why Are They Important?

Before being admitted into a nursing home, the prospective resident must undergo a screening process to determine if a lower level of care would be more suitable for him/her. The screening process begins with a health care professional completing a Patient Review Instrument (PRI). The PRI is used to assess the applicant's ability to complete "activities of daily living" such as walking, bathing and using the toilet, as well as clinical conditions and the need for specialized services. This health assessment helps to identify physical, medical, social and psychological issues the applicant faces.

If the person is in the hospital and is being transferred directly to a nursing home, hospital social services or discharge planning staff will assist in completing the PRI and the screening process to determine whether nursing home placement is appropriate. If the person is at home or in a community-based program, a certified home health agency should be contacted to complete the PRI. Under these circumstances, a home visit is usually necessary. It is important to give the evaluator honest, accurate and complete information during this visit.

If the individual is a Medicaid beneficiary and is enrolled in a Medicaid managed care plan (see more information on managed care below), the plan will be involved in the administration of the assessment process.

Once accepted for nursing home placement, the person will also undergo a much more extensive assessment process within the nursing home using a form called the Minimum Data Set (MDS). The MDS comprehensively reviews the person's history and needs. It is a key part of the resident's overall assessment and is used to develop and maintain an individualized care plan.

Services Available

A nursing home offers a full array of personal, dietary, therapeutic, medical, rehabilitative, social, spiritual, recreational, housekeeping and nursing services. Residents are involved in decisions about their care and receive services based on their individual needs. While many residents need care for extended periods due to chronic illness, a growing number of other patients enter a nursing home for a short stay for restorative therapy services. This may be after surgery or an accident, or to recuperate from a serious illness before returning home.

Living Arrangements

Living arrangements will vary depending upon the facility. Semi-private or private rooms are available with private or shared baths.

Payment

Many people incorrectly assume that the federal Medicare program will finance their long term care needs, particularly for nursing home care. In fact, Medicare pays for only a small number of people in any nursing home setting, and only for a limited amount of time for individuals who need rehabilitation therapy or complex medical care following a hospital stay. In order to receive Medicare-covered services in a nursing home, an individual must meet very strict criteria. Eligibility for this option should be discussed with the discharging hospital, the admitting nursing home or the local department of social services or office for the aging.

On average, more than 75 percent of the residents in New York's nursing homes have their care covered by the Medicaid program. Medicaid is a federal-state-local program to help pay for medical care for those who can not afford to do so on their own. Medicaid recipients qualify for the program by meeting certain income and asset standards.

The state has recently enacted changes that will, over time, require that the majority of Medicaid recipients enroll in Medicaid managed care plans. This requirement is gradually being phased in across the state, with some counties further along in the process than others. Each Medicaid recipient will likely make a choice of a managed care plan, similar to choosing an insurance

program. Failing to make a choice, the individual may be automatically enrolled in a plan. Once a person is enrolled in managed care, the managed care provider will coordinate and supervise the person's care along with coordinating the payment for services, including the full array of long term care services the individual may need.

Often, a resident enters a nursing home and initially pays with his or her own money. When that money is mostly exhausted (also known as "spend-down"), the individual can apply to Medicaid for coverage. Spend-down laws allow the non-institutionalized spouse to keep a house, a car and a reasonable amount of assets. Spouses no longer need to "impoverish" themselves by spending down all their money in order to obtain Medicaid funding. Since these laws are complicated and subject to change, LeadingAge New York suggests discussing them with the admitting facility or the local department of social services. The local department of social services can also advise the individual with regard to the requirement, if any, to enroll in a Medicaid managed care plan.

Questions

When deciding on a nursing home for services, consider asking the following questions:

- Is the nursing home well maintained, pleasing and cheerful?
- Does the staff seem friendly, caring and accommodating to residents and visitors?
- Do the residents appear comfortable, well-groomed and involved in meaningful activities?
- Does the facility conduct resident and staff satisfaction surveys and if so, is this information available for review?
- What are the findings from the most recent state inspection, and can I discuss them with a representative from the facility?
- Are amenities such as private rooms, cable service for individual televisions, and private telephones available? At what cost?
- What activity programs and special events are held at the facility or off-site?
- What religious/spiritual programs are offered?
- How many physicians are on staff? Do you have a choice between the facility's staff physician and your personal physician?
- Does the facility have staff providing occupational, physical and speech therapy?
- Should hospitalization become necessary, which hospital does the facility use?
- How many residents are under the care of one nurse aide on the day shift? What staff coverage is available on evenings, nights and weekends?
- Who coordinates admissions? How are the rooms assigned? Is there an orientation for new residents?
- Is there a family council to provide input into the kinds of programs and problems the facility may have? How often does the residents' council meet?
- What may residents bring with them? Is there room for a favorite chair, photographs and wall hangings?

Senior Citizen Lease Termination

With proper written notice, senior citizens at least 62 years of age are entitled by law to terminate their leases to enter an adult care facility, nursing home, subsidized, low income housing or other senior citizen housing. The written notice must include documentation of pending admission and is deemed delivered to the landlord within five days of mailing. From that point, the lease is terminated no earlier than 30 days after the date on which the rent is next due. For more information, please contact the NYS Attorney General's Office at 518-474-5481 or 1-800-771-7755. You may also contact the New York State Office for the Aging Senior Citizens' Help Line at 1-800-342-9871.

For a thorough understanding of this issue, consult Section 227(a) of New York State Real Property Law which details the rights of people aged 62 and over to terminate a residential lease or rental agreement before the specified time period ends. Section 227(a) specifies the conditions under which the termination can take place. Terminating a lease according to the stipulations of Section 227(a) is a legal termination and is not a lease violation.

Resources

General questions about senior housing options in the Capital Region can be directed to your county agency on aging:

Albany County-NY Connects

Telephone: 518-447-7177

Rensselaer County Department of Aging

Telephone: 518-270-2730

Saratoga County Office for the Aging

Telephone: 518-884-4100

Schenectady County Department of Senior and Long Term Care Services

Telephone: 518-382-8481

Disclaimer

All of the information provided in this directory was solicited directly from the site managers in October and November 2015. Please note that prices are subject to change without notice. Services offered and housing features may also change without notice. Albany Guardian Society is not responsible for the availability and quality of services described in this directory. For questions about a particular location, we strongly encourage you to contact the site directly.

Information in the Definitions section of this directory regarding Senior Housing, Assisted Living /Adult Care Facilities, and Nursing Homes is provided courtesy of LeadingAge New York. While nursing home services are somewhat standardized, assisted living facilities provide slightly different services depending upon specific licensure and these differences can be confusing to consumers. Albany Guardian Society thanks LeadingAge New York for its permission to use what we believe to be clear, concise descriptions of residential living options in New York State.

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Atria Crossgate

Address

140 Washington Ave Ext, Albany, New York 12203

Phone

518-869-0211

Fax

518-869-0269

Web Address

www.atriaseniorliving.com

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories

1

Number of Units

84

On-site Health Professional

Yes

Payment Information

1 Bedroom

\$4,750 per month

2 Bedroom

\$4,950 per month

Entry Fee?

Initial basic service fee: one month's rent nonrefundable

Services Included in Cost

Meals; Housekeeping; Utilities (excludes cable and phone); 24-hour staff; Transport to local medical appointments; Activities; Internal emergency alert system

Special Features

Can transition to enriched housing services within without leaving one's apartment; Non-smoking facility



Avila

Address

100 White Pine Dr, Albany, New York 12203

Phone

518-452-4250

Fax

518-452-4251

Web Address

www.avilaretirement.com

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

3-4 with elevators

Number of Units

192

On-site Health Professional

No

Payment Information

1 Bedroom

Call for information

2 Bedroom

Call for information

Entry Fee?

Yes. Call for details

Services Included in Cost

Utilities including local phone and cable; 21 meals per month; Continental breakfast; Linen service; Housekeeping; Scheduled transportation; Eddy Health Alert; Maintenance; 24-hour security; Internet included; Transportation to medical appointments

Special Features

Cottages available; Indoor swimming pool; Library with computer station; Fitness center; Hair salon; Guest suites; Scheduled activities and transportation; Non-smoking facility



Beverwyck Retirement Community

Address

40 Autumn Dr, Slingerlands, New York 12159

Phone

518-482-8774

Fax

518-482-0106

Web Address

www.beverwyck.com

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

2 with elevators

Number of Units

207 (178 apts, 29 cottages)

On-site Health Professional

No

Payment Information

1 Bedroom

\$2,110 and up depending on financial option, call for details

2 Bedroom

\$2,986 and up depending on financial option, call for details

Entry Fee?

Refundable entrance fee or Straight Rental, call for information

Services Included in Cost

Transportation; Activities; 24-hour security; Beautiful common areas; Library; Dining room wait staff; Beverwyck Cafe; Parking; Full time resident services advisor; Cable; Internet; Phone; Aquatic and Wellness Center

Special Features

Part of The Eddy; Non-smoking facility



Shaker Pointe at Carondelet

Address

One Bell Tower Dr, Watervliet, New York 12189

Phone

518-250-4900

Fax

518-250-4486

Web Address

www.shakerpointe.org

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

3

Number of Units

163

On-site Health Professional

No

Payment Information

1 Bedroom

Call to discuss payment options

2 Bedroom

Call to discuss payment options

Entry Fee?

Yes. Call for details

Services Included in Cost

All utilities (electric, heating/cooling, basic cable, Internet, local/long distance telephone); Interior/exterior maintenance; Transportation to activities, shopping, events, appointments; Housekeeping; 24-hour security; Programming

Special Features

Cottages and one story apartments available; 3 dining venues; Latham Primary Care on-site; Indoor pool/hot tub; Fitness center; Meditation room; Business Center; Library/computer center; Salon/barber shop; Movie theater; Art studio; Non-smoking facility



Beltrone Living Center

Address

6 Winners Circle, Colonie, New York 12205

Phone

518-459-2711

Fax

518-459-2488

Web Address

www.beltronelivingcenter.com

Management Company

Colonie Senior Service Centers, Inc.

Building Information

Number of Stories

6 with elevators

Number of Units

250

Units Adapted for Disabled

All are adaptable

Rent Information

Studio

\$1,008

1 Bedroom

\$1,188-\$1,296 (1 bath)

\$1,439-\$1,548 (1 bath);
\$1,580-\$1,677 (2 bath);
\$1,950-\$2,062 (2 bed/2 bath
suite); Penthouse \$1,419-
\$2,397

2 Bedroom

Utilities Included in Rent

Air conditioning, heat, hot water; Cable; Telephone; Internet; 4 dinners/month

Pets Allowed

Yes. Call for pet policy

Special Features

Secure intercom entrance; Weekly shopping buses; Congregate lunch; Dinner plans; Library; Hair salon; Billiards; Country Cafe; Activities; Garages available; Call for smoking policy

Age Requirement

55+



Carondelet Commons Senior Apartments

Address

2 Carondelet Dr, Watervliet, New York 12189

Phone

518-783-0444

Fax

518-783-0456

Web Address

www.depaulhousing.com

Management Company

DePaul Housing Management

Building Information

Number of Stories

2 with elevators

Number of Units

49

Units Adapted for Disabled

4

Rent Information

Studio

Not available

1 Bedroom

Affordable sliding fee based on income

2 Bedroom

Not available



Utilities Included in Rent

None. Utility allowance

Pets Allowed

Call for information

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, activities; Handicapped-accessible building; Service coordination; Community computer w/Internet; Non-smoking facility

Age Requirement

55+ or mobility impaired

Columbia Crest Senior Apartments

Address

427 Columbia St, Cohoes, New York 12047

Phone

518-235-4558

Web Address

www.ahfinc.net

Building Information

Number of Stories

3 with elevators

Number of Units

90

Units Adapted for Disabled

All units equipped for disabled

Rent Information

Studio

Not available

1 Bedroom

\$355-\$805

2 Bedroom

\$924-\$1,077

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. One pet under 20 lbs. \$300 deposit

Special Features

On bus line; Laundry rooms; Community room; Scheduled activities; Library; Off-street parking; Non-smoking facility

Age Requirement

60+



MARKET RATE

The Cornerstone

Address

4 George St, Green Island, New York 12183

Phone

518-266-9111

Web Address

www.finningproperties.com

Building Information

Number of Stories

3 with elevators

Number of Units

34

Units Adapted for Disabled

All are accessible

Rent Information

Studio

Not available

1 Bedroom

\$925

2 Bedroom

\$1,150

Utilities Included in Rent

All including basic cable; not telephone

Pets Allowed

No

Special Features

Mailroom; Laundry room; Exercise rooms; Community room; Off-street parking; On-site maintenance; Storage rentals on-site; Washer/dryer hookups in two bedroom apartments; Non-smoking facility

Age Requirement

55+



Hearthstone Village

Address

4000 Florence Dr, Latham, New York 12110

Phone

518-867-4050

Fax

518-867-4055

Web Address

www.hearthstonevillage.com

Management Company

United Group of Companies

Building Information

Number of Stories

3 Buildings, 3 Stories each

Number of Units

144

Units Adapted for Disabled

All are adapted

Rent Information

Studio

Not available

1 Bedroom

\$1,175 and up

2 Bedroom

\$1,450 (1 bath); \$1,850 (2 bath)

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. Call for details

Special Features

Clubhouse amenities; Full size washer/dryer in apartments; Non-smoking facility

Age Requirement

62+



MARKET RATE

Mill Hollow Active Adult Rental Community

Address

5060 Western Ave, Guilderland, New York 12084

Phone

855-455-8389

Fax

Management Company

The Buck Group

Web Address

www.millhollow.info

Building Information

Number of Stories

1

Number of Units

84

Units Adapted for Disabled

42

Rent Information

Studio

Not available

1 Bedroom

\$2,000

2 Bedroom

\$2,150

Utilities Included in Rent

No

Pets Allowed

Yes

Special Features

Luxury resort style living; On site 14,000 sq ft clubhouse; Pool; Fitness center; Theater; Billiards; Walking trails; Ponds; Picturesque setting; Non-smoking facility

Age Requirement

55+



Serafini Village

Address

1941 & 1949 Western Ave, Albany, New York 12203

Phone

518-355-4720

Fax

518-356-0895

Web Address

www.serafinibuilders.com

Management Company

Serafini Builders

Building Information

Number of Stories	2 (No elevators)
Number of Units	104
Units Adapted for Disabled	36

Rent Information

Studio	Not available
1 Bedroom	Call for details
2 Bedroom	Call for details

Utilities Included in Rent

None

Pets Allowed

No

Special Features

On bus line; Town bus for weekly shopping; Laundry facilities in every building; Off-street parking; Non-smoking facility

Age Requirement

50+



MARKET RATE

The Spinney at Van Dyke

Address

2 Brugel Ct, Delmar, New York 12054

Phone

518-689-0162

Fax

Web Address

www.thespinneyatvandyke.com

Management Company

The Spinney Group

Building Information

Number of Stories	1
Number of Units	102
Units Adapted for Disabled	Yes

Rent Information

Studio	Not available
1 Bedroom	\$999-\$1,725
2 Bedroom	\$1,835-\$2,140

Utilities Included in Rent

Cable, Internet, Water, Sewer, Trash removal

Pets Allowed

Yes. 2 Pets maximum per cottage. Size and breed restrictions apply. One time non-refundable pet fee of \$350 per pet

Special Features

24-hour emergency maintenance; Maintenance and landscaping; Attached garage; Monthly events; Snow removal; Pedestrian friendly site; Construction to begin on Clubhouse in 2016 with pool, fitness center, great room for activities, and a resident library; Non-smoking facility

Age Requirement

55+



St. Joseph's Senior Apartments

Address

2 Jeanne Jugan Lane, Latham, New York 12110

Phone

518-415-7800

Web Address

www.crmrentalmgmt.com

Building Information

Number of Stories

3 with elevators

Number of Units

50

Units Adapted for Disabled

Rent Information

Studio

Not available

1 Bedroom

\$730

2 Bedroom

\$830

Utilities Included in Rent

Included

Pets Allowed

Yes. 1 pet under 20 lbs. \$300 deposit

Special Features

Community rooms; Secure building; On bus line; Parking; Free laundry rooms on each floor; Call for smoking policy

Age Requirement

60+



MARKET RATE

Waterside Senior Apartments

Address

1100 Waterside Way, Cohoes, New York 12047

Phone

518-235-2220

Web Address

www.finningproperties.com

Building Information

Number of Stories

3 with elevator

Number of Units

132

Units Adapted for Disabled

All built to ADA standards

Rent Information

Studio

Not available

1 Bedroom

\$900-\$1,000

2 Bedroom

\$975-\$1,150

Utilities Included in Rent

No. Internet and wireless Internet available

Pets Allowed

Yes. Cats only

Special Features

Mohawk River views; Mailroom; Exercise rooms; Community room; On-site parking; On-site maintenance; Washer/dryer hookups; Call for smoking policy

Age Requirement

50+



Bishop Broderick Apartments

Address

50 Prescott St, Albany, New York 12205

Phone

518-869-7441

Fax

518-869-0443

Web Address

www.depaulhousing.com

Management Company

DePaul Housing Management

Building Information

Number of Stories 4 with elevators
Number of Units 100
Units Adapted for Disabled 10

Rent Information

Studio Not available
1 Bedroom 30% of adjusted gross income
2 Bedroom Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. Call for pet policy
Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, activities; Handicapped-accessible building; Service coordination; Community computer station w/ Internet; Patio; Non-smoking facility

Special Features

Age Requirement

62+ or mobility impaired



SUBSIDIZED HOUSING

Brandlewood Apartments

Address

15 Van Evera Dr, Altamont, New York 12009

Phone

518-861-8809

Fax

518-861-8809

Web Address

www.belmontmgmt.com

Management Company

Belmont Management Co., Inc.

Building Information

Number of Stories 2 (No elevators)
Number of Units 32
Units Adapted for Disabled 2

Rent Information

Studio Not available
1 Bedroom 30% of adjusted gross income
2 Bedroom Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. 1 pet under 30 lbs. \$300 deposit

Special Features

CDTA bus for weekly shopping; Area agency buses transport to medical appointments; Laundry room in each building; Community room with some scheduled activities; Non-smoking facility

Age Requirement

62+ or handicapped/disabled



Brandywine Apartments

Address

800 Brandywine Parkway, Guilderland, New York 12084

Phone

518-869-3553

Web Address

Fax

518-869-1083

Management Company

Bethlehem Construction

Building Information

Number of Stories

2 (No elevators)

Number of Units

64 subsidized

Units Adapted for Disabled

5

Rent Information

Studio

Not available

1 Bedroom

Market Rate: \$841
Subsidized units: 30% of
adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. 1 cat with doctor's note. \$300 deposit

Special Features

Convenient to shopping, banks; Laundry rooms; Community room; Emergency pull cords in bathrooms/bedrooms unlocks door and sounds alarm; 24-hour emergency maintenance service; All gas units; Call for smoking policy

Age Requirement

62+ or handicapped/disabled



Cabrini Acres Senior Apartments

Address

4 Carondelet Dr, Watervliet, New York 12189

Phone

518-785-0050

Web Address

www.depaulhousing.com

Fax

518-785-0110

Management Company

DePaul Housing Management

Building Information

Number of Stories

2 with elevators

Number of Units

49

Units Adapted for Disabled

4

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Non-smoking facility

Age Requirement

62+ or mobility impaired



Cayuga Plaza Apartments

Address

100 Cayuga Plaza, Cohoes, New York 12047

Phone

518-237-4430

Fax

518-237-4436

Web Address

Management Company

L.A.S. Redevelopment Company

Building Information

Number of Stories 11 with elevators
 Number of Units 127
 Units Adapted for Disabled 12 on second floor

Rent Information

Studio Not available
 1 Bedroom 30% of adjusted gross income
 2 Bedroom Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 20 lbs. \$300 deposit

Special Features

Laundry room; Community room; Scheduled bingo, other activities; Weekly shopping buses; On bus line; Parking; Senior center nearby; Cohoes Community Center next door; Non-smoking facility

Age Requirement

62+ or handicapped/disabled



SUBSIDIZED HOUSING

Civill Senior Housing

Address

8 Civill Ave, Ravena, New York 12143

Phone

518-432-1500

Fax

518-432-8345

Web Address

www.omnihousing.com

Management Company

Omni Management

Building Information

Number of Stories 4 with elevators
 Number of Units 28
 Units Adapted for Disabled 5

Rent Information

Studio Not available
 1 Bedroom \$356-\$564 Based on income; Call for details
 2 Bedroom Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

No

Special Features

Community room; Library; Parking; Weekly shopping bus; Laundry room; Secure building; Call for smoking policy

Age Requirement

60+ or 55+ with disability



Colonie Terrace

Address

2006 Central Ave, Albany, New York 12205

Phone

518-869-2350

Web Address

Fax

518-869-2350

Management Company

Selected Properties of the Northeast

Building Information

Number of Stories

2 with elevators

Number of Units

38

Units Adapted for Disabled

All units are wheelchair accessible

Rent Information

Studio

Not available

1 Bedroom

Not available

2 Bedroom

Call for information. Some units subsidized

Utilities Included in Rent

Heat and hot water

Pets Allowed

No

Special Features

On bus line; Weekly shopping buses; Laundry room; Community room; Scheduled events; Secure building; Parking; Bingo; Non-smoking facility

Age Requirement

55+



Daniel P. Quinn

Address

23rd & 24th Streets, Watervliet, New York 12189

Phone

518-273-4717

Web Address

www.watervliethousing.org

Building Information

Number of Stories

2 (No elevators)

Number of Units

60

Units Adapted for Disabled

6

Rent Information

Studio

Not available

1 Bedroom

\$570 or 30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 20 lbs. \$150 deposit

Special Features

On bus line; Community room; Laundry room; Weekly shopping bus; Free Internet access in apartments; Washer hookups in apartments; Handicapped-accessible bathtubs; Call for smoking policy

Age Requirement

62+ or handicapped/disabled



Dr. Jay McDonald Towers

Address

19 Remsen St, Cohoes, New York 12047

Phone

518-235-4500

Web Address

www.cohoeshousing.org

Building Information

Number of Stories

9 with elevators

Number of Units

92

Units Adapted for Disabled

6

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Included

Pets Allowed

Yes. Cats only; Must be spayed or neutered; Pet deposit required

Special Features

On bus line; Community room; Scheduled events; Weekly shopping buses; Call for smoking policy

Age Requirement

62+ or 55+ with disability



SUBSIDIZED HOUSING

Drake Manor Senior Apartments

Address

112 2nd St, Albany, New York 12210

Phone

518-426-0602

Web Address

www.triponline.org

Building Information

Number of Stories

3 with elevators

Number of Units

20

Units Adapted for Disabled

0

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. Under 30 lbs. Call for pet policy

Special Features

Laundry room; Off-street parking; Community room; Activities; Call for smoking policy

Age Requirement

62+



Eugene Hanratta Apartments

Address

500 16th St, Watervliet, New York 12189

Phone

518-273-4717

Fax

518-273-4730

Web Address

www.watervliethousing.org

Management Company

Watervliet Housing Authority

Building Information

Number of Stories

4 with elevators

Number of Units

68

Units Adapted for Disabled

4

Rent Information

Studio

Not available

1 Bedroom

\$600 or 30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Electric. Utility allowance

Pets Allowed

Yes. One pet under 20 lbs. \$100 deposit

Special Features

On bus line; Community room with big screen TV; Internet access in apartments; Courtyard; Solarium; Beauty Salon with reduced rates; Laundry room; Weekly shopping bus; Off-street parking; Call for smoking policy

Age Requirement

62+ or handicapped/disabled



Feura Bush Senior Apartments

Address

34 New Scotland Ave, Feura Bush, New York 12067

Phone

518-478-0130

Fax

518-478-0130

Web Address

www.acrha.org

Management Company

Albany County Rural Housing Alliance

Building Information

Number of Stories

2 with elevator

Number of Units

24

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

\$520 or 30% of adjusted gross income

2 Bedroom

\$555 or 30% of adjusted gross income

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Parking; Laundry room; Community room; Planned activities; Senior bus available from Town of New Scotland; Average waiting list of two years; Non-smoking facility

Age Requirement

62+ or handicapped/disabled



Fontbonne Manor Senior Apartments

Address

10 Carondelet Dr, Watervliet, New York 12189

Phone

518-782-2780

Web Address

www.depaulhousing.com

Building Information

Number of Stories

2 with elevators

Number of Units

49

Units Adapted for Disabled

4

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water.

Utility allowance for electricity

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Call for smoking policy

Age Requirement

62+



Green Island Senior Housing

Address

117 George St, Green Island, New York 12183

Phone

518-273-4717

Web Address

www.watervliethousing.org

Building Information

Number of Stories

3 with elevators

Number of Units

13

Units Adapted for Disabled

13

Rent Information

Studio

Not available

1 Bedroom

\$236-\$430 Based on income

2 Bedroom

\$430-\$525 Based on income

Utilities Included in Rent

Heat and hot water

Pets Allowed

No

Special Features

On bus line; Parking; Community room; Laundry room; Senior citizens club with van; Walking distance to bank, Post Office, stores, park; Call for smoking policy

Age Requirement

60+



Holy Wisdom

Address

428 Whitehall Rd, Albany, New York 12208

Phone

518-437-1895

Fax

Web Address

Management Company

Building Information

Number of Stories	3 with elevators
Number of Units	50
Units Adapted for Disabled	5 (Mobility impaired only)

Rent Information

Studio	Not available
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. One pet under 25 lbs. \$300 deposit

Special Features

On bus line; Scheduled shopping buses; Laundry; Computers on-site; Call for smoking policy

Age Requirement

62+



SUBSIDIZED HOUSING

Hudson Shores Plaza

Address

1545 Broadway, Watervliet, New York 12189

Phone

518-273-6685

Fax

518-273-6686

Web Address

Management Company

L.A. Swyer Redevelopment Company

Building Information

Number of Stories	9 with elevators
Number of Units	136
Units Adapted for Disabled	6

Rent Information

Studio	Not available
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. Call for pet policy

Special Features

On bus line; Parking; Community room; Laundry room; Weekly shopping buses; Walking distance to senior center, banks, stores; Non-smoking facility

Age Requirement

62+ or handicapped/disabled



Idlewild Terrace

Address

110 2nd St, Albany, New York 12210

Phone

518-426-0602

Fax

518-729-3396

Web Address

www.triponline.org

Management Company

Trip, Inc.

Building Information

Number of Stories

2 with elevator

Number of Units

30

Units Adapted for Disabled

3 (Mobility Impaired)

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. One pet under 30 lbs. \$300 deposit

Special Features

Secure building; Off-street parking; Community room with activities; Laundry room; Emergency pull cords; Call for smoking policy

Age Requirement

62+ or mobility impaired



SUBSIDIZED HOUSING

Livingston School Apartments

Address

315 Northern Blvd, Albany, New York 12210

Phone

518-426-2266

Fax

518-677-1892

Web Address

www.livestrongschool.com

Management Company

Winn Residential

Building Information

Number of Stories

3

Number of Units

103

Units Adapted for Disabled

5

Rent Information

Studio

\$670-\$730

1 Bedroom

\$660-\$805

2 Bedroom

\$785-\$940

Utilities Included in Rent

Heat and hot water

Pets Allowed

Cats allowed. No dogs

Special Features

Fitness center; Computer room; Community Room; Library; Non-smoking facility

Age Requirement

55+



Louis Senior Apartments

Address

2 Louis Dr, Ravena, New York 12143

Phone

518-756-6262

Web Address

Fax

Management Company

Conifer Management Co.

Building Information

Number of Stories 2 (No elevators)

Number of Units 24

Units Adapted for Disabled 2

Rent Information

Studio Not available

1 Bedroom Call for information

2 Bedroom Not available

Utilities Included in Rent None. Utility allowance

Pets Allowed

Yes. One pet under 30 lbs. Deposit required

Special Features

Community bus (not provided by Louis Senior Housing); Laundry in each building; Community room in each building; Non-smoking facility

Age Requirement

62+ or handicapped/disabled



Marie Rose Manor

Address

100 Marquis Dr, Slingerlands, New York 12159

Phone

518-459-0204

Web Address

www.depaulhousing.com

Fax

518-459-0527

Management Company

DePaul Housing Management

Building Information

Number of Stories 3 with elevators

Number of Units 49

Units Adapted for Disabled 4

Rent Information

Studio Not available

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utilities Included in Rent Heat and hot water.
Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Non-smoking facility

Age Requirement

62+



Normanskill Terrace at Good Samaritan Village

Address

119 Rockefeller Rd, Delmar, New York 12054

Phone

518-475-0275

Web Address

www.goodsamvillage.org

Building Information

Number of Stories

2 with elevators

Number of Units

36

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

\$184 or 30% of adjusted gross income

2 Bedroom

\$213 or 30% of adjusted gross income

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Transportation from Senior Services of Bethlehem; Laundry rooms; Off-street parking; Two community rooms; Non-smoking facility

Age Requirement

62+



SUBSIDIZED HOUSING

Ogden Mill Apartments

Address

1 Ogden Plaza, Cohoes, New York 12047

Phone

518-235-9508

Web Address

Fax

518-235-0320

Management Company

APT Management Group

Building Information

Number of Stories

4 with elevators

Number of Units

115

Units Adapted for Disabled

7

Rent Information

Studio

30% of adjusted gross income

1 Bedroom

30% of adjusted gross income

2 Bedroom

30% of adjusted gross income

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. One pet under 20 lbs. Deposit required

Special Features

On bus line; Community room; Tenants' association; Laundry; Weekly shopping buses; Near bank, drugstore, senior center; Call for smoking policy

Age Requirement

62+ or 50+ with disability



Ohav Sholom Apartments

Address

115 Krumkill Rd, Albany, New York 12208

Phone

518-489-5531

Web Address

www.ohavshalomapartments.org

Building Information

Number of Stories

12 with elevators

Number of Units

210

Units Adapted for Disabled

18, call for details

Rent Information

Studio

Not available

1 Bedroom

Income based. Call for details

2 Bedroom

Not available

Utilities Included in Rent

Included

Pets Allowed

Yes. 1 pet under 25 lbs. \$300 deposit

Special Features

On bus line; Parking; Weekly shopping buses; Community room; Grocery store in lobby; Laundry; Tenants' association with scheduled activities including trips; Beauty salon; Library; Non-smoking facility

Age Requirement

62+ or mobility impaired



SUBSIDIZED HOUSING

Omni Senior Living Community

Address

3485 Carmen Rd, Schenectady, New York 12303

Phone

518-357-9152

Web Address

www.omnidevelopment.com

Building Information

Number of Stories

2 with elevators

Number of Units

96

Units Adapted for Disabled

6

Rent Information

Studio

Not available

1 Bedroom

\$400-\$570

2 Bedroom

\$660

Utilities Included in Rent

Heat and hot water.
Allowance for electricity

Pets Allowed

Yes. Cats or birds only

Special Features

Weekly shopping bus; Community room; Exercise class; Laundry room; Maintenance on-site; Non-smoking facility

Age Requirement

60+ or 55+ if mobility impaired



Parkview Apartments

Address

400 Hudson Ave, Albany, New York 12203

Phone

518-465-2293

Fax

518-465-2295

Web Address

Management Company

Mulholland Group

Building Information

Number of Stories 13 with elevators

Number of Units 182

Units Adapted for Disabled All units adapted

Rent Information

Studio \$725 (30% of adjusted gross income)

1 Bedroom \$882-\$1,025 (30% of adjusted gross income)

2 Bedroom Not available

Utilities Included in Rent

Included

Pets Allowed

Yes. 1 pet under 10 lbs. \$300 deposit

Special Features

On bus line; Community room; Library w/computers; Scheduled events; Hairstylist on-site 2 days per week; Call for smoking policy

Age Requirement

62+ or disabled



Sanderson Court Senior Apartments

Address

6 Carondelet Dr, Watervliet, New York 12189

Phone

518-782-1123

Fax

518-782-1125

Web Address

www.depaulhousing.com

Management Company

DePaul Housing Management

Building Information

Number of Stories 2 with elevators

Number of Units 49

Units Adapted for Disabled 3

Rent Information

Studio Not available

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utilities Included in Rent

Heat and hot water.
Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Call for smoking policy

Age Requirement

62+



Sheehy Manor

Address

8 Carondelet Dr, Watervliet, New York 12189

Phone

518-782-2350

Web Address

www.colonieseniors.org

Building Information

Number of Stories

2 with elevators

Number of Units

50

Units Adapted for Disabled

4

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 35 lbs. \$100 deposit

Special Features

Near bus line; Weekly shopping buses; Laundry; Community room; Scheduled events; Computer lab; Parking; Call for smoking policy

Age Requirement

62+ or 60+ if classified as frail/elderly



South Mall Towers

Address

101 South Pearl St, Albany, New York 12207

Phone

518-463-0294

Web Address

www.southmalltowers.org

Building Information

Number of Stories

19 and 9 with elevators

Number of Units

346

Units Adapted for Disabled

14 All units have grab bars and emergency cords in bathroom; Some units with roll-in showers

Rent Information

Studio

\$500 or 30% of adjusted gross income

1 Bedroom

\$650 or 30% of adjusted gross income

2 Bedroom

\$730 or 30% of adjusted gross income

Utilities Included in Rent

Included

Pets Allowed

Yes. 1 pet under 30 lbs. \$200 deposit

Special Features

On bus line; Weekly shopping buses; Community room with scheduled activities; Congregate meals; Call for smoking policy

Age Requirement

55+



St. Sophia Apartments

Address

426 Whitehall Rd, Albany, New York 12208

Phone

518-459-4910

Fax

Web Address

Management Company

Building Information

Number of Stories	6 with elevators
Number of Units	90
Units Adapted for Disabled	8 (Mobility impaired only)

Rent Information

Studio	Not available
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. 1 pet under 25 lbs.
\$300 deposit

Special Features

On bus line; Scheduled shopping buses; Laundry; Computers on-site; Call for smoking policy

Age Requirement

62+



St. Vincent Apartments

Address

475 Yates St, Albany, New York 12208

Phone

518-482-8915

Fax

518-489-1220

Web Address

www.depaulhousing.com

Management Company

DePaul Housing Management

Building Information

Number of Stories	3 with elevator
Number of Units	59
Units Adapted for Disabled	8

Rent Information

Studio	Not available
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Call for smoking policy

Age Requirement

62+ or mobility impaired



Thurlow Terrace Apartments

Address

2 Thurlow Terrace, Albany, New York 12203

Phone

518-462-1355

Web Address

www.thurlowterrace.com

Fax

518-462-1356

Management Company

L.A.S. Albany Redevelopment

Building Information

Number of Stories

9 with elevators

Number of Units

135

Units Adapted for Disabled

Call for details

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. One pet under 20 lbs. \$300 deposit

Special Features

On bus line; Weekly shopping buses, Community room; Laundry; Parking; Non-smoking facility

Age Requirement

62+ or handicapped/disabled



Townsend Park

Address

45 Central Ave, Albany, New York 12206

Phone

518-380-5571

Web Address

www.albanyhousing.org

Fax

Management Company

Albany Housing Authority

Building Information

Number of Stories

19 with elevators

Number of Units

158

Units Adapted for Disabled

0

Rent Information

Studio

Not available

1 Bedroom

30% of gross adjusted income

2 Bedroom

Not available

Utilities Included in Rent

Included

Pets Allowed

Yes. Call for pet policy

Special Features

On bus line; Community room; Active Tenants' association; Patio with tables and grills; Weekly shopping buses; Laundry; Parking; On-site maintenance; Secure building; Non-smoking facility

Age Requirement

62+ or 55+ if disabled or spouse



Van Allen Senior Apartments

Address

790 NYS Route 9W, Glenmont, New York 12077

Phone

518-767-0923

Fax

518-767-0920

Web Address

www.ahfinc.net

Management Company

American Housing Management

Building Information

Number of Stories

2 with elevators

Number of Units

110

Units Adapted for Disabled

All accessible

Rent Information

Studio

Not available

1 Bedroom

\$515-\$803 dependent on income

2 Bedroom

\$608-\$1,077 dependent on income

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 20 lbs. \$300 deposit

Special Features

Parking; Weekly senior bus for shopping; Laundry; Community room; Library; Exercise room; Scheduled activities; Non-smoking facility

Age Requirement

55+



SUBSIDIZED HOUSING

Westview Homes

Address

680 Central Ave, Albany, New York 12206

Phone

518-380-5571

Fax

Management Company

Albany Housing Authority

Web Address

www.albanyhousing.org

Building Information

Number of Stories

14 with elevators

Number of Units

182

Units Adapted for Disabled

13

Rent Information

Studio

30% of adjusted gross income

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Included

Pets Allowed

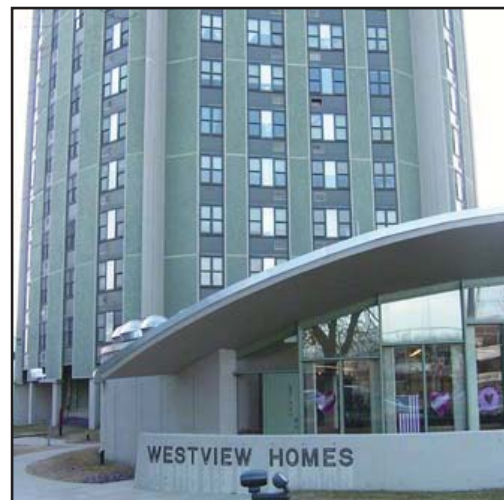
Yes. Call for pet policy

Special Features

On bus line; Congregate meals daily; Weekly shopping buses; Laundry; Off-street parking; Senior center on-site; Active Tenants' association; Voting on premises; Secure building; Non-smoking facility

Age Requirement

62+ or 55+ if disabled or spouse



Whitehall Court Senior Apartments

Address

360 Whitehall Rd, Albany, New York 12208

Phone

518-446-1920

Fax

518-446-0815

Web Address

www.ahfinc.net

Management Company

American Housing Mgt. Co.

Building Information

Number of Stories

2 with elevators

Number of Units

72

Units Adapted for Disabled

4, All units handicapped-accessible

Rent Information

Studio

Not available

1 Bedroom

\$606 (Extended 1 bedroom available for \$633); Please note: this is an Income Cap Tax Credit Property

2 Bedroom

\$740; Please note: this is an Income Cap Tax Credit Property

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. Under 20 lbs. \$300 deposit

Special Features

Near bus line; Weekly shopping buses; Laundry; Community room; Scheduled events; Bus to mall; Exercise room; Non-smoking facility

Age Requirement

62+



Atria Crossgate

Address

140 Washington Ave Ext, Albany, New York 12203

Phone

518-869-0211

Fax

518-869-0269

Web Address

www.atriaseniorliving.com

License

Enriched Housing (ALR)

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories 1
Number of Beds/Units 74 clients
On-site Health Professional Yes

Payment Information

Cost of Private Room Private apartment rates start at \$4,150 plus care, depending on apartment size and level of care needed
Cost of Semi Private Room Not available

Services Included in Cost

Assistance with ADLs; Meals/snacks; Utilities; Activities; Transportation to local medical appointments; Case management; Housekeeping; Laundry; Medication management; 24-hour staffing; Internal emergency alert system

Accepts SSI as Payment?

No

Special Features

Respite care available; Residents in Retirement Living Units may transition to enriched housing services within one's apartment; Continence care; Can manage mild dementia and mild Alzheimer's disease; Non-smoking facility



Atria Delmar Place

Address

467 Delaware Ave, Delmar, New York 12054

Phone

518-434-4663

Fax

518-434-4660

Web Address

www.atriadelmarplace.com

License

Enriched Housing (ALR)

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories 2 with elevators
Number of Beds/Units 94
On-site Health Professional Yes

Payment Information

Cost of Private Room \$4,190 and up per month depending on size of apartment
Cost of Semi Private Room Not available

Services Included in Cost

Meals; Transportation; Case management; Scheduled activities; Outings; Utilities and cable; 24-hour staffing; Housekeeping; Laundry

Accepts SSI as Payment?

No

Special Features

Respite care available; Residents may furnish apartments as they wish; On-site spa; PT/OT on-site; Medication management and assistance with ADLs available for a fee, call for details; Non-smoking facility



Atria Guilderland

Address

300 Mill Rose Ct, Slingerlands, New York 12159

Phone

518-218-0506

Web Address

www.atriaguilderland.com

Profit or Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds/Units

120

On-site Health Professional

Yes

Payment Information

Cost of Private Room

Starting at \$4,300 per month;
Dementia care: Starting at
\$8,300 per month

Cost of Semi Private Room

Dementia care: Starting at
\$6,300 per month

Services Included in Cost

3 Meals; Medication management; Laundry; Transportation; Scheduled activities; Maintenance; Case management; Housekeeping; Lifeline Pendants

Accepts SSI as Payment?

No

Special Features

Respite care available; Nurse on duty 7 days per week; Residents may transition from ALR to EALR or SNALR; Pets allowed; Call for smoking policy



Atria Shaker

Address

345 Northern Blvd, Albany, New York 12204

Phone

518-465-4444

Web Address

www.atriashaker.com

Profit or Not-for-Profit

Facility Information

Number of Stories

3 with elevators

Number of Beds/Units

128

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$4,360/mo and up depending
on apt size and level of care
needed; Memory Care apts
starting at \$8,045/mo all
inclusive, including all care and
medication management

Cost of Semi Private Room

\$2,995 per month

Services Included in Cost

Meals; Housekeeping; Laundry; Health and wellness checks; Scheduled activities and outings; Transportation to medical appointments

Accepts SSI as Payment?

No

Special Features

Respite care available; Pets allowed with no size limit, one per apartment; Assistance in securing benefits; Near Albany Memorial Hospital; 16 apartments with Life Guidance secured memory care; Call for smoking policy



Brookdale at Colonie

Address

626 Watervliet-Shaker Rd, Latham, New York 12110

Phone

518-783-8695

Web Address

www.brookdale.com

Profit or Not-for-Profit

Facility Information

Number of Stories	1
Number of Beds/Units	94
On-site Health Professional	Yes

Payment Information

Cost of Private Room	Studios start at \$3,430
Cost of Semi Private Room	All Private rooms
Services Included in Cost	Meals; Linen service and housekeeping; Personal care; Activities; Medication assistance; Transport to medical appointments
Accepts SSI as Payment?	No

Special Features

Respite care available; Library; Game room; Courtyard; Hairdresser/barber; 5 "care level" plans at added fee; Newly remodeled; One RN on staff; Health and wellness director; Non-smoking facility



Kenwood Manor at Good Samaritan Village

Address

141 Rockefeller Rd, Delmar, New York 12054

Phone

518-439-8899

Web Address

www.goodsamvillage.org

Profit or Not-for-Profit

Facility Information

Number of Stories	2 with elevator
Number of Beds/Units	67
On-site Health Professional	Yes

Payment Information

Cost of Private Room	\$120 per day
Cost of Semi Private Room	All Private Rooms
Services Included in Cost	24-hour supervision and care; Medication management; Healthcare monitoring; Transportation; 3 home-style meals per day with snacks; Daily housekeeping; Laundry; Activities
Accepts SSI as Payment?	No. Sliding fee scale available, limited availability with SSI

Special Features

Respite care available; Beauty salon; Non-smoking facility



The Loudonville Assisted Living Residence

Address

298 Albany-Shaker Rd, Loudonville, New York 12211

Phone

518-463-4398

Web Address

www.loudonvillehalr.com

Profit or Not-for-Profit

Facility Information

Number of Stories

2 with elevator

Number of Beds/Units

50 ALR, 18 SNALR

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$4,161-\$5,213 depending on size of room/suite for ALR; \$6,411 for SNALR

Cost of Semi Private Room

\$2,902 for ALR; \$4,686 for SNALR

Services Included in Cost

24-hour supervision and care; Medication assistance; Case management; On-site PT/OT; Assistance with ADLs; 3 meals/day with snacks (can accommodate special diets); Transportation; Housekeeping; Daily linen/laundry service; Emergency call system; Recreational program; Specialized dementia program with secure entrance/exit; Secure garden/wander area; Non-smoking facility

Accepts SSI as Payment?

No

Special Features

Beautician/barber salon; Pet therapy pup; Non-smoking facility



Marjorie Doyle Rockwell Center, The Eddy

Address

421 Columbia St, Cohoes, New York 12047

Phone

518-238-4179

Web Address

www.eddyseniorliving.com

Profit or Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds/Units

52

On-site Health Professional

Yes

Payment Information

Cost of Private Room

Call for rates

Cost of Semi Private Room

Call for rates

Services Included in Cost

Person-centered care; Home-like meals and healthy snacks; Medication management; Assistance with activities of daily living; Supervision; Quiet Care Monitoring®; Linen, laundry and housekeeping services; Case management; Licensed nursing staff 24-hours/day; Resident care assistants; Life Enrichment program

Accepts SSI as Payment?

No

Special Features

Dementia education & communication coaching for all staff; Secured residence with interior courtyards & outdoor garden pathways; Flexible schedules support lifelong patterns and preferences; On-site hairdresser/barber; Religious services; Walk-in showers; Scheduled activities & outings; Respite care available; Part of Eddy and St. Peter's Health Partners; Non-smoking facility



The Massry Residence

Address

182 Washington Ave Ext, Albany, New York 12203

Phone

518-689-0453

Fax

518-689-0454

Web Address

www.massryresidence.org

License

Enriched Housing (ALR)

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

2 with elevators

Number of Beds/Units

56

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$5,110 and up per month

Cost of Semi Private Room

Services Included in Cost

Meals; Transportation to medical appointments; Assistance with ADLs; Laundry; Housekeeping; Scheduled activities

Accepts SSI as Payment?

No

Special Features

Respite care available; Large apartments w/kitchenettes, full size refrigerators, microwave, walk-in closets; Part of Daughters of Sarah Senior Community; Non-smoking facility



Mill View of Latham

Address

514 Old Loudon Rd, Cohoes, New York 12047

Phone

518-785-7788

Fax

518-785-2745

Web Address

www.millviewhomes.com

License

Adult Home (ALR)

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories

1

Number of Beds/Units

55

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$3,350-\$4,350 per month

Cost of Semi-Private Room

All Private Rooms

Accepts SSI as Payment?

No

Services Included in Cost

Home cooked meals; Personal care and assist with meds; Housekeeping; Laundry; Scheduled activities and outings; Cable TV; Case management

Special Features

Respite care available; Hairdresser on-site twice per week; Rooms for couples; Cable TV; Putting green; Gardening; Privately owned; Intergenerational programs; Call for smoking policy



The Terrace at Beverwyck

Address

41 Beverwyck Lane, Slingerlands, New York 12159

Phone

518-459-4062

Web Address

www.beverwyck.com

Profit or Not-for-Profit

Facility Information

Number of Stories

2 with elevator

Number of Beds/Units

41

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$4,670 and up per month

Cost of Semi Private Room

All Private Rooms

Services Included in Cost

Licensed nursing staff and resident care assistants; Resident safety checks, security and emergency call system; Scheduled transportation; Meals; All utilities; Case management; Health/wellness programs; Social, cultural and recreational programs

Accepts SSI as Payment?

No

Special Features

Respite care available; An Eddy Community; Non-smoking facility



Albany County Nursing Home

Address

780 Albany-Shaker Rd, Albany, New York 12211

Phone

518-869-2231

Fax

518-869-1713

Web Address

www.albanycounty.com

Administrator

Larry Slatky

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories	5 with elevators
Number of Beds	250
Dementia Care	Yes, 1 unit
Respite Available	Short term as available

Payment Information

Private-Pay Cost, Private Room	\$350 per day
Private-Pay Cost, Semi Private	\$300 per day

Special Features

Short term rehabilitation; OT/PT; Speech therapy; Respiratory therapist on staff; Non-smoking facility



Bethlehem Commons at Good Samaritan Village

Address

125 Rockefeller Rd, Delmar, New York 12054

Phone

518-439-8116

Fax

518-475-1579

Web Address

www.goodsamvillage.org

Administrator

Karen Woodcock

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories	1
Number of Beds	120
Dementia Care	Yes
Respite Available	Yes

Payment Information

Private-Pay Cost, Private Room	\$340 per day + tax
Private-Pay Cost, Semi Private	\$335 per day + tax

Special Features

Short term rehabilitation; 70 Private rooms; Free Wi-Fi; Non-smoking facility



Daughters of Sarah Nursing Center

Address

180 Washington Ave Ext, Albany, New York 12203

Phone

518-456-7831

Fax

518-456-6261

Web Address

www.daughtersofsarah.org

Administrator

Josh Gurock

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds

210

Dementia Care

Yes, 1 unit with 2 sections
(The Golub Family Memory Enhancement Center)

Respite Available

Yes

Payment Information

Private-Pay Cost, Private Room

\$365 per day

Private-Pay Cost, Semi Private

All Rooms are Private

Special Features

The Golub Family Memory Enhancement Unit; Greatdays medical model adult daycare; All kosher facility; The Rehabilitation Center at Daughters of Sarah; Non-smoking facility



Eddy Village Green

Address

421 Columbia St, Cohoes, New York 12047

Phone

518-237-5630

Fax

518-238-4118

Web Address

www.sphp.com

Administrator

James Farnan

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds

192

Dementia Care

No

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

Call for information

Private-Pay Cost, Semi Private

All Rooms are Private

Special Features

16 ranch-style houses accommodating 12 residents each; Each house has country kitchen, living/dining areas; Part of the Eddy continuum of healthcare and a member of St. Peter's Health Partners; Green House® model; Call for smoking policy



Eddy Village Green at Beverwyck

Address

21/31 Beverwyck Lane, Slingerlands, New York 12159

Phone

518-533-6928

Fax

518-533-6925

Web Address

www.sphp.com

Administrator

Brian Ruede

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds

24

Dementia Care

Yes, call for details

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

Call for information

Private-Pay Cost, Semi Private

All Private Rooms



Special Features

Part of the Eddy continuum of healthcare and a member of St. Peter's Health Partners; Non-smoking facility

Guilderland Center Rehabilitation and Extended Care Facility

Address

428 Rte 146, PO Box 36, Guilderland, New York 12085

Phone

518-861-5141

Fax

518-861-6529

Web Address

Administrator

Keith Henchy

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories

1

Number of Beds

127

Dementia Care

Yes

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

Call for details

Private-Pay Cost, Semi Private

Call for details



Special Features

Daily activities; Acute and sub-acute rehabilitation; Rehabilitation; Call for smoking policy

Hudson Park Rehabilitation and Nursing Center

Address

325 Northern Blvd, Albany, New York 12204

Phone

518-449-1100

Fax

518-434-5936

Web Address

www.hudsonparkrehab.com

Administrator

Rean Enriquez

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories

4 with elevators

Number of Beds

200

Dementia Care

Yes

Respite Available

As available

Payment Information

Private-Pay Cost, Private Room

\$400.50 per day

Private-Pay Cost, Semi Private

\$336.42-\$379.14 per day
(Semi Private and Quad rooms)

Special Features

Short term rehabilitation; Will admit dialysis patients; Call for smoking policy



Our Lady of Mercy Life Center

Address

2 Mercycare Lane, Guilderland, New York 12084

Phone

518-464-8100

Fax

518-464-8111

Web Address

www.stpetershealthcare.org

Administrator

Sandra Sullivan-Smith

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

2 with elevators

Number of Beds

160

Dementia Care

Yes, 1 unit

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$340 per day

Private-Pay Cost, Semi Private

\$330 per day

Special Features

Can accomodate bariatric patients, call for details; Part of the Eddy continuum of healthcare and a member of St. Peter's Health Partners; Non-smoking facility



St. Peter's Nursing and Rehabilitation Center

Address

301 Hackett Blvd, Albany, New York 12208

Phone

518-525-7600

Fax

518-525-7673

Web Address

www.stpetershealthcare.org

Administrator

Kathleen Jones

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

3 with elevators

Number of Beds

160 (40 beds in rehabilitation)

Dementia Care

Yes

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$330 per day

Private-Pay Cost, Semi Private

\$320 per day

Special Features

Part of the Eddy continuum of healthcare and a member of St. Peter's Health Partners; Non-smoking facility



Teresian House Nursing Home

Address

200 Washington Ave Ext, Albany, New York 12203

Phone

518-456-2000

Fax

518-724-2796

Web Address

www.teresianhouse.org

Administrator

Sister Robert Mullen

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

6 with elevators

Number of Beds

302

Dementia Care

Yes, secure unit, 51 beds

Respite Available

2 beds

Payment Information

Private-Pay Cost, Private Room

\$371-\$382 per day; \$379-\$389 per day dementia unit

Private-Pay Cost, Semi Private

All Rooms are Private

Special Features

Neighborhood concept-units have kitchen and 2 dining rooms, 20-25 people eat together; Non-smoking facility



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Housing Options for Senior Adults in Rensselaer County

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Beechwood Retirement Community

Address

2218 Burdett Ave, Troy, New York 12180

Phone

518-274-0037

Fax

518-271-5999

Web Address

www.eddyseniorliving.com

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories

3 with elevators

Number of Units

62 units

On-site Health Professional

No

Payment Information

1 Bedroom

\$1,571 per month service fee

2 Bedroom

\$2,188 per month service fee

Entry Fee?

Yes. Refundable. Call for details

Services Included in Cost

Utilities; Cable television; Local and long distance telephone; Wireless Internet; Transportation; YMCA membership; Clubhouse; Taxes covered

Special Features

24-hour security; Emergency call system; Free laundry rooms; Community room with scheduled activities; 3 new two bedroom apartments; Lounge; Fitness room; Part of The Eddy Campus of Senior Services in Troy; Non-smoking facility



Diamond Ridge Gracious Retirement Living

Address

59 Harris Rd, Troy, New York 12182

Phone

518-233-1400

Fax

518-233-8722

Web Address

www.holidaytouch.com

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories

3 with elevator

Number of Units

109

On-site Health Professional

Yes

Payment Information

1 Bedroom

Studio: \$2,300

One Bedroom: \$2,800

2 Bedroom

\$3,600

Entry Fee?

Yes. \$3,000 Studio; \$3,450 One bedroom; \$4,800 Two bedroom

Services Included in Cost

3 meals daily; Weekly linen, towels; Housekeeping; Electricity, cable TV; Scheduled activities and transportation; Emergency monitoring system

Special Features

90 Day leases; Managers live on-site; On-site chapel and hairdresser; Walk-in showers with built-in seats; Pet friendly; Call for smoking policy



Eddy Hawthorne Ridge

Address

30 Community Way, East Greenbush, New York 12061

Phone

518-833-1111

Fax

518-279-5307

Web Address

[www.nehealth.com/
HawthorneRidge](http://www.nehealth.com/HawthorneRidge)

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

2 with elevator

Number of Units

50

On-site Health Professional

No

Payment Information

1 Bedroom

Call for information

2 Bedroom

Call for information

Entry Fee?

Refundable fee or straight rental; Call for information

Services Included in Cost

Breakfast, lunch and dinner served daily; Other dining plan options; 24-hour security; Maintenance including snow removal; Scheduled transportation; Cultural, recreational, educational programs; Emergency call system; All utilities

Special Features

Part of The Eddy/St. Peter's Health Partners; Non-smoking facility



Brook Pointe

Address

2055 East Schodack Rd, Castleton, New York 12033

Phone

518-477-2100

Web Address

www.finningproperties.com
/brook_pointe.html

Building Information

Number of Stories

2 with elevator

Number of Units

49

Units Adapted for Disabled

All built to ADA specifications

Rent Information

Studio

Not available

1 Bedroom

\$850

2 Bedroom

\$925-\$1,025

Utilities Included in Rent

No. Basic cable package included

Pets Allowed

Yes. Call for details

Special Features

Garage/storage rental on site; Exercise room; Park; Snow removal; Daytime maintenance staff; Community room; Non-smoking facility

Age Requirement

50+



MARKET RATE

Canterbury House

Address

36 Pawling Ave, Troy, New York 12180

Phone

518-272-2371

Web Address

canterburyhousetroy.org

Building Information

Number of Stories

2 with elevator

Number of Units

15 units

Units Adapted for Disabled

None

Rent Information

Studio

Not available

1 Bedroom

\$1,495 per month; no lease or income restrictions

2 Bedroom

Not available

Utilities Included in Rent

Water, sewer, electricity, heat

Pets Allowed

No

Special Features

3 meals daily, cooked family style; On-site activities; 24-hour on-site staff; Housekeeping; Maintenance; On-site chapel with services; Laundry facilities; Hair salon; Two large rooms available to accommodate married couples; Call for smoking policy

Age Requirement

55+



Eastwyck Village

Address

1 Eastwyck Circle, Rensselaer, New York 12144

Phone

518-874-1638

Web Address

www.eastwyckseniorliving.com

Building Information

Number of Stories

3

Number of Units

144

Units Adapted for Disabled

All are accessible

Rent Information

Studio

Not available

1 Bedroom

\$1,475-\$1,625

2 Bedroom

\$1,875-\$2,215

Utilities Included in Rent

Hot water, standard cable, Internet

Pets Allowed

Yes. Call for details

Special Features

Senior Engaged Life Program; Continental breakfast offered 7 days/week; Scheduled transportation to medical appointments and shopping; Beauty salon; Community room; Daily fitness programs; Indoor heated pool; Daily social opportunities

Age Requirement

62+



MARKET RATE

Greenbush Terrace

Address

95 Gilligan Rd, East Greenbush, New York 12061

Phone

518-477-7093

Web Address

www.greenbushterrace.com

Building Information

Number of Stories

2

Number of Units

74

Units Adapted for Disabled

74

Rent Information

Studio

Not available

1 Bedroom

\$1,032 (\$275 Entry fee)

2 Bedroom

\$1,214-\$1,438 (\$275 Entry fee)

Utilities Included in Rent

Water, sewer, and trash removal

Pets Allowed

Yes. Dogs and cats. Restrictions apply. Call for details

Special Features

24-hour maintenance; Community room with exercise room; Open floor plans with storage units available; Washers/dryers, dishwasher, and microwaves in all units; 7 minutes from downtown Albany; Non-smoking facility

Age Requirement

55+



The Spinney at Pond View

Address

2500 Pond View, Castleton, New York 12033

Phone

518-479-0800

Web Address

www.thespinneyatpondview.com

Building Information

Number of Stories

1

Number of Units

186

Units Adapted for Disabled

None

Rent Information

Studio

Not available

1 Bedroom

Call for information

2 Bedroom

Call for information

Utilities Included in Rent

Hi-speed Internet; Cable; Water; Trash

Pets Allowed

Yes. Call for details

Special Features

Active adult community; Exterior maintenance free; All appliances including washer/dryer; Community room; Fitness Center; Call for smoking policy

Age Requirement

55+



MARKET RATE

Blooming Grove Senior Housing

Address

105 Bloominggrove Dr, Troy, New York 12180

Phone

518-283-3435

Fax

518-286-2013

Web Address

www.rouse-rpc.org

Management Company

ROUSE, RPC

Building Information

Number of Stories

2

Number of Units

50

Units Adapted for Disabled

3 Wheelchair accessible units;
Walk-in shower in all units

Rent Information

Studio

Not available

1 Bedroom

\$360 minimum or 30%
of gross income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

No

Special Features

Once per week bus to various destinations; Laundry facility on first floor;
Community room with planned activities; Secure building with locked entry;
Call for smoking policy

Age Requirement

55+



SUBSIDIZED HOUSING

Branson Manor Senior Apartments

Address

3 Grandview Dr, Rensselaer, New York 12144

Phone

518-283-8280

Fax

518-283-8292

Web Address

www.depaulhousing.com

Management Company

DePaul Housing Management

Building Information

Number of Stories

2

Number of Units

49

Units Adapted for Disabled

5

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

No. Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional
maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour
emergency response system; Health education, social and cultural programs;
Service coordination; Community computer station with Internet; Call for
smoking policy

Age Requirement

62+ or mobility impaired



Brookside Senior Housing

Address

13 Brookside Way, West Sand Lake, New York 12196

Phone

518-283-3435

Fax

518-286-2013

Web Address

www.rouse-rpc.org

Management Company

ROUSE, RPC

Building Information

Number of Stories

1

Number of Units

36

Units Adapted for Disabled

No special adaptation

Rent Information

Studio

Not available

1 Bedroom

\$375 minimum or 30% of gross income

2 Bedroom

Not available

Utilities Included in Rent

No. Utility allowance is adjusted when rent is calculated

Pets Allowed

No

Special Features

Community Room; Laundry facilities in separate building; All units have private entry; Parking in front of units; Call for smoking policy

Age Requirement

55+



Burns Apartments

Address

720 Federal St, Troy, New York 12180

Phone

518-272-1434
TTY 800-662-1220

Fax

518-272-0039

Web Address

www.burnsaps.com

Management Company

Tesco Properties

Building Information

Number of Stories

6

Number of Units

99

Units Adapted for Disabled

10

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

No

Pets Allowed

Cats or small dogs; \$100 deposit

Special Features

Regular shopping bus; Secure fenced building with security cameras; Community room with scheduled activities; Garden and gazebo area; Milk delivery; Meals on Wheels and newspaper delivery; Service coordinator on-site; Smoke-free building

Age Requirement

62+ or disabled



Castle Hill Apartments

Address

114 Green Ave, Castleton, New York 12033

Phone

518-732-4263

Fax

518-732-4213

Web Address

nationalchurchresidences.org

Management Company

National Church Residences

Building Information

Number of Stories 2 with elevator

Number of Units 40

Units Adapted for Disabled 4

Rent Information

Studio Not available

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utilities Included in Rent No; Utility allowance

Pets Allowed

Yes. Under 30 lbs.; 1 per apartment; \$300 deposit

Special Features

Service coordinator; Emergency pull cords; On-site maintenance; Community computers with Internet; Community room with big screen TV; Laundry room; Non-smoking facility

Age Requirement

62+ or mobility impaired



SUBSIDIZED HOUSING

Conway Court

Address

12 Conway Ct, Troy, New York 12180

Phone

518-235-3685

Fax

518-235-0959

Web Address

www.troyhousing.org

Management Company

Troy Housing Authority

Building Information

Number of Stories 6

Number of Units 41

Units Adapted for Disabled 6

Rent Information

Studio Not available

1 Bedroom 30% of adjusted gross income

2 Bedroom 30% of adjusted gross income (1 unit only)

Utilities Included in Rent Heat and hot water; Not electricity

Pets Allowed Small pets only. \$100 deposit

Special Features

Community room; Laundry facility; Exercise room; Bus to supermarkets; Non-smoking facility

Age Requirement

62+



Diamond Rock Terrace Senior Apartments

Address

9, 11 and 13 Gurley Ave, Troy, New York 12182

Phone

518-235-1750

Web Address

www.diamondrockterrace.com

Fax

518-235-8609

Management Company

United Realty Management Corp.

Building Information

Number of Stories

3 in each building

Number of Units

117 total

Units Adapted for Disabled

Building is accessible;
Elevators, ramps

Rent Information

Studio

Not available

1 Bedroom

\$847 per month

2 Bedroom

\$1,009 per month

Utilities Included in Rent

Heat, hot water, and garbage removal

Pets Allowed

Dog or cat under 20 lbs. \$200 deposit

Special Features

Regular shopping buses to supermarkets; Game room; Laundry facility; CDTA bus service (if eligible); Exercise room; Community room in each building; Non-smoking facility

Age Requirement

55+



Edward A. Kane Apartments

Address

5 115th St, Troy, New York 12182

Phone

518-235-3685

Web Address

www.troyhousing.org

Fax

518-235-0959

Management Company

Troy Housing Authority

Building Information

Number of Stories

7

Number of Units

60

Units Adapted for Disabled

1 unit on each floor

Rent Information

Studio

30% of adjusted gross income
(1 unit only)

1 Bedroom

30% of adjusted gross income

2 Bedroom

30% of adjusted gross income
(1 unit only)

Utilities Included in Rent

Heat, electric, and hot water

Pets Allowed

Small pets only. \$100 deposit

Special Features

Regularly scheduled shopping buses to supermarkets; Laundry facility; Non-smoking facility

Age Requirement

62+



Franciscan Heights Senior Community

Address

1 St. Anthony Lane, Rensselaer, New York 12144

Phone

518-432-3555

Web Address

www.depaulhousing.com

Building Information

Number of Stories

2 stories with elevator; 1 story cottages

Number of Units

85

Units Adapted for Disabled

4

Rent Information

Studio

Not available

1 Bedroom

Affordable apartment rentals. Call for details.

2 Bedroom

Affordable market-rate and reduced-rate apartment and cottage rentals.

Utilities Included in Rent

Varies by floor plan

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Professional maintenance; Shopping buses and CDTA service; Emergency response system; Computer center w/Internet; Central air; Individual thermostats. Apartments: Intercom entrance; Laundry rooms. Cottages: Dishwashers; Laundry; One-car garage; Call for smoking policy

Age Requirement

55+



SUBSIDIZED HOUSING

Kennedy Towers

Address

2100 6th Ave, Troy, New York 12180

Phone

518-274-7141

Web Address

Fax

518-274-7172

Management Company

Troy Housing Authority

Building Information

Number of Stories

19

Number of Units

135

Units Adapted for Disabled

Some with walk-in showers and can be adapted with ramps

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Yes

Pets Allowed

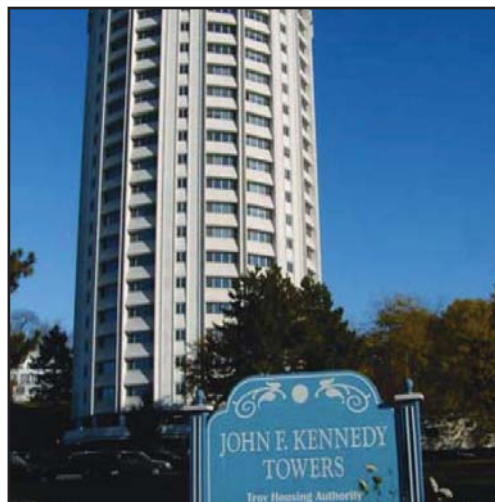
No

Special Features

Regularly scheduled shopping bus to supermarket; Hairdresser; Non-smoking facility

Age Requirement

55+



Lansingburgh Apartments

Address

41 114th St, Troy, New York 12182

Phone

518-235-9388

Web Address

Fax

518-235-3315

Management Company

Conifer Realty

Building Information

Number of Stories

4

Number of Units

96

Units Adapted for Disabled

10 with some adaptation; 1 with roll-in shower

Rent Information

Studio

30% of adjusted gross income

1 Bedroom

30% of adjusted gross income; 1 market rate

2 Bedroom

Not available

Utilities Included in Rent

Not included

Pets Allowed

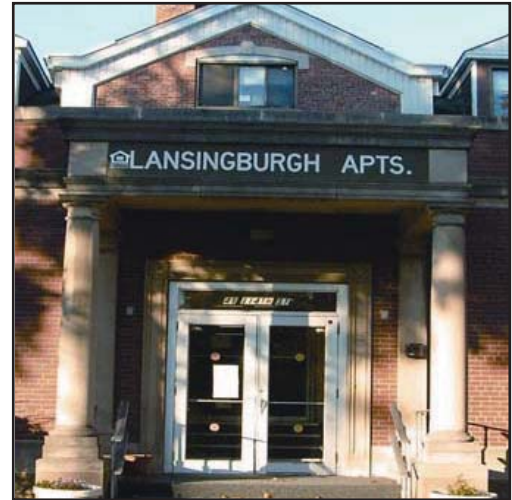
Small dog or cat. \$300 deposit. Call for details

Special Features

Transportation to supermarket two times per week; Call for smoking policy

Age Requirement

62+ or disabled



SUBSIDIZED HOUSING

Monument Square Apartments

Address

2 First St, Troy, New York 12180

Phone

518-272-2646

Web Address

Fax

518-272-0940

Management Company

The Community Builders, Inc.

Building Information

Number of Stories

7

Number of Units

89

Units Adapted for Disabled

18 fully adapted units

Rent Information

Studio

30% of adjusted gross income

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

No

Pets Allowed

Yes, cats only. \$100 Deposit

Special Features

Shopping bus weekly; Laundry room; Planned activities; Community room; Central air-conditioning; Computer lab; Library; Non-smoking facility

Age Requirement

62+ or disabled



Nassau Senior Housing

Address

5 Fairgrounds St, Nassau, New York 12123

Phone

518-283-3435

Fax

518-286-2013

Web Address

www.rouse-rpc.org

Management Company

ROUSE, RPC

Building Information

Number of Stories

1 story cottages

Number of Units

16

Units Adapted for Disabled

1

Rent Information

Studio

Not available

1 Bedroom

\$300 or 30% of gross income

2 Bedroom

Not available

Utilities Included in Rent

Yes. Heat and hot water

Pets Allowed

No

Special Features

Off-street parking; Country setting; Convenience store and Post Office nearby; Community room; Laundry facility; Call for smoking policy

Age Requirement

55+



SUBSIDIZED HOUSING

O'Neil Apartments

Address

2121 6th Ave, Troy, New York 12180

Phone

518-272-1425

Fax

518-294-4046

Web Address

Management Company

Arco Management

Building Information

Number of Stories

7

Number of Units

122

Units Adapted for Disabled

20 accessible including all with walk-in showers

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

No; \$55 utility allowance (subject to change)

Pets Allowed

1 pet - dogs under 25 lbs.; all cats \$300 deposit

Special Features

Close to public transportation; Senior nutrition site nearby; Community room; Laundry facility; Regularly scheduled buses to supermarkets; Non-smoking facility

Age Requirement

62+ or disabled



Renwyck Place

Address

18 Fourth Ave, Rensselaer, New York 12144

Phone

518-436-7505

Web Address

www.renwyckplace.com

Building Information

Number of Stories

6

Number of Units

97

Units Adapted for Disabled

10 accessible, no special adaptations

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

No

Pets Allowed

Yes, under 25 lbs.

Special Features

Laundry facility; 24-hour live-in staff; Off-street parking; One-half block from public transportation; Weekly grocery and other shopping vans and buses; Regular transportation to local senior center; Call for smoking policy

Age Requirement

62+ or disabled (20% of units set aside for young disabled)



ROUSE at Brunswick

Address

7 Country Way, Troy, New York 12180

Phone

518-283-3435

Web Address

www.rouse-rpc.org

Building Information

Number of Stories

Cottages or 2 story apartments

Number of Units

86

Units Adapted for Disabled

All accessible, walk-in showers in all units

Rent Information

Studio

Not available

1 Bedroom

\$755 per month

2 Bedroom

\$890 per month
\$933 per month for 2 bedroom cottage

Utilities Included in Rent

Heat and hot water

Pets Allowed

No

Special Features

Cottages have washer/dryer hook-ups and front porch; Bus to supermarket; Community Room; 17 units for low income; Note: Must meet income requirements; Please call for details regarding income requirements; Call for smoking policy

Age Requirement

55+



St. Jude Apartments

Address

50 Dana Ave, Wynantskill, New York 12198

Phone

518-283-5690

Fax

518-283-5893

Web Address

www.depaulhousing.com

Management Company

DePaul Housing Management

Building Information

Number of Stories

2

Number of Units

49

Units Adapted for Disabled

5

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

No. Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, social, cultural programs; Service coordination; Community computer station with Internet; Call for smoking policy

Age Requirement

62+ or mobility impaired



SUBSIDIZED HOUSING

Van Rensselaer Heights

Address

460 Forbes Ave, Rensselaer, New York 12144

Phone

518-465-4947

Fax

518-465-5301

Web Address

www.mmiprops.com

Management Company

Multi Family Management Inc.

Building Information

Number of Stories

7

Number of Units

107

Units Adapted for Disabled

7 completely adapted, 4 partially adapted

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

30% of adjusted gross income

Utilities Included in Rent

No. \$70 utility allowance for 1 bedroom, \$82 for 2 bedroom

Pets Allowed

Yes. Under 20 lbs.; Spayed/neutered; Cats declawed; \$100 deposit

Special Features

Shopping bus on Tuesday to supermarket; First floor laundry; Community room; Call for smoking policy

Age Requirement

62+ or mobility impaired



Wood Park Apartments

Address

Wood Park Lane, Hoosick Falls, New York 12090

Phone

518-686-5408

Fax

518- 686-5921

Web Address

Management Company

Town of Hoosick Housing Authority

Building Information

Number of Stories

2 with chair lift

Number of Units

30

Units Adapted for Disabled

2 units with walk-in showers

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

30% of adjusted gross income

Utilities Included in Rent

No; Will grant a utility allowance when calculating rent

Pets Allowed

Yes, 1 pet under 20 lbs.

Special Features

Community room; Nearby senior nutrition site, must provide own transportation; Non-smoking facility

Age Requirement

62+ or disabled



Woodbridge Heights

Address

9 Bussey Lane, Hoosick Falls, New York 12090

Phone

518-686-7307

Fax

518-686-7817

Web Address

Management Company

Town of Hoosick Housing Authority

Building Information

Number of Stories

2 with chair lift

Number of Units

24

Units Adapted for Disabled

2 including 1 with walk-in shower

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

30% of adjusted gross income

Utilities Included in Rent

No; Will grant a utility allowance when calculating rent

Pets Allowed

Yes, 1 pet under 20 lbs.

Special Features

Community room; Nearby senior nutrition site, must provide own transportation; Non-smoking facility

Age Requirement

62+ or disabled



Ludder's Country Adult Home (Denver House)

Address

11 Denver Dr, West Sand Lake, New York 12196

Phone

518-712-5136

Web Address

www.ludderscountryhomes.com

Proprietor

Facility Information

Capacity

Payment Information

Cost of Private Room

Fax

License

Family-Type Home for Adults

Peter Ludder

3

Call for details

All private rooms; 3 Home cooked meals per day; Laundry; Assistance with mobility; Social and recreational activities; Scheduled transportation by appointment; Non-smoking facility

Special Features



Ludder's Country Adult Home (Hammer House)

Address

4224 State Route 150, West Sand Lake, New York 12196

Phone

518-674-6087

Web Address

www.ludderscountryhomes.com

Proprietor

Facility Information

Capacity

Payment Information

Cost of Private Room

Fax

License

Family-Type Home for Adults

Peter Ludder

4

Call for rates

All private rooms; 3 Home cooked meals per day; Laundry; Assistance with mobility; Social and recreational activities; Scheduled transportation by appointment; Non-smoking facility

Special Features



Ludder's Country Adult Home (Hill Crest Home)

Address

4231 NY Route 150, West Sand Lake, NY 12196

Phone

518-712-5455

Web Address

www.ludderscountryhomes.com

Proprietor

Facility Information

Capacity

Payment Information

Cost of Private Room

Fax

License

Family-Type Home for Adults

Peter Ludder

4

Call for details



Special Features

All private rooms; 3 home cooked meals per day; Laundry; Assistance with mobility; Social and recreational activities; Scheduled transportation by appointment; Dementia and Alzheimer's care available; Patio; Porch; Non-smoking facility

Madden's Residential Home

Address

4 Ford Rd, Averill Park, New York 12018

Phone

518-285-9860

Web Address

Proprietor

Facility Information

Capacity

Payment Information

Cost of Private Room

Fax

License

Family-Type Home for Adults

Sylvia Madden

4

Call for rates

Special Features

One large room with two closets can accommodate a husband and wife; Call for smoking policy



Metesan Family-Type Home for Adults

Address

18 Columbia Dr, East Greenbush, New York 12061

Phone

518-729-3223

Fax

518-729-3223

Web Address

License

Family-Type Home for Adults

Proprietor

Mike Metesan

Facility Information

Capacity

4

Payment Information

Cost of Private Room

\$3,000+ per month

Special Features

Beautiful setting;
Non-smoking facility



Newton Family-Type Home for Adults

Address

23 Church Hollow Rd, Petersburg, New York 12138

Phone

518-658-2576

Fax

518-658-2576

Web Address

License

Family-Type Home for Adults

Proprietor

Grace Newton

Facility Information

Capacity

4

Payment Information

Cost of Private Room

\$1,500

Special Features

Quiet country setting; Respite
care available; Call for smoking
policy



Pine Valley Family-Type Home for Adults, Inc.

Address

1224 Pine Valley Rd, Hoosick Falls, New York 12090

Phone

518-686-4512

Web Address

www.pinevalleyhome.com

Proprietor

Facility Information

Capacity

Payment Information

Cost of Private Room

Fax

518-686-4512

License

Family-Type Home for Adults

Molly Holbritter

4

Call for rates

Attractive rural setting on 22 acres; All handicapped accessible; Long and short term care available; Respite care available; Non-smoking facility

Special Features



Weldon Family-Type Home for Adults

Address

815 Second Ave, Troy, New York 12182

Phone

518-235-6795

Web Address

Fax

License

Family-Type Home for Adults

Trudy Weldon

Proprietor

Facility Information

Capacity

Payment Information

Cost of Private Room

Special Features

4

Call for rates

Call for smoking policy



Danforth Adult Care Center

Address

19 Danforth St, Hoosick Falls, New York 12090

Phone

518-686-5167

Web Address

www.danforthadultcare.com

Profit or Not-for-Profit

Facility Information

Number of Stories

2 with elevator

Number of Beds/Units

80 (24 ALP)

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$100 per day

Cost of Semi Private Room

\$75 per day

Services Included in Cost

All personal care; 3 meals daily; Activities on and off-site; Medication management; Housekeeping and laundry

Accepts SSI as Payment?

Yes

Special Features

Respite care available; On-site day care program; Non-smoking facility



Eddy Alzheimer's Center at Eddy Hawthorne Ridge

Address

32 Community Way, East Greenbush, New York 12061

Phone

518-279-5502

Web Address

www.eddyseniorliving.com

Profit or Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds/Units

54 private rooms

On-site Health Professional

Yes

Payment Information

Cost of Private Room

Call for rates

Cost of Semi Private Room

Not available

Services Included in Cost

Person-centered care; Case management; Medication management by 24-hour licensed nursing staff; Resident care assistants; Assistance with activities of daily living (ADLs); Supervision; Home-like meals and healthy snacks; Housekeeping, linens and laundry services; Life Enrichment program; Non-smoking facility

Special Features

Dementia education & communication coaching for all staff; Secured residence; Interior courtyards/outdoor garden pathways; Flexible schedules support lifelong patterns; On-site PT/OT; On campus YMCA & Library; Respite care may be available; Scheduled activities; Religious services; Cafe; Part of the Eddy



Fawn Ridge

Address

2902 Upper Tibbits Ave, Troy, New York 12180

Phone

518-273-2040

Web Address

www.fawnridgeseniorliving.com

Profit or Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds/Units

155

On-site Health Professional

Call for details

Payment Information

Cost of Private Room

\$1,650 and up per month

Cost of Semi Private Room

\$1,234 per month

Services Included in Cost

Room/board; Meals/snacks; Housekeeping; Laundry; Case Management services; Medication management; Activities

Accepts SSI as Payment?

Yes

Special Features

Call for smoking policy



The Pines at Heartwood Terrace

Address

2405 Fifteenth St, Troy, New York 12180

Phone

518-266-9654

Web Address

www.nathealthcare.com

Profit or Not-for-Profit

Facility Information

Number of Stories

3

Number of Beds/Units

86

On-site Health Professional

Yes

Payment Information

Cost of Private Room

All rooms semi private

Cost of Semi Private Room

\$2,900 per month

Services Included in Cost

3 meals daily; Laundry service; All linens and towels provided; Arrange transportation for appointments (for Medicaid patients only)

Accepts SSI as Payment?

Yes

Special Features

Furnished rooms available at no extra cost; Call for smoking policy



The Terrace at Eddy Memorial

Address

2256 Burdett Ave, Troy, New York 12180

Phone

518-271-5950

Fax

518-271-5923

Web Address

www.eddyseniorliving.com

License

Enriched Housing

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories 4

Number of Beds/Units 67

On-site Health Professional Yes

Payment Information

Cost of Private Room \$4,239

Cost of Semi Private Room All Rooms are Private

Services Included in Cost Phone; Utilities; Cable television; Personal care; 3 meals; Housekeeping; Laundry; Medication assistance; Transportation

Accepts SSI as Payment? No

Special Features

Respite care available; Library; Gift shop; Beauty/barber shop; Non-smoking facility



The Terrace at Hawthorne Ridge

Address

32 Community Way, East Greenbush, New York 12061

Phone

518-833-1111

Fax

518-279-5307

Web Address

www.eddyseniorliving.com

License

Adult Home (ALR)

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories 1

Number of Beds/Units 12 private apartments

On-site Health Professional Yes

Payment Information

Cost of Private Room Please call for pricing

Cost of Semi Private Room Not available

Services Included in Cost 3 meals a day; Weekly laundry, linen and housekeeping services; Scheduled transportation; Local telephone/cable; Assist with bathing, dressing, medication; 24-hour security; Emergency call system; Social, cultural, recreational, educational programs

Accepts SSI as Payment? No

Special Features

Part of The Eddy; Non-smoking facility



Troy Adult Home

Address

132 Oakwood Ave, Troy, New York 12180

Phone

518-274-5959

Fax

518-274-5985

Web Address

www.troyadulthome.com

License

Adult Home

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories

2 (No elevator)

Number of Beds/Units

33

On-site Health Professional

Administrator is an RN

Payment Information

Cost of Private Room

\$2,400 per month and up

Cost of Semi Private Room

\$1,800 per month and up

Services Included in Cost

Personal care; Housekeeping;
Laundry; 24-hour on-site staff

Accepts SSI as Payment?

Yes

Special Features

Will take dementia care residents if manageable, evaluated on a case-by-case basis; Call for smoking policy



The Center for Nursing and Rehabilitation at Hoosick Falls

Address

21 Danforth St, Hoosick Falls, New York 12090

Phone

518-686-4371

Fax

518-686-5397

Web Address

www.nursingandrehab.org

Administrator

Laura Reynolds

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories	1
Number of Beds	82
Dementia Care	Yes, but no specialized unit
Respite Available	Yes

Payment Information

Private-Pay Cost, Private Room	\$333.90 per day
Private-Pay Cost, Semi Private	\$306.05 per day

Special Features

Short and long-term rehabilitation services; Non-smoking facility



Diamond Hill Nursing and Rehabilitation Center

Address

100 New Turnpike Rd, Troy, New York 12182

Phone

518-235-1410

Fax

518-235-1632

Web Address

www.diamondhill-rehab.com

Administrator

Shannon McHale

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories	2
Number of Beds	120
Dementia Care	Yes
Respite Available	Yes

Payment Information

Private-Pay Cost, Private Room	\$355 per day; \$420 for rehabilitation (+6.8% NYS Tax)
Private-Pay Cost, Semi Private	\$345 per day; \$405 for rehabilitation (+6.8% NYS Tax)

Special Features

Bariatric care; Transport to dialysis; Non-smoking facility



Eddy Heritage House Nursing and Rehabilitation Center

Address

2920 Tibbits Ave, Troy, New York 12180

Phone

518-274-4125

Fax

518-274-4337

Web Address

www.sphp.com

Administrator

Linda Obercon

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

4

Number of Beds

120

Dementia Care

Yes

Respite Available

Yes; Call for details

Payment Information

Private-Pay Cost, Private Room

\$400 per day (+6.8% NYS assessment)

Private-Pay Cost, Semi Private

\$382 per day (+6.8% NYS assessment)

Special Features

Part of the Eddy continuum of healthcare and a member of St. Peter's Health Partners; \$400 (+6.8% Respite available); Sub-acute rehabilitation available, call for details; Non-smoking facility



Eddy Memorial Geriatric Center

Address

2256 Burdett Ave, Troy, New York 12180

Phone

518-274-9890

Fax

518-271-5988

Web Address

www.sphp.com

Administrator

Peter Young

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

4

Number of Beds

80

Dementia Care

Yes

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$382 per day

Private-Pay Cost, Semi Private

\$364 per day

Special Features

Has a 40-bed specialized unit for those with Alzheimer's and related disorders; Cost is \$386/day private and \$375/day semi private; Part of the Eddy continuum of healthcare and a member of St. Peter's Health Partners; Non-smoking facility



Evergreen Commons

Address

1070 Luther Rd, East Greenbush, New York 12061

Phone

518-479-4662

Fax

518-477-4465

Web Address

www.evergreen-commons.com

Administrator

Tony Scalera

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories	2
Number of Beds	240
Dementia Care	Yes
Respite Available	Yes

Payment Information

Private-Pay Cost, Private Room	\$384.48 per day including assessment tax
Private-Pay Cost, Semi Private	\$373.81 per day including assessment tax 40-bed secure dementia care unit; 2 respite beds (\$213.60/day including assessment tax, Medicaid accepted); Short term rehabilitation; Full time medical director; Out-patient therapy; Short term rehabilitation unit; Non-smoking facility

Special Features



Riverside Center for Rehabilitation and Nursing

Address

90 North Main St, Castleton, New York 12033

Phone

518-732-7617

Fax

518-732-4211

Web Address

www.riversidecenterrehab.com

Administrator

Jule Kovacs

Profit/Not-for-Profit/Public

For Profit

Facility Information

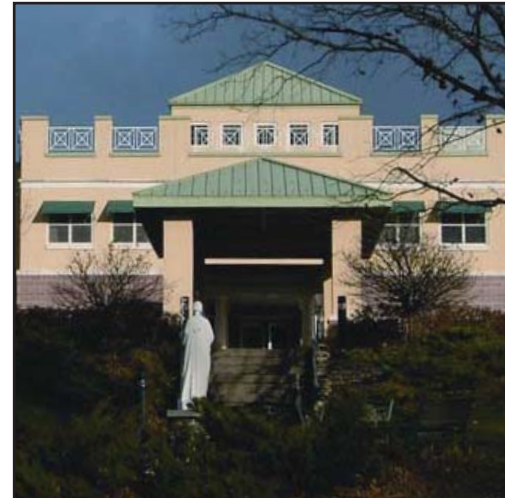
Number of Stories	2
Number of Beds	80
Dementia Care	Yes, but no specialized unit
Respite Available	Yes. Call for details

Payment Information

Private-Pay Cost, Private Room	\$360 per day
Private-Pay Cost, Semi Private	\$345 per day

Special Features

Short term rehabilitation; IV therapy; Part of Upstate Services Group; Non-smoking facility



Rosewood Rehabilitation and Nursing Center

Address

284 Troy Rd, Rensselaer, New York 12144

Phone

518-286-1621

Fax

518-286-1691

Web Address

rosewoodrehabilitation.com

Administrator

Josh Gellis

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories

2

Number of Beds

80

Dementia Care

Yes

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$315 per day

Private-Pay Cost, Semi Private

\$300 per day



Special Features

Church services for all denominations; Rehabilitation; Friendly atmosphere; Presidential Suite for Rehabilitation; Spa; Beautician services; Bingo; Crafts; Activities; Non-smoking facility

The Springs Nursing and Rehabilitation Centre

Address

49 Marvin Ave, Troy, New York 12180

Phone

518-273-6646

Fax

518-273-0168

Web Address

www.clrchealth.com

Administrator

Helen Abrams

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories

1

Number of Beds

80

Dementia Care

No

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$390 per day (+6.8% NYS assessment)

Private-Pay Cost, Semi Private

\$365 per day (+6.8% NYS assessment)

Special Features

Part of the Capital Living and Rehabilitation Centres Company; Non-smoking facility



Van Rensselaer Manor Nursing and Rehabilitation Facility

Address

85 Bloominggrove Dr, Troy, New York 12180

Phone

518-283-2000

Fax

518-283-2433

Web Address

www.rensco.com/departments_rensselaermanor.asp

Administrator

Douglas Cosey

Profit/Not-for-Profit/Public

Public

Facility Information

Number of Stories

3

Number of Beds

362

Dementia Care

Yes, 40 beds dementia, 40 beds Alzheimer's

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$421 per day

Private-Pay Cost, Semi Private

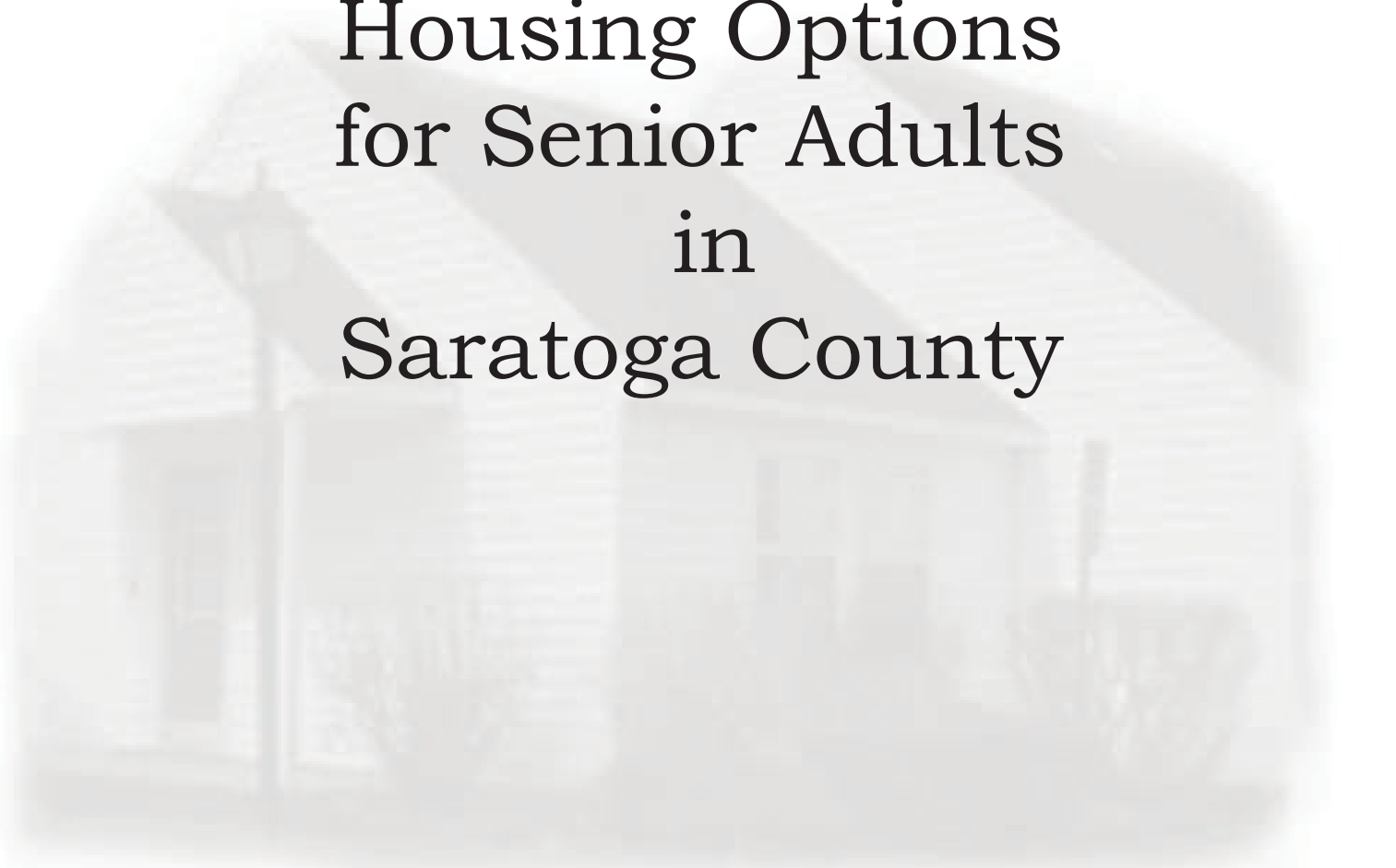
\$404 per day

Special Features

One unit with in-room oxygen; On-site physical therapist; OT/ST Therapist; Non-smoking facility



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Housing Options for Senior Adults in Saratoga County

Market Rate.....	84
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Family-Type Homes for Adults.....	99
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Nursing Homes.....	106

The Bentley

Address

8 Wall St, Clifton Park, New York 12065

Phone

518-688-0081

Web Address

www.bentleycondominiums.com

Building Information

Number of Stories

Number of Units

Units Adapted for Disabled

Rent Information

Studio

1 Bedroom

2 Bedroom

Utilities Included in Rent

Pets Allowed

Special Features

Age Requirement

Fax

518-688-0084

Management Company

DCG Development Company

4 with elevators

168

All are handicapped accessible

Not available

Call for rates

Call for rates

Heating/cooling, water, trash removal

Yes. Call for details

Convenient location; Walkable community; Assembly room; Fitness center; Call for smoking policy

55+



MARKET RATE

Coburg Village

Address

1 Coburg Village Way, Rexford, New York 12148

Phone

518-371-5000

Web Address

www.coburgvillage.com

Building Information

Number of Stories

Number of Units

Units Adapted for Disabled

Rent Information

Studio

1 Bedroom

2 Bedroom

Utilities Included in Rent

Pets Allowed

Special Features

Age Requirement

Fax

518-371-5097

Management Company

Self-Managed

2 w/elevators & 3 w/elevators

310

310

Call for details

\$2,400 and up depending on size

\$3,100 and up
Cottages: \$3,700 and up

Utilities except phone and cable

Call for pet policy

1 meal/day; Housekeeping twice per month; Weekly linen service; Activities; Daily transportation; Wi-Fi; Swimming pool; Putting green; Bistro; Greenhouse; Store; Library; Billiard room; 2 bedroom cottages w/garage available; Garages and storage units available for apartment units; Non-smoking facility

Call for details



Falcon Trace Senior Living

Address

One Sparrow Hawk Circle, Halfmoon, New York 12065

Phone

518-664-5464

Fax

518-664-5412

Web Address

www.brucetanski.com

Management Company

Bruce Tanski Construction

Building Information

Number of Stories

3 with elevators

Number of Units

124

Units Adapted for Disabled

All are handicapped accessible

Rent Information

Studio

Not available

1 Bedroom

\$850-\$950

2 Bedroom

\$1,250-\$1,475

Utilities Included in Rent

No

Pets Allowed

Cats only. Deposit required

Special Features

Community room; Gym; Library; Free golf at local course; Putting green; Non-smoking facility

Age Requirement

55+



MARKET RATE

Mohican Hill Apartments

Address

Off Fairground Ave, Ballston Spa, New York 12020

Phone

518-885-4232

Fax

518-885-6423

Web Address

Management Company

Rose Marie Rossi (owner)

Building Information

Number of Stories

2 (No elevators)

Number of Units

97

Units Adapted for Disabled

49

Rent Information

Studio

Not available

1 Bedroom

\$725

2 Bedroom

Not available

Utilities Included in Rent

No

Pets Allowed

No

Special Features

Parking; Laundry room w/washer/dryer hookup in each apartment; Balcony or patio; Large walk-in closets; Locked, covered mailboxes in each building; Call for smoking policy

Age Requirement

55+



Prestwick Chase

Address

100 Saratoga Blvd, Saratoga Springs, New York 12866

Phone

518-584-7766

Web Address

www.prestwickchase.com

Building Information

Number of Stories

2 with elevators

Number of Units

164 + 12 cottages

Units Adapted for Disabled

Call for details

Rent Information

Studio

\$1,809

1 Bedroom

\$2,276

2 Bedroom

\$2,805 (1 bath); \$2,865 (2 bath); \$2,969 (cottage)

Utilities Included in Rent

Utilities except phone and cable

Pets Allowed

Yes

Special Features

All packages include meals, housekeeping, and transportation, call for details; Exercise and art classes included in rent; Washers/dryers; Bank on-site; Hair salon; Screened balcony/patio; Emergency response systems; Putting green; Billiard room; Art/craft room; Exercise room; Auditorium; Clubs and activities; Near downtown Saratoga; 4-star dining restaurant; Family owned and operated; Non-smoking facility

Age Requirement

55+



Westview Apartments

Address

125 West Ave, Saratoga Springs, New York 12866

Phone

518-583-8800

Web Address

www.westviewapartmentsny.com

Building Information

Number of Stories

3 with elevators

Number of Units

108

Units Adapted for Disabled

Call for information

Rent Information

Studio

Not available

1 Bedroom

\$855*

2 Bedroom

\$1,036*

* Income restricted. Call for details

Utilities Included in Rent

Water, sewer and trash

Pets Allowed

Yes. Cats. Dogs first floor only. \$300 deposit

Special Features

Community room; Library w/computer and Internet; Fitness center; Coin-op laundry; 24-hour emergency maintenance; Controlled access; Washer/dryer hookups; Lounge w/42" television; Off-street parking; Private balconies/patios; Non-smoking facility

Age Requirement

55+



Woodlawn Commons

Address

156 Lawrence St, Saratoga Springs, New York 12866

Phone

518-691-1560

Web Address

www.thewesleycommunity.org

Fax

518-587-1773

Management Company

United Methodist Health and Housing, Inc.

Building Information

Number of Stories 3 with elevator

Number of Units 60

Units Adapted for Disabled 5

Rent Information

Studio Not available

1 Bedroom \$2,040-\$2,300

2 Bedroom \$2,745-\$3,140

Utilities Included in Rent Included

Pets Allowed Yes. Small pets. \$250 deposit

Special Features

Laundry room; Community room; Living room; Library; Country store; Wellness center; Restaurant; Patio/gardens; Transportation; Activity calendar; Non-smoking facility

Age Requirement

55+



MARKET RATE

Adam Lawrence Corinth Senior Housing

Address

364 W Maple St, Corinth, New York 12822

Phone

518-654-9162

Web Address

www.coniferliving.com

Building Information

Number of Stories

2

Number of Units

40

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

No

Pets Allowed

Yes. Call for pet policy

Special Features

Community room; Laundry room on each floor; Library; In-house mail; Non-smoking facility

Age Requirement

62+ or disabled



Ballston Pines

Address

155 Rowland St, Ballston Spa, New York 12020

Phone

518-884-9401

Web Address

www.belmontmgmt.com

Building Information

Number of Stories

2 with elevator

Number of Units

32

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. Call for pet policy

Special Features

Coin-operated laundry room; Community room; Patio; Off-street parking; Shopping bus; Near bus line; Call for smoking policy

Age Requirement

62+ or disabled



Bishop Hubbard Senior Apartments

Address

54 Katherine Dr, Clifton Park, New York 12065

Phone

518-383-2705

Web Address

www.depaulhousing.com

Building Information

Number of Stories

2 with elevator

Number of Units

49

Units Adapted for Disabled

4, Handicapped-accessible building

Rent Information

Studio

30% of gross adjusted income

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education; Social and cultural programs; Service coordination; Community computer station with Internet; Non-smoking facility

Age Requirement

62+ or mobility impaired



SUBSIDIZED HOUSING

Council Meadows

Address

126 Council Lane, Burnt Hills, New York 12027

Phone

518-584-4543

Web Address

Fax

518-584-4543

Management Company

Orion Management

Building Information

Number of Stories

1

Number of Units

25

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

16 subsidized units at 30% of adjusted income; Market rate varies, call for details

2 Bedroom

Not available

Utilities Included in Rent

Some. Call for details

Pets Allowed

Yes. Call for details

Special Features

Community building with laundry and community room; Social events; Weekly shopping bus; Patios; Walkways; Non-smoking facility

Age Requirement

62+ or disabled or handicapped



Doubleday Woods

Address

91 Church Ave, Ballston Spa, New York 12020

Phone

518-885-1900

TDD: 614-442-4390

Web Address

nationalchurchresidences.org

Building Information

Number of Stories

3 with elevators

Number of Units

95

Units Adapted for Disabled

9

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. 1 small pet

Special Features

On bus line; Congregate meal site; Monthly podiatrist; Hair salon; Transportation; Call for smoking policy

Age Requirement

62+ or disabled



Embury Apartments

Address

133 Lawrence St, Saratoga Springs, New York 12866

Phone

518-587-3300

Web Address

www.thewesleycommunity.org

Building Information

Number of Stories

14 with elevators

Number of Units

192: 150 subsidized (rent is 30% of adjusted gross income)

Units Adapted for Disabled

Call for information

Rent Information

Studio

\$76-\$852

1 Bedroom

\$822-\$926

2 Bedroom

\$990-\$1,116

Utilities Included in Rent

Yes

Pets Allowed

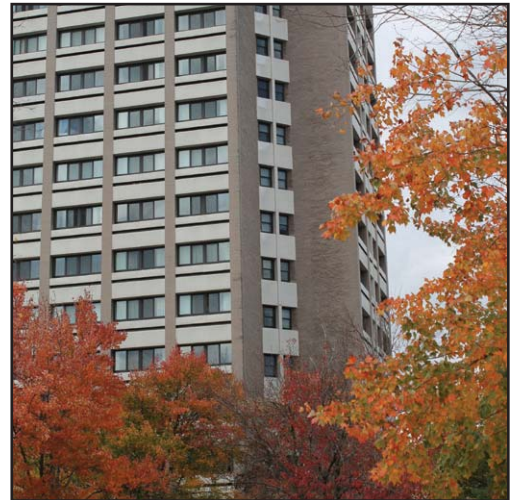
Yes. Call for pet policy

Special Features

Optional breakfast and lunch available; Optional hot meal at noon; Local transportation; Shopping bus; On bus line; Scheduled activities; Community room; Laundry room; Non-smoking facility

Age Requirement

62+



Highpointe at Malta

Address

30 Rockrose Way, Malta, New York 12020

Phone

518-583-7977

Web Address

www.ahfinc.net

Building Information

Number of Stories

2 with elevator

Number of Units

82

Units Adapted for Disabled

Call for details

Rent Information

Studio

Not available

1 Bedroom

\$825-\$855

2 Bedroom

\$950

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 20 lbs. \$300 deposit

Special Features

Community room; Activity room; Library; Exercise room; Lounge; Scheduled activities; Laundry rooms; Non-smoking facility

Age Requirement

55+



SUBSIDIZED HOUSING

Kirby Village

Address

9 Kirby Rd, Saratoga Springs, New York 12866

Phone

518-583-4608

Web Address

www.belmontmgmt.com

Building Information

Number of Stories

2 with elevator

Number of Units

32

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

\$415-\$637

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 30 lbs. \$300 deposit

Special Features

Laundry room; Community room; Game room; Meeting room; Off-street parking; Weekly shopping bus; Non-smoking facility

Age Requirement

62+



Malta Meadows

Address

5 Applewood Dr, Ballston Lake, New York 12019

Phone

518-899-1552

Web Address

www.belmontmgmt.com

Building Information

Number of Stories

2 with elevator

Number of Units

32

Units Adapted for Disabled

3

Rent Information

Studio

Not available

1 Bedroom

\$552

2 Bedroom

Not available

Utilities Included in Rent

Heat, hot water, sanitation

Pets Allowed

Dogs under 30 lbs., indoor cats, birds, and fish. \$300 deposit

Special Features

Electric service provided by NYSEG direct to tenant; Cable hookups provided by Time Warner Cable and service is available by individual contract with Time Warner Cable; Non-smoking facility

Age Requirement

62+



Marina Woods Apartments

Address

2000 Marina Dr, Halfmoon, New York 12065

Phone

518-348-0213

Web Address

www.belmontmgmt.com

Building Information

Number of Stories

2 with elevator

Number of Units

32

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

\$462-\$578

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Dogs under 30 lbs., indoor cats, birds, and fish. \$300 deposit

Special Features

Laundry room; Community room; Off-street parking; Senior transportation; Non-smoking facility

Age Requirement

62+



Meadow View at Clifton Park Senior Apartments

Address

579 Waite Rd, Rexford, New York 12148

Phone

518-383-3803

Fax

518-595-1663

Web Address

www.coniferliving.com

Management Company

Conifer Realty

Building Information

Number of Stories

3 with elevator

Number of Units

70

Units Adapted for Disabled

68 Units are partial ADA;
2 Units are full ADA

Rent Information

Studio

Not available

1 Bedroom

Rent based on income
percentile of gross median
income

2 Bedroom

Rent based on income
percentile of gross median
income

Utilities Included in Rent

No

Pets Allowed

Yes. \$100 deposit

Special Features

Emergency response system; Community room; Laundry room; Activities; Non-smoking facility

Age Requirement

55+



SUBSIDIZED HOUSING

Midrise at River's Edge

Address

180 N Main St, Mechanicville, New York 12118

Phone

518-664-4436

Fax

518-664-6532

Web Address

www.mechanicvillemidrise.com

Management Company

United Realty Management Co.
AMO

Building Information

Number of Stories

6 with elevators

Number of Units

100

Units Adapted for Disabled

12

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None

Pets Allowed

Cats and small dogs

Special Features

Shopping buses; Off-street parking; Laundry room; Public transportation;
Senior Center and library adjacent; Non-smoking facility

Age Requirement

62+



Midtown Apartments

Address

18-20 Riverview St, South Glens Falls, New York 12803

Phone

518-792-3029

Web Address

Fax

518-745-7637

Management Company

Lightstone Group

Building Information

Number of Stories

2 (No elevator)

Number of Units

100

Units Adapted for Disabled

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income minus out-of-pocket medical

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance of \$62

Pets Allowed

Yes. 1 pet under 20 lbs. (dog or cat)

Special Features

Laundry; Community room; Tenants' Association; Library visits on-site; Shopping bus; Home delivered meals; Prescription delivery service available; Non-smoking facility

Age Requirement

62+ or 55+ if disabled



Milton Village

Address

300 Northline Rd, Ballston Spa, New York 12020

Phone

518-884-9767

Web Address

www.belmontmgmt.com

Fax

518-884-9767

Management Company

Belmont Management Co., Inc.

Building Information

Number of Stories

2 with elevator

Number of Units

32

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

\$535 or 30% of adjusted gross income, whichever is greater

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 30 lbs. \$300 deposit

Special Features

Shopping bus; Laundry room; Community room; Off-street parking; Milton Community Center next door; Non-smoking facility

Age Requirement

62+



Northern Pines Senior Apartments

Address

120 Northern Pines Rd, Wilton, New York 12831

Phone

518-581-8959

Fax

518-584-7141

Web Address

www.ahfinc.net

Management Company

American Housing Management

Building Information

Number of Stories

2 with elevator

Number of Units

36

Units Adapted for Disabled

All accessible; No special adaptations

Rent Information

Studio

Not available

1 Bedroom

\$640

2 Bedroom

\$750

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 20 lbs. \$300 deposit

Special Features

Laundry and trash facilities each floor; Community room with kitchen; TV lounge; Exercise equipment; Library with computer; Secure building; Activities; Non-smoking facility

Age Requirement

55+



SUBSIDIZED HOUSING

Raymond Watkin Apartments

Address

57 Ballston Ave, Saratoga Springs, New York 12866

Phone

518-587-2641

Fax

518-581-0564

Web Address

Management Company

Tesco Properties

Building Information

Number of Stories

7 with elevators

Number of Units

111

Units Adapted for Disabled

13

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. 1 pet under 20 lbs. \$100 deposit

Special Features

Community room; On bus line; Off-street parking; Laundry room; Shopping buses; TV/Computer room; Non-smoking facility

Age Requirement

62+ or mobility disabled



Saratoga West

Address

11 Kirby Rd, Saratoga Springs, New York 12866

Phone

518-581-9738

Fax

518-581-9738

Web Address

www.belmontmgmt.com

Management Company

Belmont Management Co., Inc.

Building Information

Number of Stories 2 with elevator

Number of Units 32

Units Adapted for Disabled 2

Rent Information

Studio Not available

1 Bedroom \$528

2 Bedroom Not available

Utilities Included in Rent Heat and hot water

Pets Allowed Yes. 1 pet under 30 lbs. \$300 deposit

Special Features Laundry room; Community rooms; Meeting room; Patio; Off-street parking; Weekly shopping bus; Non-smoking facility

Age Requirement 62+



Schuylerville Manor

Address

2 Morgan's Run, Schuylerville, New York 12871

Phone

518-695-4865

Fax

518-695-4865

Web Address

www.belmontmgmt.com

Management Company

Belmont Management Co., Inc.

Building Information

Number of Stories 2 with elevator

Number of Units 24

Units Adapted for Disabled 1

Rent Information

Studio Not available

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utilities Included in Rent No. Utility allowance of \$78

Pets Allowed Yes. 1 pet under 30 lbs. \$300 deposit

Special Features Laundry room; Community room; Patio; Off-street parking; Non-smoking facility

Age Requirement 62+ or disabled, regardless of age



Shenendehowa Village

Address

300 Solomon Ave, Clifton Park, New York 12065

Phone

518-373-1900

Fax

518-373-1998

Web Address

nationalchurchresidences.org

Management Company

National Church Residences

Building Information

Number of Stories

2 with elevator

Number of Units

49

Units Adapted for Disabled

3

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 small pet \$300 deposit

Special Features

Community room; Residents' association; Clifton Park senior shuttle; Computer room w/high speed Internet access; Non-smoking facility

Age Requirement

62+



Trible Village

Address

322 Northline Rd, Ballston Spa, New York 12020

Phone

518-885-6997

Fax

518-885-6997

Web Address

www.belmontmgmt.com

Management Company

Belmont Management Co., Inc.

Building Information

Number of Stories

2 with elevator

Number of Units

32

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

\$426-\$619 depending on income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 30 lbs. \$300 deposit

Special Features

Laundry room; Community room; Activities room; Lounge; BBQ grill; Picnic table; Gazebo; Off-street parking; Shopping bus; Milton Community Center next door; Non-smoking facility

Age Requirement

62+



Van Schoonhoven Square

Address

1 Van Schoonhoven Square, Waterford, New York 12188-2046

Phone

518-235-0514

Fax

518-237-8925

Web Address

nationalchurchresidences.org

Management Company

National Church Residences

Building Information

Number of Stories

2 with elevator

Number of Units

40

Units Adapted for Disabled

4

Rent Information

Studio

30% of adjusted gross income

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

No. Utility allowance

Pets Allowed

Yes. 1 pet under 30 lbs. \$300 deposit

Special Features

Town transportation available; Non-smoking facility

Age Requirement

62+ or mobility impaired



Wilton Commons

Address

100 Wilton Commons Dr, Gansevoort, New York 12831

Phone

518-581-7696

Fax

518-581-9646

Web Address

www.ahfinc.net

Management Company

American Housing Management Co.

Building Information

Number of Stories

2 with elevator

Number of Units

36

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

\$509 or \$624

2 Bedroom

\$737

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 20 lbs. \$300 deposit

Special Features

Laundry and trash facilities each floor; Community room with kitchen; TV room, treadmill; Secure building; Scheduled activities; Bus to grocery store on Tuesdays; Non-smoking facility

Age Requirement

55+



The Dean Family Home

Address

94 Mountain Rd, Gansevoort, New York 12831

Phone

518-793-9712

Web Address

Fax

License

Family-Type Home for Adults

Priscilla Dean

Proprietor

Facility Information

Capacity

4

Payment Information

Cost of Private Room

\$3,000/month

Special Features

Meals and snacks; Laundry; Assistance bathing and dressing, if needed; Medication supervision; Operating for 34 years; Non-smoking facility

PHOTO NOT AVAILABLE

The Jesse Family-Type Home for Adults

Address

47 Hack Rd, Corinth, New York 12822

Phone

518-654-6725

Web Address

Fax

License

Family-Type Home for Adults

Jean Bradley

Proprietor

Facility Information

Capacity

6

Payment Information

Cost of Private Room

Call for rates

Special Features

Non-smoking facility

PHOTO NOT AVAILABLE

Moran Family-Type Home for Adults

Address

106 Traver Rd, Gansevoort, New York 12831

Phone

518-538-0938

Web Address
Fax
License

Family-Type Home for Adults
Christy Moran

Proprietor
Facility Information

Capacity

3

Payment Information

Cost of Private Room

Call for rates

Special Features

Non-smoking facility



Pine Manor Family-Type Home

Address

521 Middle Line Rd, Ballston Spa, New York 12020

Phone

518-885-8585

Web Address

pinemanorseniorhome.com

Fax
License

Family-Type Home for Adults
Hal Wakeley

Proprietor
Facility Information

Capacity

7

Payment Information

Cost of Private Room

Call for rates

Special Features

Rural setting on ten acres; 3 home cooked meals per day; Dignified country living; Assistance bathing and dressing if needed; Managed medication; Transportation to doctor's visits; Outings; Call for smoking policy



Snowdrop Manor Family-Type Home for Adults

Address

607 Gansevoort Rd, South Glens Falls, New York 12803

Phone

518-793-2422

Web Address

Fax

License

Family-Type Home for Adults

Nicole M. Hoffman

Proprietor

Facility Information

Capacity

4

Payment Information

Cost of Private Room

Call for rates

Special Features

On bus line; Monitoring residents with bathing, dressing and personal grooming; Medication supervision; Resident safety checks; Wellness program; Meals and snacks; Non-smoking facility



Sun Haven Manor Family-Type Home for Adults

Address

93 Rowland St, Ballston Spa, New York 12020

Phone

518-885-6514

Web Address

Fax

License

Family-Type Home for Adults

Rosco and Rhonda Fingar

Proprietor

Facility Information

Capacity

4

Payment Information

Cost of Private Room

Call for rates

Special Features

Monthly physician visit; Quarterly podiatrist visit; 24-hour supervision; Assistance with personal care; Monitoring and management of health care needs; Medication management; Security for memory impaired individuals; Non-smoking facility



Tubbs Family-Type Home for Adults

Address

103 Mechanic St, Corinth, New York 12822

Phone

518-654-7187

Web Address

Proprietor

Facility Information

Capacity

Payment Information

Cost of Private Room

Fax

518-654-7187

License

Family-Type Home for Adults

June Tubbs

4

Call for rates

Meals; Laundry; Housekeeping;
Limited assistance; Visiting
nurses allowed; Physical therapy
professionals allowed; Medical
professionals allowed;
Non-smoking facility

Special Features



Beacon Pointe Memory Care Community

Address

1 Emma Lane, Clifton Park, New York 12065

Phone

518-371-2200

Fax

518-371-5151

Web Address

www.beaconpointememorycare.com

License

Adult Home (ALR)

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories 1

Number of Beds/Units 52

On-site Health Professional Yes

Payment Information

Cost of Private Room \$5,950 (Private Deluxe \$6,125)

Cost of Semi Private Room \$5,000

Services Included in Cost Personal care; Meals; 12-hour activity program; Laundry; Housekeeping; Outings

Accepts SSI as Payment? Call for details

Special Features

Respite care available; Memory care facility; Accepts individuals with chronic managed incontinence; PT and OT on-site; Art and music therapy; Accepts private pay; Veteran benefits; Call for additional information regarding other benefits; Medicaid not accepted; Non-smoking facility



Cook Adult Home

Address

1 Prospect St, Mechanicville, New York 12118

Phone

518-664-8014

Fax

518-664-1075

Web Address

www.cookadulthome.com

License

Adult Home

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories 2 No elevator

Number of Beds/Units 13

On-site Health Professional No

Payment Information

Cost of Private Room Start at \$3,400

Cost of Semi Private Room Start at \$3,000

Services Included in Cost Personal care; Meals; Housekeeping; Laundry; Activities; Outings; Case management

Accepts SSI as Payment? Call for details

Special Features

Family-like setting in a Victorian home; Call for smoking policy



Home of the Good Shepherd

Address

390 Church St, Saratoga Springs, New York 12866

Phone

518-584-3317

Fax

518-584-4760

Web Address

www.homeofthegoodshepherd.com

License

Adult Home (ALR)

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories 1

Number of Beds/Units 42

On-site Health Professional Yes

Payment Information

Cost of Private Room \$4,050 and up

Cost of Semi Private Room Not available

Services Included in Cost Meals; Personal care; Laundry; Housekeeping; Activities; Transportation; Medication assistance

Accepts SSI as Payment? Call for details

Special Features

On-site church services; Enclosed courtyard; Some units have patio; Call for smoking policy



Home of the Good Shepherd at Highpointe

Address

26 Rock Rose Way, Malta, New York 12020

Phone

518-581-2800

Fax

518-581-2888

Web Address

www.homeofthegoodshepherd.com

License

Adult Home (ALR, EALR, SNALR)

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories 2 with elevators

Number of Beds/Units 82

On-site Health Professional Yes

Payment Information

Cost of Private Room \$3,950 and up

Cost of Semi Private Room Not available

Services Included in Cost Meals; Personal care; Laundry; Housekeeping; Activities; Transportation; Medication assistance; Case management; 24-hour supervision

Accepts SSI as Payment? Call for details

Special Features

On-site church services; Can accommodate couples; Memory care and enhanced care available; Call for smoking policy



Home of the Good Shepherd at Wilton

Address

60 Waller Rd, Wilton, New York 12831

Phone

518-580-0702

Fax

518-580-0709

Web Address

www.homeofthegoodshepherd.com

License

Adult Home (ALR, EALR)

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

2

Number of Beds/Units

48

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$4,100 and up

Cost of Semi Private Room

Not available

Services Included in Cost

All personal care; Medication assistance; Transportation; Case management

Accepts SSI as Payment?

Call for details

Special Features

On-site church services; Can accommodate couples; Call for smoking policy



Woodlawn Commons

Address

156 Lawrence St, Saratoga Springs, New York 12866

Phone

518-691-1560

Fax

518-587-1773

Web Address

www.thewesleycommunity.org

License

Enriched Housing

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

2 with elevator

Number of Beds/Units

40

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$3,970-\$5,360

Cost of Semi Private Room

Services Included in Cost

Personal care; Meals; Housekeeping; Laundry; Transportation; Activities; Medication management

Accepts SSI as Payment?

No

Special Features

Church services; Community room; Living room; Library; Country store; Wellness center; Restaurant; Patios/gardens; Non-smoking facility



Saratoga Center for Rehab and Skilled Nursing Care

Address

149 Ballston Ave, Ballston Spa, New York 12020

Phone

518-885-2288

Fax

518-633-1802

Web Address

saratoganursingcenter.com

Administrator

Donald Policastro

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories

3 with elevators

Number of Beds

257

Dementia Care

Yes

Respite Available

Yes

Payment Information

Private-Pay Cost, Private Room

\$383.41 (medications and therapies extra)

Private-Pay Cost, Semi Private

\$360.98 (medications and therapies extra)

Special Features

Medicare, Medicaid, and most major insurance plans accepted; Full network of healthcare services; Post-acute care and rehab; Medically complex services; Long term care specialty services; 40 private rooms; Non-smoking facility



Saratoga Hospital Nursing Home

Address

211 Church St, Saratoga Springs, New York 12866

Phone

518-580-2430

Fax

518-583-8412

Web Address

www.saratogahospital.org

Administrator

Joan Healy

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

1 with elevator (unit is on second floor)

Number of Beds

36

Dementia Care

Yes. No separate unit

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$302.10

Private-Pay Cost, Semi Private

\$291.50

Special Features

Can take complex cases; On site of hospital; Short term rehabilitation program; Non-smoking facility



Schuyler Ridge Residential Health Care

Address

1 Abele Blvd, Clifton Park, New York 12065

Phone

518-371-1400

Fax

518-371-1240

Web Address

www.sphp.com

Administrator

Christine Urbano

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds

120

Dementia Care

Yes. Separate unit

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$411 per day

Private-Pay Cost, Semi Private

\$382 per day

Special Features

Adult daycare on-site; Short term and sub-acute rehabilitation; Part of the Eddy continuum of healthcare and a member of St. Peter's Health Partners; Non-smoking facility



Wesley Health Care Center

Address

131 Lawrence St, Saratoga Springs, New York 12866

Phone

518-587-3600

Fax

518-581-8266

Web Address

www.thewesleycommunity.org

Administrator

Charles Hayward

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

2-5 with elevators

Number of Beds

356

Dementia Care

Yes. Separate unit

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$385 (+6.8% NYS assessment)

Private-Pay Cost, Semi Private

\$365 (+6.8% NYS assessment)

Special Features

Short term rehabilitation available; Part of the Wesley family of services; Non-smoking facility



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Housing Options for Senior Adults in Schenectady County

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Glen Eddy Retirement Community

Address

1 Glen Eddy Dr, Niskayuna, New York 12309

Phone

518-280-8000

Fax

518-280-8395

Web Address

www.sphp.com

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

2 with elevators

Number of Units

84 apartments; 16 cottages

On-site Health Professional

No

Payment Information

1 Bedroom

\$2,727 per month and up depending on financial option

2 Bedroom

\$3,511 per month and up depending on financial option

Entry Fee?

Refundable Entrance Fee or Straight Rental, call for information on rate structure

Services Included in Cost

Heated indoor swimming pool; Fitness center; Dining plan options available; 24-hour security; Indoor/outdoor maintenance including snow removal; Scheduled transportation; Social calendar; Local/long distance telephone; Cable

Special Features

Part of The Eddy; Wellness director; Wellness calendar; Computer supplied to each apartment; Each apt. controls own heat and A/C; Kindle given to each resident; Non-smoking facility



Holiday at the Atrium

Address

2 Tryon Ave, Glenville, New York 12302

Phone

518-370-7080

Fax

518-370-7084

Web Address

www.holidaytouch.com

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories

3

Number of Units

102

On-site Health Professional

No

Payment Information

1 Bedroom

\$2,470 - \$2,700

2 Bedroom

\$3,400-\$3,800

Entry Fee?

Community initiation fee of \$3,550

Services Included in Cost

Utilities paid; Cable; Weekly light housekeeping; Transportation; 3 Chef-prepared meals a day; Live-in managers; On-site and off-site activities; E-call system; Linens and towels provided

Special Features

Home health care services available at an additional cost (some insurance plans accepted); On-site PT/OT services available for separate fee (insurance accepted); Arrangements can be made for on-site healthcare professionals (call for details); Call for smoking policy



Kingsway Village Apartments

Address

5000 Queen Philomena Blvd, Schenectady, New York 12304

Phone

518-393-8800

Fax

518-393-9280

Web Address

www.kingswaycommunity.com

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories

2 with elevators

Number of Units

104

On-site Health Professional

No

Payment Information

1 Bedroom

\$2,290-\$2,420 depending on trust level plus \$550 for second occupant (call for details)

2 Bedroom

\$2,870-\$3,020 depending on trust level plus \$550 for second occupant (call for details)

Entry Fee?

Trust deposit required, call for details

Services Included in Cost

Meal allowance of \$550 per person/mo; Weekly housekeeping, linen service; Wellness, fitness, and social programs; 24-hour staffing; Emergency pull cords in every bed & bath; Transportation to scheduled medical appts, shopping and excursions; Security and maintenance

Special Features

Café; Marketplace; On-site Bank; Fitness center; Movie theater; Mini-golf course; Beauty parlor; Preferred consideration to other levels of care; Non-smoking facility



Kingsway Court Apartments

Address

321 Kings Rd, Schenectady, New York 12304

Phone

518-393-8800

Fax

518-382-0738

Web Address

www.kingswaycommunity.com

Management Company

Kingsway

Building Information

Number of Stories 2 (No elevators)

Number of Units 14

Units Adapted for Disabled 1

Rent Information

Studio Not available

1 Bedroom \$850-1st floor, \$800-2nd floor

2 Bedroom Not available

Utilities Included in Rent No

Pets Allowed

Small pets allowed. Call for details

Special Features

Maintenance; Transportation; Meals, housekeeping, laundry available at additional cost; Residents may take advantage of other services in the Kingsway Community; Non-smoking facility

Age Requirement

55+



MARKET RATE

The Meadows at Glenwyck

Address

150 Dutch Meadows Lane, Glenville, New York 12302

Phone

518-280-7340

Fax

Web Address

www.meadowsatglenwyck.com

Management Company

Summit Senior Living

Building Information

Number of Stories 3

Number of Units 110

Units Adapted for Disabled Call for details

Rent Information

Studio Not available

1 Bedroom \$1,580

2 Bedroom \$2,090

Utilities Included in Rent

Cable television; High speed Internet; Water; Sewer; Trash

Pets Allowed

Yes

Special Features

Daily continental breakfast; Indoor swimming pool; Hot tub; Sauna; Full service salon; Movie theater; Arts and crafts room; Library; Fitness center and gym; Guest suite; Bocce and pickleball courts; Dog run; Scheduled transportation services; Fitness and wellness programs; Social activities including periodic live entertainment, guest speakers, art lessons, parties, and movies; Non-smoking facility

Age Requirement

55+



Parkland Garden Apartments

Address

325 Kings Rd, Schenectady, New York 12304

Phone

518-393-8800

Fax

518-382-0738

Web Address

www.kingswaycommunity.com

Management Company

Kingsway

Building Information

Number of Stories 2 with elevators

Number of Units 65

Units Adapted for Disabled Call for details

Rent Information

Studio \$1,510

1 Bedroom \$2,050

2 Bedroom \$2,470

Utilities Included in Rent

Call for details

Pets Allowed

Yes

Special Features

1 meal/day; Weekly housekeeping; Linen service; Wellness, fitness, and social programs; Emergency pull cords in bed and bath; Transportation to scheduled medical appointments, shopping, and excursions; Security; Maintenance; Part of the Kingsway Community; Preferred consideration to other levels of care; Non-smoking facility

Age Requirement

55+



MARKET RATE

Schaffer Heights

Address

107 Nott Terrace, Schenectady, New York 12308

Phone

518-382-1956

Fax

518-382-1872

Web Address

www.schafferheights.com

Management Company

United Group

Building Information

Number of Stories 10 with elevators

Number of Units 118

Units Adapted for Disabled Call for information

Rent Information

Studio Not available

1 Bedroom \$799

2 Bedroom \$998

Utilities Included in Rent

No

Pets Allowed

Yes. 1 small pet allowed

Special Features

Schenectady County Senior Services housed on-site; Special bus for trips; Laundry room on each floor; Washer/dryer hookups in each unit; Off-street parking available; Daily organized activities (see Facebook/SchafferHeights for more details); Call for smoking policy

Age Requirement

62+



B'nai B'rith House

Address

22 Knolls Rd, Schenectady, New York 12309

Phone

518-346-8797

Fax

518-346-8799

Web Address

nationalchurchresidences.org

Management Company

National Church Residences

Building Information

Number of Stories

2 with elevator

Number of Units

50 (49 subsidized, 1 market rate)

Units Adapted for Disabled

5

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Water, sewer and trash. Utility allowance for electric

Pets Allowed

Yes. 1 pet under 30 lbs. \$300 deposit

Special Features

Weekly shopping bus; Congregate meal site nearby; Off-street parking; Laundry room; Service coordinator; Community room; Non-smoking facility

Age Requirement

62+ or mobility impaired



Edison Apartments

Address

1310 Princetown Rd, Rotterdam, New York 12306

Phone

518-347-9247

Fax

518-347-0882

Web Address

Management Company

Fulton County Community Heritage Corporation

Building Information

Number of Stories

3 with elevator

Number of Units

60

Units Adapted for Disabled

6

Rent Information

Studio

Not available

1 Bedroom

\$465-\$501

2 Bedroom

\$521-\$575

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 30 lbs. \$100 deposit

Special Features

Community room; Weekly shopping buses; Off-street parking; Exercise room; Computer room; Call for smoking policy

Age Requirement

60+



Father Leo O'Brien Senior Community

Address

3151 Marra Lane, Rotterdam, New York 12303

Phone

518-357-4424

Fax

518-357-9377

Web Address

www.depaulhousing.com

Management Company

DePaul Housing Management

Building Information

Number of Stories 2 with elevator

Number of Units 49

Units Adapted for Disabled 4

Rent Information

Studio Not available

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utilities Included in Rent

Heat and hot water;
utility allowance

Pets Allowed

Yes. Call for pet policy

Special Features

Community rooms; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in resident assistant; 24-hour emergency response system; Health education, activities; Handicapped-accessible; Service coordination; Community computer station with Internet; Non-smoking facility

Age Requirement

62+



SUBSIDIZED HOUSING

Glenville Terrace Apartments

Address

389 Saratoga Rd, Glenville, New York 12302

Phone

518-399-2696

Fax

518-399-2696

Web Address

www.belmontmgmt.com

Management Company

Belmont Management Co., Inc.

Building Information

Number of Stories 2 with elevators

Number of Units 32

Units Adapted for Disabled 2

Rent Information

Studio Not available

1 Bedroom \$579

2 Bedroom Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 small pet \$300 deposit

Special Features

Community room; Planned activities; Laundry room; Off-street parking; Trash removal; Non-smoking facility

Age Requirement

62+



Highland Square

Address

88 Saratoga Rd, Glenville, New York 12302

Phone

518-399-6481

Web Address

www.belmontmgmt.com

Building Information

Number of Stories

2 with elevators

Number of Units

28

Units Adapted for Disabled

2

Rent Information

Studio

Not available

1 Bedroom

30% of monthly gross income or current rent, whichever is greater (call for details as certain income limits apply)

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water; Waste removal

Pets Allowed

Yes. Small, under 20 lbs. \$300 deposit

Special Features

Community room; On bus line; Near stores; Parking; Non-smoking facility

Age Requirement

62+



Holly Manor

Address

2415 Curry Rd, Schenectady, New York 12303

Phone

518-356-6811

Web Address

Fax

518-356-6979

Management Company

Fulton County Community Heritage Corporation

Building Information

Number of Stories

2 with elevator

Number of Units

44

Units Adapted for Disabled

4

Rent Information

Studio

Not available

1 Bedroom

\$518-\$558

2 Bedroom

\$601-\$632

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 25 lbs. \$100 deposit

Special Features

Weekly shopping bus; Laundry rooms; Activity/exercise room; Community room with computer; Tax Credit Housing (call for details); Call for smoking policy

Age Requirement

62+



Holyrood Housing

Address

201 Fifth St, Scotia, New York 12302

Phone

518-374-7407

Fax

518-374-2090

Web Address

www.burnsmgmt.com

Management Company

Burns Management

Building Information

Number of Stories

6 with elevators

Number of Units

96

Units Adapted for Disabled

11

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

None. Utility allowance

Pets Allowed

Yes. 1 pet under 10 lbs.

Special Features

Active Tenants' Association; Community room; Laundry room; Call for smoking policy

Age Requirement

62+ or disabled



SUBSIDIZED HOUSING

Lincoln Heights

Address

Lincoln Heights, Schenectady, New York 12305

Phone

518-386-7000

Fax

518-372-3683

Web Address

www.smha1.org

Management Company

Schenectady Municipal Housing Authority

Building Information

Number of Stories

2

Number of Units

101

Units Adapted for Disabled

7

Rent Information

Studio

30% of adjusted gross income

1 Bedroom

30% of adjusted gross income

2 Bedroom

30% of adjusted gross income

Utilities Included in Rent

Yes

Pets Allowed

Yes. Call for pet policy. 1 dog or 1 cat under 20 lbs.

Special Features

Off-street parking; Emergency call bells; On bus line; Laundry room; Community room; Services Unlimited and Senior Independence Programs available; Activities; Tenants' Association; Weekly transportation to grocery stores, pharmacy, and doctor appointments; Non-smoking facility

Age Requirement

No age requirement, preferential placement given to 62+ or disabled



Mont Pleasant Commons

Address

1502 Chrisler Ave, Schenectady, New York 12303

Phone

518-382-1848

Fax

518-382-1942

Web Address

www.cdymca.org

Management Company

YMCA

Building Information

Number of Stories

2 with elevator

Number of Units

50

Units Adapted for Disabled

3

Rent Information

Studio

Not available

1 Bedroom

30% of adjusted gross income

2 Bedroom

Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes, under 40 lbs. \$300 deposit

Special Features

Laundry room; Computer room; Community room with scheduled activities; Weekly shopping buses; Gazebo; Garden; Non-smoking facility

Age Requirement

62+



Schonowee Village

Address

Millard and Hamilton, Schenectady, New York 12305

Phone

518-386-7000

Fax

518-372-3683

Web Address

www.smha1.org

Management Company

Schenectady Municipal Housing Authority

Building Information

Number of Stories

3 with elevators

Number of Units

207

Units Adapted for Disabled

14

Rent Information

Studio

30% of adjusted gross income

1 Bedroom

30% of adjusted gross income

2 Bedroom

30% of adjusted gross income

Utilities Included in Rent

Yes

Pets Allowed

Yes. Call for pet policy. 1 cat or 1 dog under 20 lbs.

Special Features

On bus line; Laundry room; Emergency call bells; Services Unlimited and Senior Independence Programs available; Tenants' Association; Activities; Weekly transportation to grocery stores, pharmacy, and doctor appointments; Non-smoking facility

Age Requirement

No age requirement, preferential placement given to 62+ or disabled



Summit Towers

Address

720 Albany St, Schenectady, New York 12307

Phone

518-372-5422

Fax

518-372-4107

Web Address

Management Company

L.A.S. Redevelopment Co.

Building Information

Number of Stories 12 with elevators

Number of Units 185

Units Adapted for Disabled 16

Rent Information

Studio Not available

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utilities Included in Rent

Heat and hot water

Pets Allowed

Yes. 1 pet under 25 lbs. \$300 deposit

Special Features

Shopping buses; Off-street parking; Security system; Emergency pull cords; Community room; Scheduled activities; Non-smoking facility

Age Requirement

62+ or disabled



Ten Eyck Apartments

Address

375 Broadway, Schenectady, New York 12305

Phone

518-386-7000

Fax

518-372-3683

Web Address

www.smha1.org

Management Company

Schenectady Municipal Housing Authority

Building Information

Number of Stories 7 with elevators

Number of Units 98

Units Adapted for Disabled 12

Rent Information

Studio 30% of adjusted gross income

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utilities Included in Rent

Included

Pets Allowed

Yes. Call for pet policy

Special Features

On bus line; Parking; Congregate meal site; Laundry room; Emergency call bells; Services Unlimited Program and Senior Independence Programs available; Tenants' Association; Activities; Weekly transportation to grocery stores, pharmacy, and doctor appointments; Non-smoking facility

Age Requirement

No age requirement, preferential placement given to 55+ or disabled



Brookdale East Niskayuna

Address

2861 Troy Schenectady Rd, Niskayuna, New York 12309

Phone

518-782-7381

Web Address

www.brookdale.com

Profit or Not-for-Profit

Facility Information

Number of Stories

1

Number of Beds/Units

52

On-site Health Professional

Yes

Payment Information

Cost of Private Room

Call for details

Cost of Semi Private Room

Call for details

Services Included in Cost

Meals; Laundry; Housekeeping; Activities; Utilities; Medication assistance; Personal care assistance

Accepts SSI as Payment?

No

Special Features

Respite care available; Freestanding memory care; Only accepts persons with dementia/Alzheimer's needing memory care; Life enrichment program; Non-smoking facility



Brookdale Niskayuna

Address

1786 Union St, Niskayuna, New York 12309-6901

Phone

518-346-6935

Web Address

www.brookdale.com

Profit or Not-for-Profit

Facility Information

Number of Stories

3 with elevator

Number of Units

100

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$3,530 and up

Cost of Semi Private Room

Call for details

Accepts SSI as Payment?

Call for details

Services Included in Cost

Utilities (except phone and cable); 3 meals per day; Transportation to medical appointments 3 days per week; Activities

Special Features

Small pets allowed, call for policy; Weekly shopping buses; Accessible for those with limited mobility; Home care assistance available at additional cost; Non-smoking facility



Heritage Home for Women

Address

1519 Union St, Schenectady, New York 12309

Phone

518-374-6921

Fax

518-370-1873

Web Address

www.heritagehome4women.net

License

Adult Home

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories 3 with elevator

Number of Beds/Units 36

On-site Health Professional No

Payment Information

Cost of Private Room \$1,950 and up

Cost of Semi Private Room Not applicable

Services Included in Cost

Meals and snacks; Laundry; Housekeeping; Activities; 24-hour supervision; Medication assistance; Personal care assistance; Community outings; Spiritual care; Scheduled activities; Transportation to medical appointments

Accepts SSI as Payment?

No

Special Features

Hair salon; Sunroom; On-site church services; Art therapy; Pet therapy; Special outings; Non-smoking facility



Ingersoll Place

Address

3359 Consaul Rd, Niskayuna, New York 12304

Phone

518-370-4419

Fax

518-393-9410

Web Address

www.ingersollplace.com

License

Adult Home
(ALR, SNALR)

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories 2 with elevators

Number of Beds/Units 72

On-site Health Professional Yes

Payment Information

Cost of Private Room

Studio: \$4,140; Assisted one bedroom: \$4,731; Assisted two bedroom: \$6,150; Memory care studio: \$5,676

Cost of Semi Private Room

Memory care two room or companion: \$8,516

Services Included in Cost

Meals and snacks; Personal care activities; Transportation to medical appointments; Medication management; Laundry

Accepts SSI as Payment?

No

Special Features

Respite Care; Sun rooms; Spa room; Suites with a tea kitchen; Call for smoking policy



Judson Meadows Assisted Living Community

Address

39 Swaggertown Rd, Glenville, New York 12302

Phone

518-831-2400

Fax

518-831-2405

Web Address

judsonmeadowsassistedliving.com

License

ALR, EALR, ALP

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

3

Number of Beds/Units

62 ALR/EALR, 10 ALP

On-site Health Professional

No

Payment Information

Cost of Private Room

\$3,895 and up, depending on level of care and apartment size

Cost of Semi Private Room

Medicaid funded

Services Included in Cost

Meals; Medication assistance/management; Personal care; Transportation; Case management; Activities; WiFi; Utilities; Cable; Telephone; Housekeeping; Laundry/linens

Accepts SSI as Payment?

Call for details

Special Features

Reading room; Billiard table; Private dining room; Beautician/barber salon; Tub room; Non-smoking facility



Kingsway Manor - Assisted Living

Address

357 Kings Rd, Schenectady, New York 12304

Phone

518-393-8800

Fax

518-393-4315

Web Address

www.kingswaycommunity.com

License

Adult Home (ALR, EALR, SNALR) Social Adult Daycare For Profit

Profit or Not-for-Profit

Facility Information

Number of Stories

2 with elevators

Number of Beds/Units

140 (120 ALR) (20 SNALR)

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$3,930-\$5,170 (\$1,650/mo double occupancy) call for details; \$5,700-\$6,000 Memory care, call for details

Cost of Semi Private Room

Services Included in Cost

3 Meals served restaurant style plus snacks; Personal care assistance; Medication management; Transportation to scheduled medical appointments; Wellness, fitness, and social programs; Housekeeping; Laundry; Excursions; Social workers; Licensed Practical Nurses; RNs

Accepts SSI as Payment?

No

Special Features

Respite care available; Adult day care on site; Memory care center; Beauty Salon; Part of the Kingsway Community family of services; Coordination of podiatric laboratory, radiology and psychological services; 1 time \$500 non-refundable application fee; Preferred consideration to other levels of care; Non-smoking facility



Scotia Mansion

Address

39 Wallace St, Scotia, New York 12302

Phone

518-346-6458

Fax

518-346-3458

Web Address

www.adirondackmanor.com

License

Adult Home and ALP

Profit or Not-for-Profit

For Profit

Facility Information

Number of Stories

3 with elevator

Number of Beds/Units

50 (25 Assisted Living Program)

On-site Health Professional

Yes

Payment Information

Cost of Private Room

Call for rates

Cost of Semi Private Room

Call for rates

Services Included in Cost

Meals; Medication management; Case management; Housekeeping; Linen service; Activities; Transportation; Laundry

Accepts SSI as Payment?

Yes

Special Features

Hairstylist weekly; On-site church service; Quiet neighborhood; Parking; Non-smoking facility



The Terrace at Glen Eddy

Address

1 Ascot Lane, Niskayuna, New York 12309

Phone

518-280-8361

Fax

518-280-8379

Web Address

www.nehealth.com

License

Enriched Housing

Profit or Not-for-Profit

Not-for-Profit

Facility Information

Number of Stories

2 with elevators

Number of Beds/Units

42

On-site Health Professional

Yes

Payment Information

Cost of Private Room

\$3,545 and up

Cost of Semi Private Room

Services Included in Cost

ADL assistance, medication management; Meals; Utilities: cable TV, local telephone, Internet; Weekly housekeeping, linen/laundry services; Transportation; Recreational, social, cultural activities

Accepts SSI as Payment?

Call for details

Special Features

Respite care available; Part of The Eddy; Non-smoking facility



Baptist Health Nursing and Rehabilitation Center

Address

297 North Ballston Ave, Scotia, New York 12302

Phone

518-370-4700

Fax

518-370-0371

Web Address

www.bapthealth.com

Administrator

Antonio Alotta

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories

3 with elevators

Number of Beds

262

Dementia Care

Yes. No separate unit

Respite Available

No

Payment Information

Private-Pay Cost, Private Room

\$378-\$383 per day

Private-Pay Cost, Semi Private

2 person: \$371-\$376 per day;
4 person: \$364 per day

Special Features

41 bed sub-acute rehabilitation unit; Pet Therapy; Full-time medical director; Can accommodate individuals with dementia; IV antibiotics; Tube feed; Provide transportation to appointments; Non-smoking facility



The Capital Living Nursing and Rehabilitation Centre

Address

526 Altamont Ave, Schenectady, New York 12303

Phone

518-346-6121

Fax

518-346-7512

Web Address

www.capitallivingcaring.com

Administrator

Lisa Marrello

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories

2 with elevators

Number of Beds

240

Dementia Care

Yes

Respite Available

Yes

Payment Information

Private-Pay Cost, Private Room

\$381

Private-Pay Cost, Semi Private

\$360

Special Features

Secure memory care unit; State of the art physical therapy suite; Separate physical therapy unit; Physical therapy offered 7 days/week; Fireplace; Physician and nurse practitioner round 3 times/week on therapy patients; Non-smoking facility



Ellis Residential and Rehabilitation Center

Address

600 McClellan St, Schenectady, New York 12304

Phone

518-382-2250

Fax

518-382-2206

Web Address

www.ellismedicine.org

Administrator

Amber Hurt

Profit/Not-for-Profit/Public

Not-for-Profit

Facility Information

Number of Stories	2 with elevator
Number of Beds	82
Dementia Care	Yes. No separate unit
Respite Available	No

Payment Information

Private-Pay Cost, Private Room	\$330 per day; Medication and maintenance PT extra
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Private-Pay Cost, Semi Private	\$310 per day; Medication and maintenance PT extra
--------------------------------	--

Special Features

Sub-acute rehabilitation; Snoezelin Room; Rooftop garden; Non-smoking facility



Glendale Home

Address

59 Hecheltown Rd, Scotia, New York 12302

Phone

518-384-3624

Fax

518-384-1615

Web Address

www.schenectadycounty.com

Administrator

Edmond Marchi

Profit/Not-for-Profit/Public

Public

Facility Information

Number of Stories	3 with elevator
Number of Beds	200
Dementia Care	Yes. 1 unit
Respite Available	Yes, as available

Payment Information

Private-Pay Cost, Private Room	\$370 per day
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Private-Pay Cost, Semi Private	\$365 per day
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Special Features

Short-term sub-acute rehabilitation; Non-smoking facility



Kingsway Arms Nursing and Rehabilitation Center

Address

323 Kings Rd, Schenectady, New York 12304

Phone

518-393-8800

Fax

518-393-4127

Web Address

www.kingswaycommunity.com

Administrator

Mark S. Olsen

Profit/Not-for-Profit/Public

For Profit

Facility Information

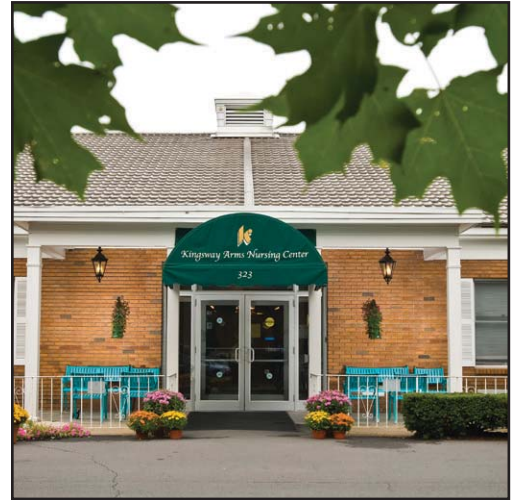
Number of Stories	1
Number of Beds	160
Dementia Care	Yes. No separate unit
Respite Available	No

Payment Information

Private-Pay Cost, Private Room	\$355-\$370 per day
Private-Pay Cost, Semi Private	\$340 per day

Special Features

Sub-acute rehabilitation; Pet therapy; Art therapy; Music therapy; Transportation; Locally owned and family operated; Physical, occupational, and speech therapy; Preferred consideration to other levels of care; Non-smoking facility



Pathways Nursing and Rehabilitation Center

Address

1805 Providence Ave, Niskayuna, New York 12309

Phone

518-374-2212

Fax

518-374-4330

Web Address

www.pathways-rehab.com

Administrator

Jeff Ruso

Profit/Not-for-Profit/Public

For Profit

Facility Information

Number of Stories	2
Number of Beds	112
Dementia Care	Yes
Respite Available	Yes

Payment Information

Private-Pay Cost, Private Room	\$345-\$438 per day depending on level of service (+6.8% NYS Assessment)
Private-Pay Cost, Semi Private	\$330-\$443 per day depending on level of service (+6.8% NYS Assessment)

Special Features

Facility provides traumatic brain injury services and sub-acute rehabilitation including ventilator; Non-smoking facility



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ALBANY GUARDIAN SOCIETY

14 Corporate Woods Boulevard
Albany, New York 12211-2523
(518) 434-2140
www.albanyguardiansociety.org

You may access this Housing Directory on our Website at
www.albanyguardiansociety.org