



Schenectady, New York

One, Two, and Three-Bedroom Apartment Homes

Northside Village, formerly known as Yates Village, is a newly redeveloped mixed-income family rental community in the heart of Schenectady, New York. Choose from a one-, two- or three-bedroom apartment home, and enjoy a modern kitchen and washer and dryer in every home. Residents enjoy an inviting community building, fitness center, playground, and more. Totalling 300 apartment homes, 250 require a Project-Based Voucher and must be referred by Schenectady Municipal Housing Authority (SMHA). We are accepting applications for our waitlist! If you are looking to join the waitlist for subsidized housing, you will need to contact SMHA directly.

COMMUNITY AMENITIES:

- Professionally landscaped grounds
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service
- Community building with fitness center, playground, and more
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.
- We're proud to partner with Flex – Split your rent and Flex will help pay it on-time and build your credit history.

RESIDENCE FEATURES:

- Modern kitchen including electric range, dishwasher
- Washer & dryer in every apartment
- Spacious closets
- Vinyl flooring
- Central A/C
- Resident is responsible for gas, electric, and cable.

Apply Online Today!



Contact Us:

2450 Van Vranken Ave | Schenectady, NY 12308
T: 518.636.0331 | F: 518.888.3109 | TTY: 711
NorthsideVillageApts.com

PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit (LIHTC), Project-Based Voucher (PBV), State Low-Income Housing Tax Credit Program (SLIHC)

HOW TO APPLY

Complete the property Pre-application, available on the website or in person. Please contact the office if you would like a Pre-application emailed or mailed to you. Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person. A non-refundable \$20 application fee per adult household member is required (with the exception of PBV referrals).

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon payment of the Application Fee, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 6/2026 and subject to change)

*Please note, 250 of the 300 apartments at Northside Village require direct referral from SMHA. To enquire about the waitlist for subsidized housing, please contact SMHA directly at www.smha1.org.

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$43,406 - \$51,720	60%	\$1,266
	2 people	\$43,406 - \$59,100		
	1 person	\$59,246 - \$68,960	80%	\$1,728
	2 people	\$59,246 - \$78,800		
2 Bedroom	2 people	\$52,046 - \$59,100	60%	\$1,518
	3 people	\$52,046 - \$66,480		
	4 people	\$52,046 - \$73,860		
	2 people	\$71,040 - \$78,800	80%	\$2,072
	3 people	\$71,040 - \$88,640		
	4 people	\$71,040 - \$98,480		
3 Bedroom	3 people	\$60,583 - \$66,480	60%	\$1,767
	4 people	\$60,583 - \$73,860		
	5 people	\$60,583 - \$79,800		
	6 people	\$60,583 - \$85,680		
	3 people	\$82,560 - \$88,640	80%	\$2,408
	4 people	\$82,560 - \$98,480		
	5 people	\$82,560 - \$106,400		
	6 people	\$82,560 - \$114,240		