



Northside Village

PHASE II



Schenectady, New York

One, Two, and Three-Bedroom Apartment Homes

NOW LEASING PHASE II! Northside Village, formerly known as Yates Village, is currently undergoing a multi-phase redevelopment in partnership with Schenectady Municipal Housing Authority (SMHA) and Duvernay + Brooks, LLC. The first phase of redevelopment is complete, which included the rehabilitation of 25 existing apartments and the construction of 64 brand new ones, affordable at various income tiers. Phase II brings an additional 211 apartments to the community. All Phase II applicants must be referred by SMHA. The community offers one-, two- and three-bedroom apartment homes.

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.

RESIDENCE FEATURES:

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

Contact Us:

2450 Van Vranken Ave | Schenectady, NY 12308
T: 518.348.3812 | F: 518.888.3109 | TTY: 711
E: NorthsideVillageLeasing@Pennrose.com
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: Project-Based Voucher (PBV)

HOW TO APPLY

All Northside Vilalge Phase II applicants must be referred by the Schenectady Municipal Housing Authority.

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 receipt of Pre-application, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS

(Effective 6/2023 and subject to change)

Income Limits	50% AMI	60% AMI	80% AMI
1 Person	\$39,300	\$47,160	\$62,880
2 People	\$44,900	\$53,880	\$71,840
3 People	\$50,500	\$60,600	\$80,800
4 People	\$56,100	\$67,320	\$89,760
5 People	\$60,600	\$72,720	\$96,960
6 People	\$65,100	\$78,120	\$104,160
7 People	\$69,600		
8 People	\$74,100		