



Schenectady, New York

One, Two, and Three-Bedroom Apartment Homes

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 64 brand new ones, affordable at various income tiers. 39 of the apartments require a Project-Based Voucher, needing a referral from SMHA. The first phase includes one-, two- and three-bedroom apartment homes, and 18 special needs units set aside for those with mobility, hearing or visual impairments.

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: 518.636.0331 | F: 518.888.3109 | TDD: 800.545.1833 x647
E: NorthsideVillage@Pennrose.com
NorthsideVillageApts.com

Office Hours: Monday - Friday, 8:00 am - 4:00 pm

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.

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 8/20 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$27,429 - \$40,740	60%	\$800
	2 people	\$27,429 - \$46,560		
	1 person	\$29,486 - \$54,350	80%	\$860
	2 people	\$29,486 - \$62,100		
2 Bedroom	2 people	\$32,571 - \$46,560	60%	\$950
	3 people	\$32,571 - \$52,380		
	4 people	\$32,571 - \$58,200		
	2 people	\$34,286 - \$62,100	80%	\$1,000
	3 people	\$34,286 - \$69,850		
	4 people	\$34,286 - \$77,600		
3 Bedroom	3 people	\$36,000 - \$52,380	60%	\$1,050
	4 people	\$36,000 - \$58,200		
	5 people	\$36,000 - \$62,880		
	6 people	\$36,000 - \$67,560		
	3 people	\$37,714 - \$69,850	80%	\$1,100
	4 people	\$37,714 - \$77,600		
	5 people	\$37,714 - \$83,850		
	6 people	\$37,714 - \$90,050		