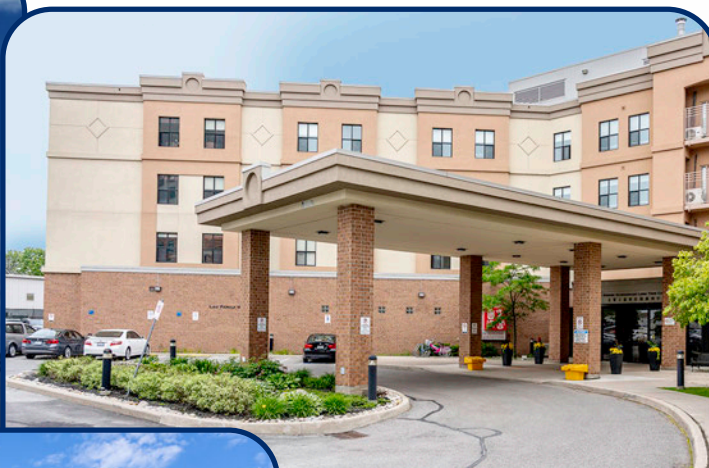


Housing Options

for Senior Adults in Albany County

2024



Includes Information for:
Independent Living, Assisted Living, and Nursing Homes



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Albany Guardian Society (AGS) is pleased to announce the release of our latest edition of the Housing Options for Senior Adults directory. This comprehensive directory is designed to assist seniors in finding acceptable housing options that fit their unique needs and preferences. Whether you're looking for independent living, assisted living, or a nursing home, our directory has something for everyone. We understand that aging in place can be a challenging process, which is why we've compiled a list of resources and tips to help guide you through the process.

When thinking about moving, be sure to schedule tours or visits at different times of the day to ensure that the housing is a good fit for you or your loved one. Additionally, look at the calendar of events and ask about other services that may be provided such as transportation, social events, and services not included in the monthly fees. Be sure to ask questions, and if you're not sure what to ask, there are lists of questions included in this directory.

We believe that this directory will be an essential resource for older adults and their families, who are looking for the right housing option to meet their needs and expectations. Finding the perfect home can be an overwhelming task, but with this directory, we hope to make the process a little easier.

Albany Guardian Society offers 150+ free classes every year. These classes are offered online and in-person. You can attend online classes from anywhere, or if you prefer, come to our learning and technology resource center located at 12 Corporate Woods Blvd. Albany, New York. From technology to learning more about aging in place, we've got you covered with a wide variety of topics to expand your knowledge to keep you engaged and active. Go to www.albanyguardiansociety.org to view our upcoming classes and to register or call 518-434-2140. We look forward to connecting with you in-person or online.

INDEPENDENT HOUSING

Independent housing is designed for seniors, generally those aged 55 and older. There are two types of Independent housing: market-rate and subsidized.

Market-Rate

Rents are set by the owner/operator based on local market conditions. Market-rate housing does not receive government funding to subsidize rents, and residents typically sign a lease that includes the monthly fee and services provided.

Some Market-Rate housing require an entrance fee that may be partially or fully refundable when the person leaves. Entrance fees, if applicable, are noted in this directory on a separate line as “**Entrance Fees**”.



Questions to ask for Market-Rate Housing

- Is it located close to family, doctors, pharmacy, grocery, shopping, faith communities, and public transportation?
- What is the monthly rent and lease requirements?
- How much is the security deposit?
- Are there entrance fees? If so, what is the cost and is the fee refundable?
- Are there additional charges for services or meals?
- Is there a Resident Service Advisor or Service Coordinator on site?
- Is there transportation services or do they coordinate transportation for residents?
- What type of floor plans are available? Can they be adapted as residents “age in place”?
- What are the security and safety features?
- What type of activities are offered?
- Are pets allowed?
- What is the smoking policy?
- Are garages available? If so, is there an additional cost?
- Is there a waiting list?

Subsidized Housing

Subsidized housing, also called “affordable housing,” involves a government subsidy, which reduces the monthly rent for income-eligible seniors.

Senior Subsidized housing is restricted to persons over a specified age whose income is below certain levels.

Questions to ask for Subsidized Housing

- What are the income eligibility requirements?
- What is the monthly rent and lease requirements?
- What is the security deposit?
- Are there any additional costs?
- Is there a Resident Service Advisor or Service Coordinator on site?
- What services are available on-site?
- Are transportation services available?
- Is there a waiting list?
- What are the security and safety features?
- Are pets allowed?
- What types of activities are offered?
- Is parking available?

Subsidized housing is regulated by HUD (www.hud.gov or 518-862-2801) or HCR (www.nyshcr.org or 518-473-2526). Additional information on HCR properties can be found at www.nyhousingsearch.gov.

ASSISTED LIVING/ADULT CARE FACILITIES

Assisted Living and Adult Care Facilities (ACFs) serve individuals who cannot or do not want to remain at home or in independent housing, and do not need continuous nursing care as would be provided in a nursing home.

There are several categories of **licensure** with Adult Care Facilities (ACF) and assisted living, and they often provide services. Some have additional licensure or certification to provide specialized services or to accept Medicaid. **Medicare does not cover payment for assisted living or adult care facility services.** All are licensed and overseen by the New York State Department of Health (DOH).

Adult Home (AH)

AHs provide room, board, housekeeping, personal care, and supervision to five or more adults.

Enriched Housing Program

EHPs provide room, board, housekeeping, personal care, and supervision to five or more adults over the age of 65.

Assisted Living Residences (ALR)

To be an ALR the facility needs to be already licensed with DOH as an **Adult Home** or **Enriched Housing Program**. ALRs have a specific individualized plan for each resident. They provide information about services they offer and what these services cost. ALRs can be certified to provide **special needs** and/or **enhanced services** for additional fees or simply provide “basic” ALR services.

Special Needs Assisted Living Residences (SNALRs)

These SNALRs are licensed and approved by DOH to provide specialized services for people with Alzheimer's disease, dementia, or other cognitive impairments.

Enhanced Assisted Living Residences (EALRs)

With additional certification and approved by DOH, EALRs can provide or arrange for nursing care and other additional services in the facility as needed. These can include nursing services and therapy.

Assisted Living Program (ALP)

This program is the only assisted living option in the state that can accept Medicaid as payment. Be sure to check out the entire list of ALPs at the end of this directory.



Questions to ask for Assisted Living

- Is assisted living appropriate, based on the person's physical, financial, mental, and lifestyle needs? How is the need for services determined?
- Is there an "entrance" fee?
- What other services are included in the basic plan and what services are available for an additional cost?
- Each facility will require a recent medical evaluation from your health care provider. Ask the facility what is required for admission.
- Is there a waiting list?
- What is the dining environment like?
- What religious/spiritual programs are offered?
- There are several different types of assisted living. If you have specialized needs, ask how the facility will make sure your needs are addressed.
- Will this facility be able to meet your future needs?
- What happens if you do not have enough money for payment? Will you have to move to another facility?
- If you have long term care insurance, Medicaid, Supplemental Security Income 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?

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. For more information on Family-Type Homes for Adults, go to:

<https://ocfs.ny.gov/programs/adult-svcs/ftha/map.php>

NURSING HOMES

A nursing home, also known as a skilled nursing facility, provides 24-hour medical, nursing, and other services to persons of all ages with disabilities. These facilities are licensed by the New York State Department of Health.

Before being admitted into a nursing home, a screening process begins with a health care professional completing a Patient Review Instrument (PRI) to determine the level of care that is needed.



Questions to ask for Nursing Homes

- What are the findings from the most recent state survey, and is it available to review?
- 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 typically use? What is the facility's policy on reserving your bed while you are in the hospital?
- Who coordinates admissions? Is there an orientation for new residents?
- Is there a resident and family council to provide input into the kinds of programs and problems the facility may have? How often do they meet?
- What may residents bring with them? Is there room for a favorite chair, photographs, and wall hangings?
- Is there a waiting list?

Resources

Albany County-NY Connects

Telephone: 518-447-7177

www.albanycounty.com/government/ny-connects-long-term-care-services-support

Rensselaer County Department of Aging

Telephone: 518-270-2730

<https://www.rensco.com/159/Aging>

Saratoga County Office for the Aging

Telephone: 518-884-4100

<https://www.saratogacountyny.gov/departments/departments-of-aging-and-youth-services/>

Schenectady County Department of Senior and Long Term Care Services

Telephone: 518-382-8481

<https://www.schenectadycountyny.gov/slrc>

Section 227 of New York State Real Property Law

www.nysenate.gov/legislation/laws/RPP/227-A

NY Housing Search

www.nyhousingsearch.gov

NY Connects

Telephone: 800-342-9871

www.nyconnects.ny.gov

Assisted Living only: NYS Department of Health Adult Care Facilities Profiles:

<https://profiles.health.ny.gov/acf/>

Nursing Homes only: NYS Department of Health Nursing Home Profiles:

https://profiles.health.ny.gov/nursing_home

Family Type Homes, Assisted Living and Nursing Homes: Long Term Care Ombudsman (Advocate for individuals currently living in Family Type Homes, Assisted Living Facilities, or Nursing Homes):

Telephone: 855-582-6769

<https://aging.ny.gov/locationsearch/ombudsmen>

Disclaimer

All of the information provided in this directory was requested directly from each community. Prices, services offered, and housing features are subject to change without notice. Albany Guardian Society is not responsible for the availability and quality of services described in this directory. For any questions about a particular location you need to contact the community directly.

Information in the Introduction section has been carried over from previous editions and is provided courtesy of LeadingAge New York.

Notes

Ashfield Senior Apartments

2 Jeanne Jugan Ln., Latham, New York 12110

Phone	518-415-7800
Age Requirement	55+
Web Site	www.crmrentalmgmt.com
Management Company	CRM Rental Management
Building Information	
Number of Stories	6 with elevator
Number of Units	121
Units Adapted for Disabled	6
Rent Information	
1 Bedroom	\$782-\$1,100
2 Bedroom	\$940-\$1,245



Included in Rent All utilities included, except phone, Internet, and cable

Pets Yes. Up to 20 lbs.

Special Features Secured building with intercom entrance; Community room with fireplace and TV; Laundry on each floor; Backyard surrounded by mature trees and a pavilion; Located on bus route, within walking distance to shopping, grocery store, pharmacy, and more; 24-hour maintenance on-site; Non-smoking community

Avila

100 White Pine Dr., Albany, New York 12203

Phone	518-452-4250
Age Requirement	60+
Web Site	www.avilaretirementcommunity.com
Management Company	Avila
Building Information	
Number of Stories	3-4 with elevator
Number of Units	192
Units Adapted for Disabled	All are adaptable
Rent Information	
1 Bedroom	\$2,898-\$3,515 per month
2 Bedroom	\$3,591-\$4,921 per month



Entrance Fee Yes/Refundable. Monthly rentals \$4,120-\$4,918 available on select apartments

Included in Rent All utilities including cable and Internet; Meal plan; Continental breakfast; Eddy health alert; Housekeeping; Maintenance; Medical appointment transportation; 24-hour security

Pets Yes. Cats and dogs

Special Features Cottages, 1 & 2 bedroom apartments; Aquatic center; Library room; Fitness center; Hair salon; Guest suites; Chef, 2 restaurants; Landscaped grounds; Centrally located for easy access to shopping, dining, entertainment, and medical facilities; Non-smoking community

Beltrone Living Center

6 Winners Cir., Colonie, New York 12205

Phone	518-459-2711
Age Requirement	55+
Web Site	www.colonieseniors.org
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	\$1,200 (no kitchen)
1 Bedroom	\$1,425-\$1,550 (1 bed/1 bath)
2 Bedroom	\$1,725-\$1,850 (2 bed/1 bath); \$1,875-\$1,990 (2 bed/2 bath); \$2,300-\$2,450 (2 bed/2 bath suite, some have balconies)
Penthouse floor	\$1,575-\$2,650 (Various sizes)
Included in Rent	Air conditioning; Heat; Hot water; Cable; Telephone; Internet; 8 dinners/month
Pets	Yes. 1 pet per apartment (up to 25 lbs.)
Special Features	Secure intercom entrance; Weekly shopping buses; Congregate lunch; Library; Hair salon; Billiards; Cafe; 39 Garages; Dinner Tuesday-Saturday; Transportation available Mon. - Fri.; Membership to THE CENTER at CSSC; Non-smoking community



MARKET-RATE HOUSING

Beverwyck Independent Living

40 Autumn Dr., Slingerlands, New York 12159

Phone	518-451-2103
Age Requirement	55+
Web Site	www.beverwyck.com
Management Company	St. Peter's Health Partners
Building Information	
Number of Stories	2 with elevators
Number of Units	198 (169 apts, 29 cottages)
Units Adapted for Disabled	Call for details
Rent Information	
1 Bedroom	\$2,482 and up depending on square footage, call for details
2 Bedroom	\$3,585 and up depending on square footage, call for details
Entrance Fee	100%, 75% and 0% Refundable entrance fees or straight rental, call for information
Included in Rent	Transportation; Activities; Security; Meal plan; Cable; Internet; Phone; Aquatic and wellness center; Lounge; Utilities; Housekeeping; Personal trainer; Social worker
Pet	Yes. Small dogs or cats
Special Features	An Eddy Community, continuum of care; Majority of apartments have patio or balcony; PT/OT available on site; Non-smoking community



Columbia Crest Senior Apartments

427 Columbia St., Cohoes, New York 12047

Phone 518-235-4558
Age Requirement 60+
Web Site www.ahfinc.net
Management Company American Housing Management

Building Information
 Number of Stories 3 with elevators
 Number of Units 90
 Units Adapted for Disabled All are adaptable

Rent Information
 1 Bedroom \$398-\$870
 2 Bedroom \$995-\$1,160

Included in Rent Heat and hot water

Pets Yes. One pet under 20 lbs.

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



Glenmont Abbey Village

7 Thomas Cole Dr., Glenmont, New York 12077

Phone 518-419-6661
Age Requirement 55+
Web Site www.glenmontabbeyvillage.com
Management Company Allure Lifestyle Communities

Building Information
 Number of Stories 4 with elevator
 Number of Units 148
 Units Adapted for Disabled All are adaptable

Rent Information
 1 Bedroom \$1,600-\$1,860
 Application \$20 per applicant
 2 Bedroom \$2,045-\$2,670
 Application \$20 per applicant

Included in Rent Heat; Hot water; Sewer; Trash; Recycling

Pets Yes. Up to two dogs under 25 lbs. Initial fee \$250 and \$25 monthly fee for one dog or \$40 monthly fee for two dogs

Special Features Emergency pull cords; Private balconies + patios; Transportation; Fitness classes; Social clubs; Movie theatre; Indoor heated pool; Game room; Salon; Fitness center; Clubhouse amenities; 24-hour maintenance; Non-smoking community



Hamilton Parc

6051 State Farm Road, Guilderland, New York 12084

Phone 518-456-0004
Age Requirement 55+
Web Site HamiltonParc.com

Management Company

Building Information

Number of Stories 3 with 3 Elevators
 Number of Units 256
 Units Adapted for Disabled ADA compliant

Rent Information

1 Bedroom \$2,475-\$2,725
 2 Bedroom \$3,150-\$4,100

Included in Rent

Luxury amenities including pool, fitness center and 24-hour concierge etc.

Pets

Up to 2. Breed and weight subject to approval. \$50 additional rent per pet

Special Features

Walk-in showers; Quartz counter-tops; W/D; Balcony; Video Intercoms; full use of fitness center; pool; sauna; golf simulator; theater; BBQ area; 24-hour concierge and a whole lot more



MARKET-RATE HOUSING

Hearthstone Village

4000 Florence Dr., Latham, New York 12110

Phone 518-867-4050
Age Requirement 55+
Web Site www.hearthstonevillage.com
Management Company United Group of Companies

Building Information

Number of Stories 3 with elevators
 Number of Units 144
 Units Adapted for Disabled All are adaptable

Rent Information

1 Bedroom \$1,769-\$1,885
 2 Bedroom \$1,911-\$2,368

Included in Rent

Heat; Hot water; Sewer; Trash and more

Pet

Yes. Call for details

Special Features

Clubhouse amenities; Full-size washer/dryer in apartments; Emergency pull cords; Private balconies and patios; Transportation; Water aerobics; Indoor heated pool; Salon; Fitness center; Social clubs; Non-smoking community



King Thiel Senior Community

17 Elks Ln., Latham, New York 12110

Phone	518-429-6292
Age Requirement	55+
Web Site	www.colonieseniors.org
Management Company	Colonie Senior Service Centers, Inc.
Building Information	
Number of Stories	3 with elevator
Number of Units	96
Units Adapted for Disabled	Yes
Rent Information	
1 Bedroom	Starting at \$1,043
2 Bedroom	\$1,319-\$1,541



Included in Rent	Heat; Hot water; Phone; Cable and secure managed Wi-Fi
Pets	Yes
Special Features	Attached clubhouse with Café/store, billiards, fitness center, library, and media center; Community room with butler pantry for social functions; Transportation hub; Garages; Non-smoking community

Parkland at Shaker Pointe

365 Watervliet Shaker Rd., Watervliet, New York 12189

Phone	518-250-4900
Age Requirement	55+
Web Site	www.shakerpointe.org/parkland
Management Company	Shaker Pointe
Building Information	
Number of Stories	3 with elevator
Number of Units	35
Units Adapted for Disabled	All are adaptable
Rent Information	
1 Bedroom	\$2,050
2 Bedroom	\$2,742



Included in Rent	Maintenance, snow removal, landscaping; Housekeeping; Utilities; Cable; Phone; Wi-Fi; Transportation; Programming; Eddy health alert
Pets	Yes. Under 30 lbs.
Special Features	Access to Shaker Pointe dining and fitness center; Non-smoking community

Peregrine Senior Living at Crossgate

140 Washington Ave. Ext., Albany, New York 12203

Phone	518-869-0211
Age Requirement	55+
Web Site	www.peregrineseniorliving.com/crossgate/independent-living
Management Company	Peregrine
Building Information	
Number of Stories	1
Number of Units	85
Units Adapted for Disabled	All are adaptable
Rent Information	
Studio	Starting at \$2,695
Studio Delux	Starting at \$3,200
1 Bedroom	Starting at \$3,400
1 Bedroom Delux	Starting at \$4,355
2 Bedroom	Starting at \$4,095
second person	\$1,600
Entrance Fee	One-time community fee of \$2,500
Included in Rent	Meals; Housekeeping; Utilities (excludes cable and phone); 24-hour staff; Transport to local medical appointments; Activities; Internal emergency alert system
Pets	Yes. Call for details
Special Features	Can transition to enriched housing services; Smoking allowed in designated outdoor areas



MARKET-RATE HOUSING

Pinnacle Living At Forts Ferry

45 Forts Ferry Road, Latham, New York 12110

Phone	518-599-2145
Age Requirement	55+
Web Site	www.pinnaclelivingatfortsferry.com
Management Company	United Group of Companies
Building Information	
Number of Stories	3 with elevators
Number of Units	144
Units Adapted for Disabled	All are adaptable
Rent Information	
1 Bedroom	\$2,150-\$2,350
2 Bedroom	\$2,850-\$3,250
Entrance Fee	No
Included in Rent	Continental breakfast - Monday-Friday; Water; Trash; Sewer; Program of events
Pets	Yes. Call for details
Special Features	Gorgeous Great Room; Library; Upscale movie theater; Fitness center; Social clubs; Private balconies and patios; Additional storage space; Emergency pull-cords; Continental breakfast; Non-smoking community



Serafini Village

1941 & 1949 Western Ave., Albany, New York 12203

Phone	518-355-4720
Age Requirement	50+
Web Site	www.serafinibuilders.com
Management Company	Serafini Builders
Building Information	
Number of Stories	2 (No elevator)
Number of Units	104
Units Adapted for Disabled	36
Rent Information	
1 Bedroom	Starting at \$1,100
2 Bedroom	Starting at \$1,425
Included in Rent	Water; Sewer; Garbage
Pets	No
Special Features	On bus line; Town bus for weekly shopping; Laundry facilities in every building; Off-street parking; Non-smoking community For more information email: info@serafinibuilders.com



Shaker Pointe at Carondelet

One Bell Tower Dr., Watervliet, New York 12189

Phone	518-250-4900
Age Requirement	55+
Web Site	www.shakerpointe.org
Management Company	Shaker Pointe
Building Information	
Number of Stories	3 with elevator
Number of Units	162
Units Adapted for Disabled	All are adaptable
Rent Information	
1 Bedroom	Starting at \$2,427
2 Bedroom	Starting at \$2,897

Entrance Fee	Yes. Various entry fee options available, call for details
Included in Rent	All utilities (electric, heating/cooling, digital cable, Internet, wifi, local/long distance telephone); Interior/exterior maintenance; Transportation to activities, shopping, events, appointments; Housekeeping; 24-hour security; Programming; Emergency response system
Pets	Yes. Under 30 lbs.
Special Features	Cottages and one story apartments available; in-house dining venue; Latham Primary Care on-site; Physical Therapy on-site; Indoor pool/hot tub; Fitness center; Meditation room; Business center; Library/computer center; Salon/barber shop; Movie theater; Art studio; Non-smoking community



Summit at Mill Hill

2 Mill Hill Court, Slingerlands, New York 12159

Phone 518-941-8871
Age Requirement 55+
Web Site www.summitseniorlife.com
Management Company Summit Senior Living

Building Information

Number of Stories 3 with elevators
 Number of Units 92
 Units Adapted for Disabled 92

Rent Information

1 Bedroom Starting at \$2,395
 2 Bedroom Starting at \$2,875



MARKET-RATE HOUSING

Entrance Fee Yes. \$3,000 one-time community fee

Included in Rent Hot water; High speed internet; Basic cable television; Daily continental breakfast; Fitness and aquatic classes, educational and wellness programs, social activities; Trash removal; Snow removal; Maintenance; Scheduled transportation for medical appointments and shopping

Pets Yes. No deposit. \$40 per month fee

Special Features Indoor pool; Sauna; Fitness/exercise rooms; Salon; Theater; Craft room; Library; Tavern; PT/OT; Bocce ball; Gardens; Dog run; Balconies/patios; Walk-in showers; Emergency pull cords; Family dining room; Chapel; Golf simulator; Non-smoking community

The Cornerstone

4 George St., Green Island, New York 12183

Phone 518-266-9111
Age Requirement 55+
Web Site www.finningproperties.com
Management Company Finning Properties

Building Information

Number of Stories 3 with elevator
 Number of Units 34
 Units Adapted for Disabled All are adaptable

Rent Information

1 Bedroom \$1,050 and up
 2 Bedroom \$1,200 and up

Included in Rent Basic cable

Pets No

Special Features Mail room; Laundry room; Exercise room; Community room; Off-street parking; On-site maintenance; Storage rentals on-site; Washer/dryer hookups in two bedroom apartments; Non-smoking community



The Montage

28 Everett Road Ext., Albany, New York 12205

Phone 518-708-6786
Age Requirement 55+
Web Site www.montagealbany.com
Management Company Crisafulli Associates, LLC

Building Information

Number of Stories 3 with elevators
 Number of Units 114
 Units Adapted for Disabled 114

Rent Information

1 Bedroom \$1,750-\$2,050
 2 Bedroom \$2,150-\$2,650

Included in Rent

None

Pets

Yes. Under 35 lbs. 1 pet per apartment

Special Features

Hair Salon; Lounges; Coffee Bar; Billiards Room; Dining Room; Movie Theater; Golf Simulator; Bocce Ball; Pickleball Courts; Community Garden; Walking Trail; Dog Park; Putting Green; Outdoor pool; Outdoor grill and fire pit; 24/7 Maintenance



The Spinney at Van Dyke

6 Parker Mathusa Pl., Delmar, New York 12054

Phone 518-689-0162
Age Requirement 55+
Web Site 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

1 Bedroom \$1,600-\$2,150
 2 Bedroom \$2,275-\$2,595

Included in Rent

Cable; Internet; Water; Sewer; Trash removal

Pets

Yes. \$500 one-time non-refundable fee per pet (2 pet maximum; breed and size restrictions apply)

Special Features

Active adult community; 24-hour emergency maintenance; Direct-access garage; Monthly activities; Pedestrian friendly with walking trails; Outdoor pools, fitness center, billiards table; Non-smoking community; All appliances including washer/dryer



Waterside Senior Apartments

1100 Waterside Way, Cohoes, New York 12047

Phone 518-235-2220
Age Requirement 50+
Web Site www.waterside50.com
Management Company Finning Properties

Building Information

Number of Stories 3 with elevator
 Number of Units 132
 Units Adapted for Disabled All are adaptable

Rent Information

1 Bedroom \$1,050 and up
 2 Bedroom \$1,200 and up

Included in Rent

Internet; Cable; Water; Trash removal

Pets

No.

Special Features

Mail room; Exercise rooms; Community room; On-site parking; On-site maintenance; Washer/dryer hookups; Non-smoking community



MARKET-RATE HOUSING

Westmere Village Apartments

6228 Riitano Lane, Albany, New York 12203

Phone 518-361-4150
Age Requirement 55+
Web Site www.westmerevillage.com
Management Company Westmere Village LLC

Building Information

Number of Stories 3 with elevator
 Number of Units 36
 Units Adapted for Disabled All are adaptable

Rent Information

1 Bedroom \$1,525
 2 Bedroom \$1,800

Included in Rent

24 hour security; Maintenance; Trash removal; Snow Removal

Pets

Yes. Small cats and dogs on request

Special Features

Independent, Active Senior Living; In unit washer and dryer; Balcony/patio options; Centrally located; Fitness center; Community room; Library



Bishop Broderick Apartments

50 Prescott St., Albany, New York 12205

Phone 518-869-7441
Age Requirement 62+ or 18+ mobility impaired
Web Site www.depaulhousing.com
Management Company DePaul Housing Management

Building Information

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

Rent Information

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

Utility Allowance

All Electric; Varying utility allowance

Pets

Yes. Call for pet policy

Special Features

Community room; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in maintenance technician; 24-hour emergency response system; Health education; Activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Patio; Non-smoking community



SUBSIDIZED HOUSING

Brandle Woods Apartments

15 Van Evera Dr., Altamont, New York 12009

Phone 518-861-8809
Age Requirement 62+ or handicapped/disabled
Web Site www.liveweller.com
Management Company Weller Management, LLC.

Building Information

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

Rent Information

1 Bedroom Call for details
 2 Bedroom Not available

Utility Allowance

None. Utility allowance

Pets

Yes. One pet per apartment allowed with some restrictions. Pet screening required

Special Features

Area agency buses transport to medical appointments; Laundry room in each building; Community room with some scheduled activities; Non-smoking community



Brandywine Apartments

800 Brandywine Pkwy., Guilderland, New York 12084

Phone 518-869-3553
Age Requirement 62+ or handicapped/disabled
Web Site www.brandywineapartments.guilderland.com
Management Company The Brandywine Company L.P.

Building Information

Number of Stories 2 (No elevator)
 Number of Units 64 subsidized
 Units Adapted for Disabled 5

Rent Information

1 Bedroom \$1,071 or
 Subsidized units: 30% of
 adjusted gross income
 2 Bedroom Not available

Utility Allowance Utility allowance \$90

Pets Call for pet policy

Special Features

Convenient to shopping and 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



SUBSIDIZED HOUSING

Cabrini Acres Senior Apartments

4 Carondelet Dr., Watervliet, New York 12189

Phone 518-785-0050
Age Requirement 62+ or 18+ mobility impaired
Web Site 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

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

Utility Allowance

All Electric, Varying utility allowance

Pets

Yes. Call for pet policy

Special Features

Community room; Coin-op laundry; Secure intercom entrance; Professional
 maintenance; Weekly shopping buses; Live-in maintenance technician;
 24-hour emergency response system; Health education; Activities;
 Handicapped-accessible building; Service coordination; Community computer
 station with Internet; Non-smoking community



Carman Senior Living Community

3485 Carman Rd., Schenectady, New York 12303

Phone 518-357-9152
Age Requirement 55+
Web Site www.vestacorp.com/places/carman-senior-living/
Management Company Vesta Management Corp.

Building Information

Number of Stories 2 with elevator
 Number of Units 96
 Units Adapted for Disabled 6

Rent Information

1 Bedroom \$947-\$967
 2 Bedroom \$1,102

Utility Allowance

Heat; Hot water;
 Allowance for electricity

Pets

Yes. Cats

Special Features

Weekly shopping bus; Community room; Laundry room; Maintenance on-site;
 Off-street parking; Full-size appliances; Monthly tenant activities; Beauty salon;
 Non-smoking community



SUBSIDIZED HOUSING

Carondelet Commons Senior Apartments

2 Carondelet Dr., Watervliet, New York 12189

Phone 518-783-0444
Age Requirement 55+ or 18+ mobility impaired
Web Site 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

1 Bedroom Sliding fee based on income
 Section 8 vouchers accepted
 2 Bedroom Not available

Utility Allowance

All electric; Varying utility allowance

Pets

Call for pet policy

Special Features

Community room; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in maintenance technician; 24-hour emergency response system; Health education; Activities; Handicapped-accessible building; Service coordination; Community computer with Internet; Non-smoking community



Cayuga Plaza Apartments

100 Cayuga Plz., Cohoes, New York 12047

Phone 518-237-4430
Age Requirement 62+ or handicapped/disabled
Management Company Capital District Apartments

Building Information

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

Rent Information

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

Utility Allowance Heat; Hot water

Pets Call for pet policy

Special Features

Laundry room; Community room; Scheduled bingo and other activities; Weekly shopping buses; On bus line; Parking; Senior center nearby; Emergency pull cords; Non-smoking community



SUBSIDIZED HOUSING

Daniel P. Quinn

23rd & 24th St., Watervliet, New York 12189

Phone 518-273-4717
Age Requirement 62+ or handicapped/disabled
Web Site www.watervliethousing.org
Management Company Watervliet Housing Authority

Building Information

Number of Stories 1 or 2 (No elevator)
 Number of Units 60
 Units Adapted for Disabled 6

Rent Information

1 Bedroom 30% of adjusted gross income;
 Project based rental assistance
 2 Bedroom Not available

Utility Allowance Heat; Hot water; Cable \$45

Pets Yes. One 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



Drake Manor Senior Apartments

112 2nd St., Albany, New York 12210

Phone 518-426-0602
Age Requirement 62+
Management Company APT Management, Inc.

Building Information
 Number of Stories 3 with elevator
 Number of Units 20
 Units Adapted for Disabled None

Rent Information
 1 Bedroom 30% of adjusted gross income
 2 Bedroom Not available

Utility Allowance None. Utility allowance

Pets Yes. Please call for pet policy

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



SUBSIDIZED HOUSING

Dr. Jay McDonald Towers

19 Remsen St., Cohoes, New York 12047

Phone 518-235-4500
Age Requirement 62+ or 55+ with disability
Web Site www.cohoeshousing.org
Management Company Cohoes Housing Authority

Building Information
 Number of Stories 9 with elevator
 Number of Units 92
 Units Adapted for Disabled 6

Rent Information
 1 Bedroom 30% of adjusted gross income
 2 Bedroom Not available

Utility Allowance Yes

Pets 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



Eugene Hanratta Apartments

500 16th St., Watervliet, New York 12189

Phone 518-273-4717
Age Requirement 62+ or handicapped/disabled
Web Site www.watervliethousing.org
Management Company Watervliet Housing Authority

Building Information

Number of Stories 4 with elevator
 Number of Units 68
 Units Adapted for Disabled 4

Rent Information

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



Utility Allowance Electric; Utility allowance; Cable \$45

Pets Yes. One pet under 20 lbs., \$150 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

SUBSIDIZED HOUSING

Feura Bush Senior Apartments

34 New Scotland Ave., Feura Bush, New York 12067

Phone 518-478-0130
Age Requirement 62+ or handicapped/disabled
Web Site www.acrha.org
Management Company Voorheesville Housing Company ILP

Building Information

Number of Stories 2 with elevator
 Number of Units 24
 Units Adapted for Disabled 2

Rent Information

1 Bedroom \$711 or 30% of adjusted gross income
 2 Bedroom \$776 or 30% of adjusted gross income

Utility Allowance Utility allowance

Pets Yes. Call for pet policy

Special Features Parking; Laundry room; Community room; Smoking in outdoor designated area only, Building is non-smoking



Fontbonne Manor Senior Apartments

10 Carondelet Dr., Watervliet, New York 12189

Phone 518-782-2780
Age Requirement 62+
Web Site 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

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

Utility Allowance

Heat and hot water included;
 Varying utility allowance for electricity

Pets

Yes. Call for pet policy

Special Features

Community room; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in maintenance technician; 24-hour emergency response system; Health education; Activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Non-smoking community



SUBSIDIZED HOUSING

Good Samaritan Senior Housing

119 Rockefeller Road, Delmar, New York 12054

Phone 914-365-6365 x7306
Age Requirement 62+
Web Site www.TLCN.org
Management Company Good Samaritan Senior Housing Development Company, Inc.

Building Information

Number of Stories 2 with elevator
 Number of Units 36
 Units Adapted for Disabled 2

Rent Information

1 Bedroom 30% of adjusted gross income
 2 Bedroom 30% of adjusted gross income

Utility Allowance

Yes. Based on apartment size

Pets

Yes. One small cat or dog per apartment. Management approval required

Special Features

Patio or balcony; Laundry room; Assigned outdoor parking; Community room; Non-smoking building
 For more information email: SCADOFF@TLCN.ORG



Green Island Senior Housing

117 George St., Green Island, New York 12183

Phone 518-273-4717
Age Requirement 60+
Web Site www.watervliethousing.org
Management Company Watervliet Housing Authority

Building Information

Number of Stories 3 with elevator
 Number of Units 13
 Units Adapted for Disabled 13

Rent Information

1 Bedroom \$248-\$410 Based on income
 2 Bedroom \$452-\$569 Based on income

Utility Allowance

Heat; Hot water

Pets

No

Special Features

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



SUBSIDIZED HOUSING

Holy Wisdom

428 Whitehall Rd., Albany, New York 12208

Phone 518-437-1895 / 518-459-4910
Age Requirement 62+
Management Company Whitehall Management

Building Information

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

Rent Information

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

Utility Allowance

None. Utility allowance

Pets

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

Special Features

On bus line; Scheduled shopping buses; Laundry; Computers on-site; No smoking in building



Hudson Shores Plaza

1545 Broadway, Watervliet, New York 12189

Phone	518-273-6685
Age Requirement	62+ or handicapped/disabled
Management Company	Capital District Apartments LLC
Building Information	
Number of Stories	9 with elevator
Number of Units	136
Units Adapted for Disabled	6
Rent Information	
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available
Utility Allowance	Heat; Hot water
Pets	Yes. Call for pet policy
Special Features	On bus line; Parking; Community room; Laundry room; Weekly shopping buses; Walking distance to senior center, banks, and stores; Emergency pull cords; Non-smoking community



SUBSIDIZED HOUSING

Idlewild Terrace

110 2nd St., Albany, New York 12210

Phone	518-426-0602
Age Requirement	62+ or mobility impaired
Management Company	APT Management, Inc.
Building Information	
Number of Stories	2 with elevator
Number of Units	30
Units Adapted for Disabled	3 (Mobility Impaired)
Rent Information	
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available
Utility Allowance	None. Utility allowance
Pets	Yes. Please call for pet policy
Special Features	Secure building; Off-street parking; Community room with activities; Laundry room; Emergency pull cords; Call for smoking policy



Livingston School Apartments

315 Northern Blvd., Albany, New York 12210

Phone 518-426-2266

Age Requirement 55+

Web Site www.livelivingstonschool.com

Management Company Winn Residential

Building Information

Number of Stories 3 with elevator

Number of Units 103

Units Adapted for Disabled 5

Rent Information

Studio \$718-\$953

1 Bedroom \$765-\$1,050

2 Bedroom \$909-\$1,227

Utility Allowance

Heat; Hot water

Pets

Yes. Cats allowed, no dogs

Special Features

Fitness center; Computer room; Community room; Library; Non-smoking community
For more information email: livingston@winco.com



SUBSIDIZED HOUSING

Louis Senior Apartments

2 Louis Dr., Ravena, New York 12143

Phone 518-805-0630

Age Requirement 62+ or handicapped/disabled

Web Site www.coniferllc.com

Management Company Conifer Management Co.

Building Information

Number of Stories 2 (No elevator)

Number of Units 24

Units Adapted for Disabled 2

Rent Information

1 Bedroom \$760-\$803

2 Bedroom Not available

Utility Allowance

None. Utility allowance

Pets

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 community



Marie Rose Manor

100 Marquis Dr., Slingerlands, New York 12159

Phone 518-459-0204
Age Requirement 62+
Web Site www.depaulhousing.com
Management Company DePaul Housing Management

Building Information

Number of Stories 3 with elevator
 Number of Units 49
 Units Adapted for Disabled 4

Rent Information

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

Utility Allowance

Heat and hot water included;
 Varying utility allowance for electricity

Pets

Yes. Call for pet policy

Special Features

Community room; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in maintenance technician; 24-hour emergency response system; Health education; Activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Non-smoking community



Ogden Mill Apartments

1 Ogden Plz., Cohoes, New York 12047

Phone 518-235-9508
Age Requirement 62+ or 50+ with disability
Management Company APT Management Group

Building Information

Number of Stories 4 with elevator
 Number of Units 115
 Units Adapted for Disabled 9

Rent Information

Studio 30% of adjusted gross income
 1 Bedroom 30% of adjusted gross income
 2 Bedroom 30% of adjusted gross income

Utility Allowance

None. Utility allowance

Pets

Yes. One pet under 20 lbs., deposit required

Special Features

On bus line; Community room; Laundry; Weekly shopping buses; Near bank, drugstore, and senior center; Non-smoking community



Ohav Sholom Apartments

115 Krumkill Rd., Albany, New York 12208

Phone 518-489-5531
Age Requirement 62+ or disabled
Web Site www.ohavsholombc.com
Management Company Beacon Communities

Building Information

Number of Stories 12 with elevators
 Number of Units 210
 Units Adapted for Disabled 11 handicapped units

Rent Information

1 Bedroom \$920-\$990
 2 Bedroom Not available

Utility Allowance

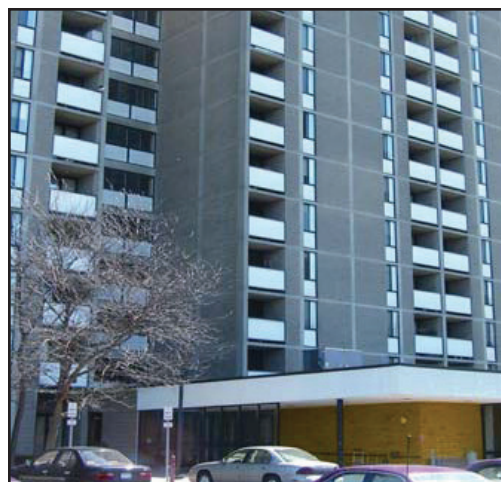
Yes

Pets

Yes. One pet under 40 lbs.

Special Features

Walk-in showers; On bus line; Parking; Weekly shopping buses; Community room; Grocery store in lobby; Laundry; Beauty salon; Library; Fitness room; Emergency pull cords in each unit; Non-smoking community



SUBSIDIZED HOUSING

Parkview Apartments

400 Hudson Ave., Albany, New York 12203

Phone 518-465-2293
Age Requirement 62+ or disabled
Web Site www.mycrmrental.com
Management Company CRM Rental Management, Inc.

Building Information

Number of Stories 13 with elevator
 Number of Units 182
 Units Adapted for Disabled All are adaptable

Rent Information

Studio \$770 or 30% of adjusted gross income
 1 Bedroom \$908 or 30% of adjusted gross income
 2 Bedroom Not available

Utility Allowance

Heat; Hot water; Electricity; Air conditioning

Pets

Yes. One pet under 20 lbs.

Special Features

On bus line; Community room; Library with computers; Scheduled events; Hairstylist on-site 2 days per week; Non-smoking community



Sanderson Court Senior Apartments

6 Carondelet Dr., Watervliet, New York 12189

Phone 518-782-1123
Age Requirement 62+
Web Site www.depaulhousing.com
Management Company DePaul Housing Management

Building Information

Number of Stories 2 with elevator
 Number of Units 49
 Units Adapted for Disabled 3

Rent Information

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

Utility Allowance

Heat and hot water included;
 Varying utility allowance for electricity

Pets

Yes. Call for pet policy

Special Features

Community room; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in maintenance technician; 24-hour emergency response system; Health education; Activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Non-smoking community



SUBSIDIZED HOUSING

Sheehy Manor

8 Carondelet Dr., Watervliet, New York 12189

Phone 518-782-2350
Age Requirement 62+ or 60+ if classified as frail/elderly
Web Site www.colonieseniors.org
Management Company Colonie Senior Service Centers, Inc.

Building Information

Number of Stories 2 with elevator
 Number of Units 50
 Units Adapted for Disabled 4

Rent Information

1 Bedroom 30% of adjusted gross income

Utility Allowance

Heat; Hot water

Pets

Yes. One pet under 35 lbs., \$100 deposit

Special Features

Near bus line; Weekly shopping buses; Laundry; Community room; Scheduled events; Computer lab; Parking; Non-smoking community



South Mall Towers

101 South Pearl St., Albany, New York 12207

Phone 518-463-0294

Age Requirement 55+

Web Site www.southmalltowers.org

Management Company Smalltow Management

Building Information

Number of Stories 19 with elevators

Number of Units 346

Units Adapted for Disabled All units have grab bars and emergency cords in bathroom; Some units with roll-in showers

Rent Information

Studio 30% of adjusted gross income

1 Bedroom 30% of adjusted gross income

2 Bedroom 30% of adjusted gross income

Utility Allowance Yes

Pets Yes. One pet under 30 lbs., \$200 deposit

Special Features On bus line; Weekly shopping buses; Community room with scheduled activities; Congregate meals; Convenient store on property; Call for smoking policy



SUBSIDIZED HOUSING

St. Sophia Apartments

426 Whitehall Rd., Albany, New York 12208

Phone 518-459-4910

Age Requirement 62+

Management Company Whitehall Management

Building Information

Number of Stories 6 with elevator

Number of Units 90

Units Adapted for Disabled 8 (Mobility impaired only)

Rent Information

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utility Allowance None. Utility allowance

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

Special Features On bus line; Scheduled shopping buses; Laundry; Computers on-site; No smoking in building



St. Vincent's Apartments

475 Yates St., Albany, New York 12208

Phone	518-482-8915
Age Requirement	62+ or 18+ mobility impaired
Web Site	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	
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available

Utility Allowance All Electric; Varying utility allowance

Pets Yes. Call for pet policy

Special Features Community room; Coin-op laundry; Secure intercom entrance; Professional maintenance; Weekly shopping buses; Live-in maintenance technician; 24-hour emergency response system; Health education; Activities; Handicapped-accessible building; Service coordination; Community computer station with Internet; Call for smoking policy



SUBSIDIZED HOUSING

Thurlow Terrace Apartments

2 Thurlow Ter., Albany, New York 12203

Phone	518-462-1355
Age Requirement	62+ or handicapped/disabled
Web Site	www.thurLOWterrace.com
Management Company	Capital District Apartments, LLC
Building Information	
Number of Stories	9 with elevator
Number of Units	135
Units Adapted for Disabled	Call for details
Rent Information	
Studio	Available
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available

Utility Allowance Heat; Hot water

Pets Yes. Call for pet policy

Special Features On bus line; Weekly shopping buses; Community room; Laundry; Parking; Emergency pull cords; Non-smoking community; "Equal Housing Opportunity"



Townsend Park

45 Central Ave., Albany, New York 12206

Phone 518-380-5571
Age Requirement 62+ or 55+ if disabled or spouse
Web Site www.albanyhousing.org
Management Company Albany Housing Authority

Building Information

Number of Stories 19 with elevators
 Number of Units 158
 Units Adapted for Disabled None

Rent Information

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

Utility Allowance

Included

Pets

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 community



SUBSIDIZED HOUSING

Van Allen Senior Apartments

790 NYS Route 9W, Glenmont, New York 12077

Phone 518-767-0923
 518-767-0920
Age Requirement 55+
Web Site www.ahfinc.net
Management Company American Housing Management

Building Information

Number of Stories 2 with elevator
 Number of Units 110
 Units Adapted for Disabled All are adaptable

Rent Information

1 Bedroom \$566-\$872 based on income
 2 Bedroom \$672-\$1,000 based on income
 2 Bedroom Market Rate \$1,180

Utility Allowance

Heat; Hot water

Pets

Yes. One pet under 20 lbs.

Special Features

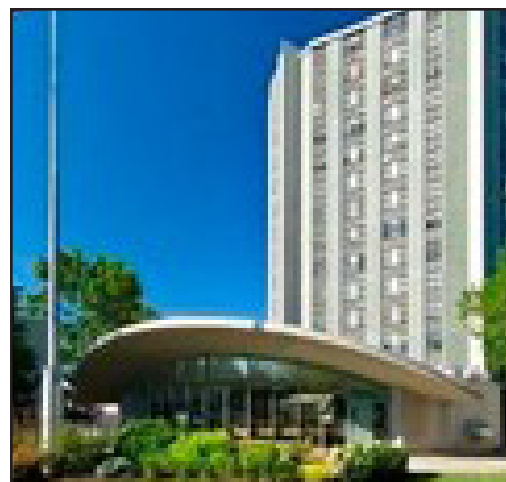
Parking; Weekly senior bus for shopping; Laundry; Community room; Library; Exercise room; Scheduled activities; Non-smoking community



Westview Homes

680 Central Ave., Albany, New York 12206

Phone	518-380-5571
Age Requirement	62+ or 55+ if disabled or spouse
Web Site	www.albanyhousing.org
Management Company	Albany Housing Authority
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
Utility Allowance	Included
Pets	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 community



SUBSIDIZED HOUSING

Whitehall Court Senior Apartments

360 Whitehall Rd., Albany, New York 12208

Phone	518-446-1920
Age Requirement	62+
Web Site	www.ahfinc.net
Management Company	American Housing Mgt. Co.
Building Information	
Number of Stories	2 with elevator
Number of Units	72
Units Adapted for Disabled	4, all units handicapped-accessible
Rent Information	
1 Bedroom	\$665 (Extended 1 bedroom available for \$698)
2 Bedroom	\$817
Utility Allowance	Heat; Hot water
Pets	Yes. One under 20 lbs.
Special Features	Near bus line; Weekly shopping buses; Laundry; Community room; Scheduled events; Bus to mall; Exercise room; Non-smoking community



Notes

Albany Center Adult Home

141 Rockefeller Rd., Delmar, New York 12054

Phone 518-439-8899

Web Site <https://albany.centersalp.com/>

License Adult Home

Building Information

Number of Stories 2 with elevator

Number of Beds/Units 67

On-site Health Professional Yes

Payment Information

Private Room \$2,200 per month

Semi-Private Room Not available

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

Special Features

Respite care available; Beauty salon; Non-smoking community



Eddy Memory Care at Marjorie Doyle Rockwell Center

18 Pasinella Way, Cohoes, New York 12047

Phone 518-238-4150

Web Site www.eddyseniorliving.com/our-communities

License Adult Home
SNALR

Building Information

Number of Stories 1

Number of Beds/Units 52

On-site Health Professional Yes

Payment Information

Private Room \$8,059

Semi-Private Room \$7,175

Services Included in Cost

Person centered care in a secured community with 24-hour supervision and nursing; Medication management; Assistance with ADLs; Life enrichment program; "It's Never Too Late" technology; Pet therapy

Special Features

Dementia education/communication coaching for all staff; Secured residence with courtyards/outdoor garden pathways; Hairdresser/barber; Religious services; Scheduled activities and outings; Respite care; Part of Eddy and St. Peter's Health Partners



Elderwood Village at Colonie

626 Watervliet-Shaker Rd., Latham, New York 12110

Phone 518-783-8695
Web Site www.elderwood.com
License Adult Home, SNALR, EALR

Building Information

Number of Stories 1
 Number of Beds/Units 91
 On-site Health Professional Yes

Payment Information

Private Room \$4,017
 1 Bedroom Suite \$5,200
 - second person \$1,300
 SNALR, EALR Private Pay, Please call for pricing

Services Included in Cost Delicious restaurant style dining; Medication management; Personal care services; Activities; Transportation to medical appointments, outings to various events and shopping; Housekeeping and laundry/linen services

Special Features Respite care available; Library; Courtyard; Hairdresser/barber; 10 "care level" plans at added fee; Newly remodeled; Nursing staff on site; Health and wellness director; Pet friendly; Non-smoking community



Millview of Latham

514 Old Loudon Rd., Cohoes, New York 12047

Phone 518-785-7788
Web Site www.millviewhomes.com
License Adult Home ALR

Building Information

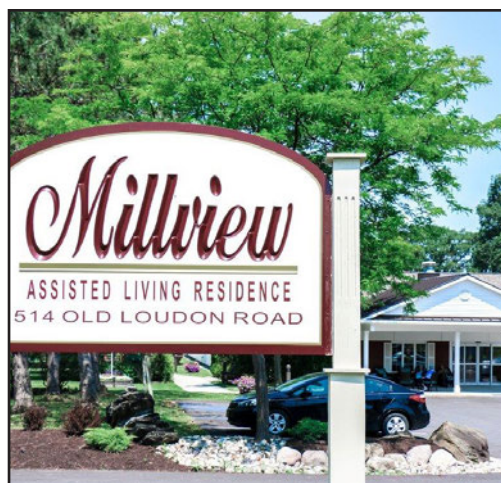
Number of Stories 1
 Number of Beds/Units 55
 On-site Health Professional Yes

Payment Information

Private Room \$4,265-\$5,090
 Semi-Private Room Not available

Services Included in Cost Home cooked meals; Personal care and assist with medications; Housekeeping; Laundry; Scheduled activities and outings; Case management; Wi-Fi; Transportation to appointments

Special Features Respite care available; Hairdresser on-site; Rooms for couples; Cable TV; Putting green; Gardening



Peregrine Delmar Place

467 Delaware Ave., Delmar, New York 12054

Phone 518-434-4663
Web Site www.peregrinedelmarplace.com

License Enriched Housing
ALR

Building Information

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

Payment Information

Private Room Starting at \$3,800 depending on size of apartment
 Semi-Private Room Not available
 Services Included in Cost Meals; Transportation; Case management; Scheduled activities; Outings; Utilities; Cable; 24-hour staffing; Housekeeping; Internal emergency alert system

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, call for details; Non-smoking community



Peregrine Guilderland

300 Mill Rose Ct., Slingerlands, New York 12159

Phone 518-218-0506
Web Site www.peregrineseniorliving.com/guilderland

License Adult Home
ALR, EALR, SNALR

Building Information

Number of Stories 1
 Number of Beds/Units 87
 On-site Health Professional Yes

Payment Information

Private Room Assisted Living Starting at \$4,200
Memory Care starting at \$8,500
 Semi-Private Room Memory Care starting at \$5,460
 Services Included in Cost 3 Meals; Linen service; Transportation; Scheduled activities; Maintenance; Case management; Housekeeping; Lifeline Pendants

Special Features

Respite care available; Residents may transition from ALR to EALR or SNALR; Pets allowed; Support with ADLs evaluated and personal care levels available for an additional fee; Memory care rates are all inclusive; Call for smoking policy



Peregrine Senior Living at Colonie

5 South Family Dr., Colonie, New York 12205

Phone 518-456-4500

Web Site www.peregrinecolonie.com

License Adult Home
EALR, SNALR

Building Information

Number of Stories 1
Number of Beds/Units 68
On-site Health Professional Yes. PT/OT on site

Payment Information

Private Room \$7,940
Semi-Private Room \$6,430
Services Included in Cost Medication management; Assistance with showers, dressing, toileting, meals, and activities

Special Features

Memory Care; Chapel; Three outdoor courtyards; Private full-size bathrooms; Pet therapy: birds and fish; Visiting therapy dogs and pigs monthly; Indoor pond garden; Support groups; Non-smoking community



Peregrine Senior Living at Crossgate

140 Washington Ave. Ext., Albany, New York 12203

Phone 518-869-0211

Web Site www.peregrineseniorliving.com/crossgate/assisted-living/

License Enriched Housing
ALR

Building Information

Number of Stories 1
Number of Beds/Units 85
On-site Health Professional Yes

Payment Information

Studio Starting at \$3,300
Studio Deluxe Starting at \$3,700
1 Bedroom Starting at \$3,900
2 Bedroom Starting at \$4,095

Services Included in Cost Meals/snacks; Utilities; Activities; Transportation to local medical appointments; Case management; Housekeeping; Linen service; 24-hour staffing; Internal emergency alert system; Pet friendly

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; Medication management and assistance with ADLS available for a fee, call for details; Non-smoking community



Peregrine Shaker

345 Northern Blvd., Albany, New York 12204

Phone 518-465-4444

Web Site www.peregrineseniorliving.com/shaker

License Enriched Housing
ALR, EALR, SNALR

Building Information

Number of Stories 3 with elevator

Number of Beds/Units 171

On-site Health Professional Yes

Payment Information

Private Room Starting at \$3,130 depending on apartment size and level of care needed; Memory Care apartments starting at \$6,000 all-inclusive memory care

Services Included in Cost Meals; Housekeeping; Laundry; Health and wellness checks; Scheduled activities and outings; Transportation to appointments; Internal emergency alert system

Special Features Respite care available; Pets allowed with no size limit, one per apartment; Near Albany Memorial Hospital; 32 rooms within secured memory care; Medication management and assistance with ADLS available, call for details; Shared memory care



Promenade at University Place

1228 Western Ave., Albany, New York 12203

Phone 518-514-9500

Web Site www.promenadesenior.com

License Adult Home
ALR, EALR, SNALR, ALP

Building Information

Number of Stories 5 floors with elevators

Number of Beds/Units 200 beds, 169 ALP/179 units

On-site Health Professional Yes

Payment Information

Private Room \$125 per day Standard
\$135 per day Deluxe, \$145 per day Luxury
Medicaid option also available – call to inquire

Semi-Private Room Each resident at \$95 per day Deluxe suite or \$105 per day Premium suite

Services Included in Cost 24-hour supervision; Case management; Housekeeping; Laundry and linen service; 3 delicious meals a day; Calendar of social events

Accepts SSI as Payment? Yes

Special Features

Suites equipped with kitchenettes and carpeted bedroom area; Individually controlled heating/air conditioning; Library/Media room; Lounge areas; Recreation room; Enclosed landscaped courtyard; Emergency call systems; Accessible features; Respite stays available; Designated smoking area



The Loudonville Assisted Living Residence

298 Albany-Shaker Rd., Loudonville, New York 12211

Phone 518-463-4398
Web Site www.loudonvillealr.com
License Adult Home
 ALR, EALR, SNALR

Building Information

Number of Stories 2 with elevator
 Number of Beds/Units 50 ALR, 18 SNALR, 36 EALR
 On-site Health Professional Yes

Payment Information

Private Room \$5,514 – ALR
 \$7,143 – Memory Care
 \$8,962 – EALR

Semi-Private Room \$3,451 – ALR
 \$5,573 – Memory Care
 \$7,403 – EALR

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

Special Features Beautician/barber salon; Pet therapy pup; Non-smoking community



The Massry Residence at Daughters of Sarah

182 Washington Ave. Ext., Albany, New York 12203

Phone 518-689-0453
Web Site www.daughtersofSarah.org/massry-residence-assisted-living/
License Enriched Housing ALR and EALR

Building Information

Number of Stories 2 with elevator
 Number of Beds/Units 56
 On-site Health Professional Yes

Payment Information

Private Room \$6,100 and up
 Semi-Private Room Not available

Services Included in Cost Utilities (water, electricity, heat & AC, guest wifi, landline, and TV); Meals; Transportation to medical appointments; Assistance with ADLs; Laundry; Housekeeping; Scheduled activities

Special Features Respite care available; Large apartments with kitchenettes, full-size refrigerators, microwave, and walk-in closets; Part of Daughters of Sarah Senior Community; Religious services (Weekly Synagogue service, Jewish Services, Non-denominational Chaplaincy services, Monthly Christian services and mass). Kosher facility and religious services (Weekly Shabbat services and observance of all Jewish holidays) Non-smoking community



The Terrace at Beverwyck

41 Beverwyck Ln., Slingerlands, New York 12159

Phone 518-451-2103
Web Site www.beverwyck.com
License Enriched Housing

Building Information

Number of Stories 2 with elevator
Number of Beds/Units 41
On-site Health Professional Yes

Payment Information

Private Room \$5,631
Semi-Private Room Not available

Services Included in Cost

Nursing staff; Resident assistants; Security emergency call system; Transportation; Meals; Case management; Wellness programs; Recreational programs; Housekeeping, laundry; Medication assistance

Special Features

Respite care available; An Eddy Community; 1-2 bedroom apartments with efficiency kitchens; All utilities, cable TV, Internet, and phone included; PT/OT on-site; Non-smoking community



Daughters of Sarah Nursing and Rehabilitation Center

180 Washington Ave. Ext., Albany, New York 12203

Phone 518-456-7831

Web Site www.daughtersofsarah.org

Facility Information

Number of Stories 1

Number of Beds 210

Dementia Care Yes, 1 unit with 2 sections

Respite Available Yes

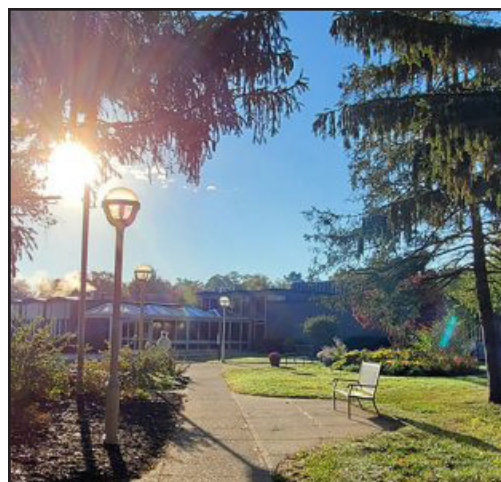
Payment Information

Private-Pay, Private Room Call for information

Private-Pay, Semi-Private Only private rooms available

Special Features

Memory Enhancement Unit; All kosher facility; Religious services (Weekly Synagogue service, Jewish Services, Non-denominational Chaplaincy services, Monthly Christian services and mass); Non-smoking community



Delmar Center Nursing and Rehabilitation

125 Rockefeller Rd., Delmar, New York 12054

Phone 518-439-8116

Web Site <https://delmar-center.facilities.centershealthcare.org/>

Facility Information

Number of Stories 1

Number of Beds 120

Dementia Care Yes

Respite Available Yes

Payment Information

Private-Pay, Private Room \$670 per day

Private-Pay, Semi-Private \$650 per day

Special Features

Short-term rehabilitation; 70 Private rooms; Free Wi-Fi; Psychiatry services; wound care doctor in-house; Non-smoking community



Eddy Village Green

421 Columbia St., Cohoes, New York 12047

Phone 518-237-5630

Web Site www.sphp.com

Facility Information

Number of Stories 1

Number of Beds 192

Dementia Care No

Respite Available No

Payment Information

Private-Pay, Private Room \$512 per day

Private-Pay, Semi-Private Not available

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; Non-smoking community



Eddy Village Green at Beverwyck

21/31 Beverwyck Ln., Slingerlands, New York 12159

Phone 518-533-6936

Web Site www.sphp.com

Facility Information

Number of Stories 1

Number of Beds 24

Dementia Care Yes. Call for details

Respite Available No

Payment Information

Private-Pay, Private Room \$512 per day

Private-Pay, Semi-Private Not available

Special Features

An Eddy community; Member of St. Peter's Health Partners; Two ranch-style homes based on the Green House® model; Small residential setting provides high-quality personalized care; Non-smoking community



Hudson Park Rehabilitation and Nursing Center

325 Northern Blvd., Albany, New York 12204

Phone 518-449-1100
Web Site www.hudsonparkrehab.com

Facility Information

Number of Stories 6 including basement with elevator access
 Number of Beds 200
 Dementia Care Yes
 Respite Available No

Payment Information

Private-Pay, Private Room \$519 per day
 Private-Pay, Semi-Private \$497 per day

Special Features

Short-term rehabilitation; Will admit dialysis patients; Wound care; IV antibiotics; Trachs (older than 30 days); Bariatric equipment available; Dementia unit; Activities; Non-smoking community



Our Lady of Mercy Life Center

2 Mercycare Ln., Guilderland, New York 12084

Phone 518-464-8100
Web Site www.sphp.com

Facility Information

Number of Stories 2 with elevator
 Number of Beds 160
 Dementia Care Yes. 1 unit
 Respite Available No

Payment Information

2023 Rates
 LTC Private Room \$438 per day
 LTC Semi-Private Room \$426 per day
 SAR Private Room \$590 per day
 SAR Semi-Private Room \$577 per day

Special Features

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



Shaker Place Rehabilitation and Nursing Center

100 Heritage Ln., Albany, New York 12211

Phone 518-869-2231
Web Site www.shakerplace.org

Facility Information

Number of Stories 1 floor
 Number of Beds 250
 Dementia Care Yes. 1 unit
 Respite Available Short-term as available

Payment Information

Private-Pay, Private Room \$475 per day
 Private-Pay, Semi-Private \$450 per day

Special Features

Short-term rehabilitation; OT/PT; Speech therapy; Respiratory therapist on staff; Free Wi-Fi; Free cable; Pets welcome to visit with vaccination records; Non-smoking community



St. Peter's Nursing and Rehabilitation Center

301 Hackett Blvd., Albany, New York 12208

Phone 518-525-7600
Web Site www.sphp.com/location/st-peters-nursing-rehabilitation-center

Facility Information

Number of Stories 3 with elevator
 Number of Beds 160 (40 beds in rehabilitation)
 Dementia Care Yes
 Respite Available No

Payment Information

Private-Pay, Private Room \$424 per day
 Private-Pay, Semi-Private \$414 per day

Special Features

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



Teresian House Nursing Home

200 Washington Ave. Ext., Albany, New York 12203

Phone 518-456-2000
Web Site www.teresianhouse.org

Facility Information

Number of Stories 6 with elevator
Number of Beds 302
Dementia Care Yes. Secure unit, 51 beds
Respite Available 2 beds

Payment Information

Private-Pay, Private Room \$468-\$499 per day; \$495-\$505 per day dementia unit
Private-Pay, Semi-Private Not available

Special Features

Teresian House offers a neighborhood concept with all private rooms, each neighborhood has their own dining room and lounge. State of the art short-term Sub-acute rehabilitation unit



ADDITIONAL ASSISTED LIVING PROGRAM FACILITIES

Albany County

Promenade at University Place

1228 Western Ave., Albany, NY 12203

Phone: 518-514-9500

Website: <https://www.promenadesenior.com>

Columbia County

Camphill Ghent, Inc.

2542 State Route 66, Chatham, NY 12037

Phone: 518-392-2760

Website: <https://www.camphillghent.org>

Ghent Assisted Living

30 Whittier Way, Ghent, NY 12075

Phone: 518-828-0900

Website: <https://ghental.com>

Essex County

Montcalm Manor H.F.A

45 Montcalm St., Ticonderoga, NY 12883

Phone: 518-585-6230

Website: <https://www.thewgroup.com/community/montcalm-manor-hfa>

Fulton County

Pineview Commons

201 S. Melcher St., Johnstown, NY 12095

Phone: 518-762-5488

Website: <https://pineviewcommons.org>

Greene County

The Eliot at Catskill

122 Jefferson Heights, Catskill, NY 12414

Phone: 518-943-7100

Website: <https://www.eliotalp.com/the-eliot-at-catskill>

Home Sweet Home of Athens

71 2nd St., Athens, NY 12015

Phone: 518-945-1673

Website: <https://www.thewgroup.com/community/home-sweet-home-at-athens>

Home Sweet Home on the Hudson

38 Prospect Ave., Catskill NY 12414

Phone: 518-943-5701

Website: <https://www.thewgroup.com/community/home-sweet-home-on-the-hudson>

Montgomery County

Hillcrest Spring Residential

5052 Upper Market St., Amsterdam, NY 12010

Phone: 518-843-3770

Website: <https://www.hillcrestspringresidential.com>

The Sentinel of Amsterdam

10 Market St., Amsterdam, NY 12010

Phone: 518-896-0010

Website: <https://www.sentinelalf.com>

Rensselaer County

Danforth Adult Care Center

19 Danforth St., Hoosick Falls, NY 12090

Phone: 518-686-5167

Website: <https://danforthadultcare.com>

The Eliot at Troy

2902 Upper Tibbits Ave., Troy, NY 12180

Phone: 518-273-2040

Website: <https://www.eliotalp.com/the-eliot-at-troy>

The Pines at Heartwood

2405 Fifteenth St., Troy, NY 12180

Phone: 518-266-9654

Website: <https://pinesatheartwood.com>

Schenectady County

Judson Meadows Assisted Living Community

39 Swaggertown Rd., Glenville, NY 12302

Phone: 518-831-2400

Website: <https://www.judsonmeadowsassistedliving.com>

Scotia Mansion

39 Wallace St., Scotia, NY 12302

Phone: 518-346-6458

Website: <https://www.thewgroup.com>

Schoharie County

Marchand Manor

121 Main St., P.O. Box 265, Sharon Springs, NY 13459

Phone: 518-284-2357

Website: <https://www.marchandmanor.com>

Warren County

Adirondack Manor H.F.A

653 Bay Rd., Queensbury, NY 12804

Phone: 518-761-0176

Website: <https://www.thewgroup.com>

Washington County

Argyle Center for Independent Living

4573 NY-40, Argyle, NY 12804

Phone: 518-638-8274

Website: <https://centershealthcare.com/locations/argyle-center>

The Mansion at South Union

11 South Union St., Cambridge, NY 12816

Phone: 518-677-3711

Website: <https://www.thecambridgeassistedliving.com>

ALBANY GUARDIAN SOCIETY

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

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