

Housing Options

2024

for Senior Adults in Saratoga County



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/sltc>

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

Coburg Village

1 Coburg Village Way, Rexford, New York 12148

Phone 518-371-5000
Age Requirement 55+
Web Site www.coburgvillage.com
Management Company TLCN

Building Information

Number of Stories 3 with elevator
 Number of Units 265 + 22 cottages
 Units Adapted for Disabled Call for details

Rent Information

1 Bedroom Starting at \$2,956
 2 Bedroom Starting at \$3,789

Included in Rent Utilities, except phone and cable

Pets Yes. Call for details

Special Features

No buy-in or entry fee. Includes: Maintenance; Utilities; Housekeeping; Transportation; Meal plan; Activities; Greenhouse; Auditorium; Fitness center; Heated indoor pool and Spa; Arts studio; 2 Restaurants and private dining Room



Falcon Trace Senior Living

One Sparrow Hawk Cir., Halfmoon, New York 12065

Phone 518-664-5464
Age Requirement 55+
Web Site www.falcontraceseniorapts.com
Management Company Bruce Tanski Construction

Building Information

Number of Stories 3 with elevator
 Number of Units 124

Rent Information

1 Bedroom & 1 Bedroom w/Den \$1,025-\$1,100
 2 Bedroom \$1,275-\$1,475
 Eagles Nest 2bedroom \$1,575

Included in Rent None

Pets Yes. Cats only, deposit required

Special Features

Community room; Gym; Library; Free golf at local course; Shuttle service; Non-smoking community



Harrison Terrace

47 Harrison Ave., South Glens Falls, New York 12803

Phone 518-798-0674
Age Requirement 55+
Web Site www.schermerhornholdings.com
Management Company Schermerhorn Real Estate Holdings

Building Information

Number of Stories 3 with elevator
 Number of Units 79
 Units Adapted for Disabled 6

Rent Information

1 Bedroom Not available
 2 Bedroom \$1,150 + utilities

Included in Rent Trash; Snow removal; Water; Sewer

Pets Yes. Cats and dogs under 40 lbs.

Special Features Fitness center; Gathering rooms; Game room; Non-smoking community



MARKET-RATE HOUSING

Meadow View at Clifton Park Senior Apartments

579 Waite Rd., Rexford, New York 12148

Phone 518-383-3803
Age Requirement 55+
Web Site www.coniferliving.com
Management Company Conifer Realty

Building Information

Number of Stories 3 with elevator
 Number of Units 70
 Units Adapted for Disabled 2
 68 partial ADA

Rent Information

1 Bedroom Income Limits
 2 Bedroom Income Limits

Please note - Meadowview is not subsidized housing, but does accept subsidy payments if a resident has a voucher.

Included in Rent No

Pets Yes - No Pet Deposit

Special Features Emergency response system; Community room; Laundry room; Activities; Non-smoking community



Prestwick Chase

100 Saratoga Blvd., Saratoga Springs, New York 12866

Phone	518-584-7766
Age Requirement	55+
Web Site	www.prestwickchase.com
Management Company	Independently Owned
Building Information	
Number of Stories	2 with elevator
Number of Units	164 + 12 cottages
Units Adapted for Disabled	
Rent Information	
Studio	\$2,195
1 Bedroom	\$2,746
2 Bedroom	\$3,372 (1 bath); \$3,441 (2 bath); \$3,565 (cottage)
Included in Rent	Utilities except phone and cable
Pets	Yes, 30 lbs

Special Features

Located on 125 acres near downtown Saratoga; All packages include 10 monthly meals, housekeeping, and transportation, call for details; Exercise and art classes; Washers/dryers; Bank on-site; Hair salon; Screened balcony/patio; Putting green; Billiard room; Art/craft room; Exercise room; Auditorium; Clubs and activities; Family-owned and operated; Non-smoking community



Summit At Halfmoon

29 Sitterly Road, Halfmoon, New York 12065

Phone	518-807-6800
Age Requirement	55+
Web Site	summitseniorlife.com/halfmoon
Management Company	Summit Senior Living
Building Information	
Number of Stories	3 with two elevators
Number of Units	110
Units Adapted for Disabled	Call for details
Rent Information	(2024 rates)
1 Bedroom	\$2,385-\$2,585
2 Bedroom 1 Bath	\$2,895-\$3,105, (2 Bedroom 1.5 Bath) \$3,255, (2 Bedroom 2 Bath)
2 Bedroom 2 Bath	\$3,255, (2 Bedroom 1.5 Bath Deluxe) \$3,615-\$3,715h

Included in Rent

All utilities - Heat; Hot water; Electric; High speed internet; Basic cable television; Daily continental breakfast; Fitness and aquatic classes; Social activities including live entertainment, educational and wellness programs, other social events; Trash removal; Snow removal; Maintenance; Scheduled transportation to medical appointments, shopping, and trips; On site storage

Pets

Yes

Special Features

Indoor pool; Sauna; Fitness/exercise rooms; Salon; Theater; Crafts room; Library; Chapel; Private dining room; Lounge; OT/PT; Bocce/pickle ball; Gardens; Dog park; Balconies/patios; Walk-in showers; Emergency pull cords; Generator; Non-smoking community



Summit at Saratoga

1 Perry Rd., Saratoga Springs, New York 12866

Phone 518-430-2136
Age Requirement 55+
Web Site www.summitsaratoga.com
Management Company Summit Senior Living, LLC

Building Information

Number of Stories 3 with elevator
 Number of Units 110
 Units Adapted for Disabled Call for details

Rent Information

1 Bedroom \$2,025-\$2,355
 2 Bedroom \$2,610-\$3,285

Included in Rent

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

Pets

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; Game room; Billiards room; Guest suite; Tavern; Bocce and pickle ball courts; Dog walking area; Private and scheduled transportation; Social activities including live entertainment, guest speakers, art lessons, aquatic and fitness classes, parties and movies; Woodworking shop; Non-smoking community



MARKET-RATE HOUSING

Westview Apartments

125 West Ave., Saratoga Springs, New York 12866

Phone 518-583-8800
Age Requirement 55+
Web Site www.westviewapartmentsny.com
Management Company Whitney Management Company

Building Information

Number of Stories 3 with elevator
 Number of Units 108
 Units Adapted for Disabled Call for details

Rent Information

1 Bedroom \$1,169*
 2 Bedroom \$1,379*

*Income restricted. Call for details

Included in Rent

Water; Sewer; Trash

Pets

Yes. Cats, dogs first floor only, \$300 deposit

Special Features

Community room; Library; Fitness center; Coin-op laundry on-site; 24-hour emergency maintenance; Controlled access; Washer/dryer available in select apartments \$50 per month; Lounge with 42" television; Off-street parking; Private balconies and patios; Non-smoking community



Woodlawn Commons

156 Lawrence St., Saratoga Springs, New York 12866

Phone 518-691-1560
Age Requirement 62+
Web Site www.thewesleycommunity.org
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

1 Bedroom \$2,660-\$3,020
 2 Bedroom \$3,760-\$4,100



Included in Rent All utilities except phone; cable; Internet; discount available

Pets Yes. Small pets, \$250 deposit

Special Features

Laundry hook-up; Community room; Living room; Library; Country store; Wellness center; Restaurant; Patio/gardens; Transportation; Activity calendar; Part of the Wesley Community Continuum of Care; Non-smoking community

Ballston Pines

155 Rowland St., Ballston Spa, New York 12020

Phone 518-884-9401

Age Requirement 62+ or disabled

Web Site www.liveweller.com

Management Company Weller Management

Building Information

Number of Stories 2 with elevator

Number of Units 32

Units Adapted for Disabled 1

Rent Information

1 Bedroom 30% of adjusted gross income

2 Bedroom Not available

Utility Allowance Heat; Hot water

Pets Yes. One pet per apartment allowed with some restrictions, pet deposit required

Special Features

Coin-operated laundry room; Community room; Patio; Off-street parking; Grocery shopping bus weekly; Near bus line; Non-smoking community



SUBSIDIZED HOUSING

Bishop Hubbard Senior Apartments

54 Katherine Dr., Clifton Park, New York 12065

Phone 518-383-2705

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 Handicapped-accessible building

Rent Information

Studio 30% of adjusted gross income

1 Bedroom 30% of adjusted gross income

Utility Allowance None. Utility allowance

Pets Yes. Call for pet policy

Special Features

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



Council Meadows

126 Council Ln., Burnt Hills, New York 12027

Phone 518-346-8600
Age Requirement 62+ or disabled or handicapped
Web Site www.maddalone.net
Management Company Maddalone & Associates, Inc.

Building Information

Number of Stories 1
 Number of Units 25
 Units Adapted for Disabled 2

Rent Information

1 Bedroom 16 subsidized units at 30% of adjusted income; Market rate varies, call for details
 2 Bedroom Not available

Utility Allowance Some. Call for details

Pets Yes. Call for details

Special Features

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



SUBSIDIZED HOUSING

Doubleday Woods

91 Church Ave., Ballston Spa, New York 12020

Phone 518-885-1900
 TDD: 711
Age Requirement 62+ or disabled
Web Site nationalchurchresidences.org
Management Company National Church Residences

Building Information

Number of Stories 3 with elevator
 Number of Units 95
 Units Adapted for Disabled 9

Rent Information

1 Bedroom 30% of adjusted gross income
 2 Bedroom

Utility Allowance None. Utility allowance

Pets Yes. One small pet

Special Features

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



Embury Apartments

133 Lawrence St., Saratoga Springs, New York 12866

Phone	518-587-3300
Age Requirement	62+
Web Site	www.thewesleycommunity.org
Management Company	Embury Apartments
Building Information	
Number of Stories	14 with elevators
Number of Units	192
Units Adapted for Disabled	Call for details
Rent Information	
Studio	\$805 or 30% of adjusted income
1 Bedroom	\$875 or 30% of adjusted income
2 Bedroom	\$1,054 or 30% of adjusted income
Utility Allowance	Yes
Pets	Yes. Call for pet policy

Special Features

Breakfast and lunch available at the Embury Cafe; Shopping bus; On bus line; Scheduled activities; Community room; Laundry room; Part of the Wesley Community Continuum of Care; Non-smoking community



SUBSIDIZED HOUSING

Highpointe at Malta

30 Rockrose Way, Malta, New York 12020

Phone	518-583-7977
Age Requirement	55+
Web Site	https://ahfinc.net
Management Company	American Housing Management Co.
Building Information	
Number of Stories	2 with elevator
Number of Units	82
Units Adapted for Disabled	All are adaptable
Rent Information	
1 Bedroom	\$911-\$939
2 Bedroom	\$1044
Utility Allowance	Heat; Hot water
Pets	Yes. One pet under 20 lbs., \$300 deposit

Special Features

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



Kirby Village

9 Kirby Rd., Saratoga Springs, New York 12866

Phone 518-583-4608
Age Requirement 62+
Web Site www.liveweller.com
Management Company Weller Management

Building Information

Number of Stories 2 with elevator
 Number of Units 32
 Units Adapted for Disabled 2

Rent Information

1 Bedroom \$462-\$710 depending on income
 2 Bedroom Not available

Utility Allowance

Heat; Hot water

Pets

Yes. One pet per apartment allowed with some restrictions.

Special Features

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



Malta Meadows

5 Applewood Dr., Ballston Lake, New York 12019

Phone 518-899-1552
Age Requirement 62+ Income eligible
Web Site www.livemaltameadows.com
Management Company Weller Management

Building Information

Number of Stories 2 with elevator
 Number of Units 32
 Units Adapted for Disabled 2

Rent Information

1 Bedroom Call for details \$645
 2 Bedroom Not available

Utility Allowance

\$41

Pets

Yes. One pet per apartment allowed with some restrictions

Special Features

Heat; Hot water; Laundry room; Community room; Ample off-street parking; Contact at Email: manager@livemaltameadows.com; Non-smoking community



Marina Woods Apartments

2000 Marina Dr., Halfmoon, New York 12065

Phone 518-348-0213
Age Requirement 62+ Income eligible
Web Site www.livemarinawoods.com
Management Company Weller Management

Building Information

Number of Stories 2 with elevator
 Number of Units 32
 Units Adapted for Disabled 2

Rent Information

1 Bedroom Call for details
 2 Bedroom Not available

Utility Allowance

Heat; Hot water

Pets

Yes. One pet per apartment allowed with some restrictions, pet deposit required

Special Features

Laundry room; Community room; Off-street parking; Senior transportation;
 Contact at manager@livemarinawoods.com; Non-smoking community



SUBSIDIZED HOUSING

Mid Rise Apartments

180 N. Main St., Mechanicville, New York 12118

Phone 518-664-4436
Age Requirement 62+
Web Site www.livemidrise.com
Management Company Winn Residential

Building Information

Number of Stories 6 with elevators
 Number of Units 100
 Units Adapted for Disabled 12

Rent Information

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

Utility Allowance

Yes

Pets

Yes. Cats

Special Features

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



Midtown Apartments

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

Phone 518-792-3029
Age Requirement 62+ or 55+ if disabled
Web Site
Management Company Lightstone Group

Building Information

Number of Stories 2 (No elevator)
 Number of Units 100
 Units Adapted for Disabled None

Rent Information

1 Bedroom 30% of adjusted gross income minus out-of-pocket medical
 2 Bedroom Not available

Utility Allowance None. Utility allowance \$64

Pets Yes. One pet under 20 lbs., dog or cat

Special Features

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



SUBSIDIZED HOUSING

Milton Village

300 Northline Rd., Ballston Spa, New York 12020

Phone 518-884-9767
Age Requirement 62+
Web Site www.liveweller.com
Management Company Weller Management

Building Information

Number of Stories 2 with elevator
 Number of Units 32
 Units Adapted for Disabled 1

Rent Information

1 Bedroom Call for rate
 2 Bedroom Not available

Utility Allowance Heat; Hot water

Pets Yes. One pet per apartment allowed with some restrictions, pet deposit required

Special Features

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



Northern Pines Senior Apartments

120 Northern Pines Rd., Wilton, New York 12831

Phone 518-581-8959
Age Requirement 55+
Web Site <https://ahfinc.net>
Management Company American Housing Management

Building Information

Number of Stories 2 with elevator
 Number of Units 36
 Units Adapted for Disabled All are adaptable

Rent Information

1 Bedroom \$727
 2 Bedroom \$851

Utility Allowance

Heat; Hot water

Pets

Yes. One pet under 20 lbs.

Special Features

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



SUBSIDIZED HOUSING

Raymond Watkin Apartments

57 Ballston Ave., Saratoga Springs, New York 12866

Phone 518-587-2641
Age Requirement 62+ or mobility disabled
Web Site www.raymondwatkin.com
Management Company Tesco Properties

Building Information

Number of Stories 7 with elevators
 Number of Units 111
 Units Adapted for Disabled 13

Rent Information

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

Utility Allowance

None. Utility allowance

Pets

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

Special Features

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



Saratoga West

11 Kirby Rd., Saratoga Springs, New York 12866

Phone 518-581-9738
Age Requirement 62+
Web Site www.livesaratogawest.com
Management Company Weller Management

Building Information

Number of Stories 2 with elevator
 Number of Units 32
 Units Adapted for Disabled 2

Rent Information

1 Bedroom \$593
 2 Bedroom Not available

Utility Allowance

Heat; Hot water; Trash pick up

Pets

Yes. One pet per apartment allowed with some restrictions, pet deposit required

Special Features

Laundry room; Community room; Meeting rooms; Patio; Off-street parking; Daily bus service; Contact at manager@livesaratogawest.com; Non-smoking community



SUBSIDIZED HOUSING

Schuylerville Manor

2 Morgan's Run, Schuylerville, New York 12871

Phone 518-695-4865
Age Requirement 62+ or disabled of any age
Web Site www.liveschuylerville.com
Management Company Weller Management

Building Information

Number of Stories 2 with elevator
 Number of Units 24
 Units Adapted for Disabled 1

Rent Information

1 Bedroom 30% of income
 2 Bedroom Not available

Utility Allowance

\$54

Pets

Yes. One pet per apartment allowed with some restrictions

Special Features

Laundry room; Community room; Patio; Off-street parking; Non-smoking community; Contact at manager@liveschuylerville.com



Shenendehowa Village

300 Solomon Ave., Clifton Park, New York 12065

Phone	518-373-1900
Age Requirement	62+
Web Site	www.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	
1 Bedroom	30% of adjusted gross income
2 Bedroom	Not available
Utility Allowance	Heat; Hot water
Pets	Yes. One small pet, \$300 deposit



Special Features Community room; Residents' association; Clifton Park senior shuttle; Computer room with high speed Internet access; Non-smoking community

SUBSIDIZED HOUSING

Trible Village

322 Northline Rd., Ballston Spa, New York 12020

Phone	518-885-6997
Age Requirement	62+
Web Site	www.livetriplevillage.com
Management Company	Weller Management
Building Information	
Number of Stories	2 with elevator
Number of Units	32
Units Adapted for Disabled	2
Rent Information	
1 Bedroom	Call for details
2 Bedroom	Not available
Utility Allowance	Heat; Hot water
Pets	Yes. One pet per apartment allowed with some restrictions



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 community

Van Schoonhoven Square

1 Van Schoonhoven Sq., Waterford, New York 12188-2046

Phone 518-235-0514
Age Requirement 62+ or mobility impaired
Web Site www.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

Utility Allowance

Pets No. Utility allowance
 Yes. One pet under 30 lbs., \$300 deposit

Special Features

Town transportation available; Non-smoking community



SUBSIDIZED HOUSING

Wilton Commons

100 Wilton Commons Dr., Gansevoort, New York 12831

Phone 518-581-7696
Age Requirement 55+
Web Site www.ahfinc.net
Management Company American Housing Management

Building Information

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

Rent Information

1 Bedroom \$578-\$703
 2 Bedroom \$830

Utility Allowance

Pets Heat; Hot water
 Yes. One pet under 20lbs., no pet 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 community



Home of the Good Shepherd at Highpointe

26 Rock Rose Way, Malta, New York 12020

Phone 518-581-2800
Web Site www.homeofthegoodshepherd.com

License Adult Home (ALR, EALR, SNALR)

Building Information

Number of Stories 2 with elevator
 Number of Beds/Units 82
 On-site Health Professional Yes

Payment Information

Private Room \$4,910 and up

Private Room Enhanced \$8,925 and up

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

Special Features

Assisted Living Amenities: Continuum of care allowing residents to "age in place"; RN on site; Medication management; Meals; Housekeeping; Laundry; Activities; On-site church services; Enhanced Assisted: Includes all the features of Assisted Living plus: Skilled nursing tasks; Assistance with ambulation, transferring and activities of daily living; Designated smoking area



Home of the Good Shepherd at Wilton

60 Waller Rd., Wilton, New York 12831

Phone 518-580-0702
Web Site www.homeofthegoodshepherd.com

License Adult Home (ALR, EALR)

Building Information

Number of Stories 2 with elevator
 Number of Beds/Units 48
 On-site Health Professional Yes

Payment Information

Private Room \$4,725 and up

Private Room Enhanced \$8,925 and up

Services Included in Cost All personal care; Medication assistance; Transportation; Case management

Special Features

Assisted Living Amenities: Continuum of care allowing residents to "age in place"; RN on site; Medication management; Meals; Housekeeping; Laundry; Activities; On-site church services. Enhanced Assisted: Includes all the features of Assisted plus: Skilled nursing tasks; Assistance with ambulation, transferring and activities of daily living; Designated smoking area



Home of the Good Shepherd Memory Care

390 Church St., Saratoga Springs, New York 12866

Phone 518-584-3317

Web Site www.homeofthegoodshepherd.com

License Adult Home (ALR, SNALR)

Building Information

Number of Stories 1

Number of Beds/Units 42

On-site Health Professional Yes

Payment Information

Private Room \$6,825 and up

Semi-Private Room \$8,925 and up

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

Special Features

Assisted Living Amenities: Continuum of care allowing residents to "age in place"; RN on site; Medication management; Activities; On-site church services
Enhanced Assisted: Includes all the features of Assisted Living plus: Skilled nursing tasks; Assistance with ambulation, transferring, and activities of daily living; Designated smoking area



Home of the Good Shepherd Moreau

198 Bluebird Rd., South Glens Falls, New York 12803

Phone 518-792-1000

Web Site www.homeofthegoodshepherd.com

License Adult Home (ALR, EALR)

Building Information

Number of Stories 2 with elevator

Number of Beds/Units 64

On-site Health Professional Yes

Payment Information

Private Room \$4,690 and up

Private Room Enhanced \$8,925 and up

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

Special Features

Assisted Living Amenities: Continuum of care allowing residents to "age in place"; RN on site; Medication management; Meals; Housekeeping; Laundry; Activities; On-site church services. Enhanced Assisted: Includes all the features of Assisted Living plus: Skilled nursing tasks; Assistance with ambulation, transferring and activities of daily living; Designated smoking area



Home of the Good Shepherd Saratoga

400 Church St., Saratoga Springs, New York 12866

Phone 518-450-7360
Web Site www.homeofthegoodshepherd.com

License Adult Home (ALR, EALR)

Building Information

Number of Stories 2 with elevators
 Number of Beds/Units 96
 On-site Health Professional Yes

Payment Information

Private Room \$5,145 and up

Private Room Enhanced \$8,925 and up

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

Special Features

Assisted Living Amenities: Continuum of care allowing residents to "age in place"; RN on site; Medication management; Meals; Housekeeping; Laundry; Activities; On-site church services. Enhanced Assisted: Includes all the features of Assisted plus: Skilled nursing tasks; Assistance with ambulation, transferring and activities of daily living; Designated smoking area



Peregrine Senior Living at Clifton Park

1 Emma Ln., Clifton Park, New York 12065

Phone 518-371-2200
Web Site www.peregrineseniorliving.com/clifton-park

License Adult Home (ALR, SNALR, EALR)

Building Information

Number of Stories 1
 Number of Beds/Units 64
 On-site Health Professional Yes

Payment Information

Private Deluxe/Walk in Shower in Bath \$8,320

Private Room \$7,880-\$8,100

Semi-Private Room \$6,480

Services Included in Cost Personal care; Medication administration and monitoring; Individual service plan for each resident; Meals; Snacks; Daily activities program; Laundry; Housekeeping; Outings; Spiritual services for all denominations

Special Features

SNALR (Special Needs Assisted Living Residence) offering compassionate individual care to those with memory loss; EALR (Enhanced Assisted Living Residence) approved and available if needed; Call for details; Therapeutic engagement; recreation community plans on a daily basis; Small pets welcome within regulatory rules; non-smoking community; PT/OT on site; Respite care available



Willow Ridge Pointe

1 Prospect St., Mechanicville, New York 12118

Phone 518-664-8014

Web Site www.willowridgepointe.com

License Adult Home

Building Information

Number of Stories 2 (No elevator)

Number of Beds/Units 13

On-site Health Professional No

Payment Information

Private Room \$4,500 and up

Semi-Private Room \$3,500 and up

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

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



Woodlawn Commons

156 Lawrence St., Saratoga Springs, New York 12866

Phone 518-691-1560

Web Site www.thewesleycommunity.org

License Adult Home (ALR, EALR)

Building Information

Number of Stories 2 with elevator

Number of Beds/Units 42

On-site Health Professional Yes

Payment Information

Private Room \$5,250-\$9,800
(additional \$2,780-\$4,030 for
2nd occupant)

Semi-Private Room Not available

Services Included in Cost Personal care; Meals; Housekeeping; Laundry hook-up; Transportation;
Activities; Medication management

Special Features Church services; Community room; Living room; Library; Country store;
Wellness center; Restaurant; Patios/gardens; Part of the Wesley Community
Continuum of Care; Non-smoking community



Schuyler Ridge Residential Health Care

1 Abele Blvd., Clifton Park, New York 12065

Phone 518-371-1400

Web Site www.sphp.com

Facility Information

Number of Stories 1

Number of Beds 120

Dementia Care Yes. Separate unit

Respite Available Yes

Payment Information

Private-Pay, Private Room \$526-\$535 per day

Private-Pay, Semi-Private \$491 per day

Special Features

92 private rooms, 28 semi-private, 5 Star CMS quality rating, 30 short-term and sub-acute rehabilitation; Part of the Eddy continuum of healthcare and a member of St. Peter's Health Partners; Non-smoking community
Recently completed a \$26.5 million dollar renovation in 2022



Wesley Health Care Center

131 Lawrence St., Saratoga Springs, New York 12866

Phone 518-587-3600

Web Site www.thewesleycommunity.org

Facility Information

Number of Stories Up to 5 stories, with elevators

Number of Beds 342

Dementia Care Yes. Separate unit

Respite Available No

Payment Information

Private-Pay, Private Room \$541-\$553 per day

Private-Pay, Semi-Private \$516-\$541 per day

Special Features

Short-term rehabilitation available; Part of the Wesley Community Continuum of Care; Medicare, Medicaid, and most major insurance plans accepted; Non-smoking community



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