



City of Saratoga Springs

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City of Saratoga Springs Supports Development of Workforce Housing *Zoning Amendment Allows Initiative to Proceed*

Saratoga Springs, NY – January 5, 2023 –An apartment complex that will expand opportunities for the workforce in Saratoga Springs is set to be developed now that amendments to the city’s zoning and comprehensive plan have been granted by the Saratoga Springs City Council. The development will inject a supply of mid-range rental options into the city’s increasingly costly real estate market.

Liberty Saratoga Apartments will be located on a wooded lot at the corner of Jefferson Street and Crescent Avenue and will feature more than 200 apartments that require income qualification.

This workforce housing community means rents are capped at a percentage of the region’s median family income. The property seeks to attract tenants/households with a verified income range of approximately \$44,520 to \$84,800. The income range is based on the average median income (AMI) for the Albany-Schenectady-Troy region which includes Saratoga County. The median family income in the Capital District region is \$106,000.

Depending on a tenant’s income level, rents in most of the complex’s one-bedroom apartments will be between \$995 and \$1,200 a month, while maximum rents in two-bedroom units could range from \$1,200 to \$1,650 compared to a current rental average in Saratoga Springs for a two-bedroom unit of \$2,245.

“The development of this project offers a significant boost to the number of apartments at a time which there are few options available. Healthcare and hospitality are core to the economy of Saratoga Springs, and the workforce should be able to live within the community that they work,” commented Commissioner of Accounts Dillon Moran. The median sale price for a single-family home in Saratoga Springs is \$540,000 up from \$314,950 in 2019. Rising costs and limited real estate supply have made it challenging to fill job vacancies.

The property will be owned and managed by Liberty Affordable Housing Inc., a not-for-profit Central New York-based company whose mission is “better lives through better housing.”

Liberty Saratoga Apartments are designed by premier local firm Phinney Design Group. The units will be in two four-story buildings on the site that will include conservation of almost 20 acres of land including 9 acres of wetlands that create a natural buffer to other residential neighbors.

“Housing costs are increasingly impacting our community at all income levels and stages of life. This new residential community will connect our essential workforce to all that Saratoga Springs offers, and be a model of environmentally sustainable building,” stated Commissioner of Public Works Jason Golub.

The development is supported by NYS funding which requires compliance with green building programs such as EPA Energy Smart, NYSERDA’s New Construction Housing Program, NYS HCR Mandatory Green Building & Energy Efficiency Practices, and the 2020 Enterprise Green Communities Criteria. These green requirements include connection to transit, proximity to open space, dark sky compliance for lighting, and accessibility to community resources and services. The units will have electric Energy Star-rated appliances and HVAC as well as low VOC materials.

There is limited land available for development within the city’s limits. The City Council’s review and vote to amend the zoning map and comprehensive map specific to this parcel allows workforce housing to become a reality.

“To create this residential community for the workforce required thoughtful review with the planning boards and the full Council, and I am thankful to my colleagues for their collaboration in moving this project forward,” said Commissioner Moran.

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