



# NYC HOUSING RESOURCES

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Created by the Benefits Plus Learning Center of the Community Service Society of New York.

Find this and other benefit tools, such as our Benefits Plus SNAP Calculator, Benefit Screening Guide, and more at [https://bplc.cssny.org/benefit\\_tools](https://bplc.cssny.org/benefit_tools).

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# NYC Housing Resources

## RESOURCES FOR AFFORDABLE HOUSING

### New York City Department of Social Services (DSS) “Open Doors: Resources for New Yorkers Facing Housing Instability”

<https://www1.nyc.gov/assets/hra/downloads/pdf/BK-9-SOI-NewGuideForRenters.pdf>

Guide with resources for New Yorkers looking for housing, such as rental assistance. It explains what Source of Income Discrimination is and how DSS can help. It also provides guidance on navigating the apartment search process.

### NYC Housing Resource Portal

[nyc.gov/housing](https://nyc.gov/housing)

Combines housing resources from different city agencies in a single site for New Yorkers who are searching for NYC housing and/or housing resources.

#### NOTE

When determining a household’s eligibility, the affordable housing resources/programs listed below compare the household’s income to a percentage of Area Median Income (AMI). The AMI takes into account the varying costs of living and income levels within a specific city, town or county.

NYC’s 2021 AMIs can be found at <https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page>.

### New York City Housing Authority (NYCHA)

<https://apply.nycha.info/>

Online application for Public Housing with NYCHA.

### NYC Housing Connect

<https://housingconnect.nyc.gov/PublicWeb/>

Both the NYC Housing Preservation & Development (HPD) and NYC Housing Development Corporation (HDC) offer affordable housing options for low and middle-income rentals through a lottery system. NYC housing lotteries are funneled through NYC Housing Connect, an online portal for applying.

### NYC Housing Development Corporation (HDC)

<http://www.nychdc.com/pages/Now-Renting.html>

A complete listing of HDC-financed developments currently accepting applications for available apartments, some of which may not available via NYC Housing Connect.

## NYC Housing Preservation & Development (HPD)

- HPD Housing Ambassadors  
<https://www1.nyc.gov/site/hpd/services-and-information/housing-ambassadors.page>

Community-based service providers in New York City that have partnered with HPD to help people prepare and apply for Housing Connect affordable housing lotteries.

- Section 8 Project-Based Voucher (PBV) Developments  
<https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/project-based-voucher.pdf>.

A listing of developments with units receiving HPD PBV subsidy, developments under construction that have entered into an agreement for future units to receive HPD PBV subsidy, and projects that have been conditionally selected to receive PBV subsidy in the future. Eligibility requirements for each development and the development's contact information are included in this listing. To apply for HPD PBV assistance, contact the development directly.

### NOTE

PBV subsidies are attached to a designated unit and tenants typically pay 30% of their income towards rent.

- Apartment Hunting Tips  
<https://www1.nyc.gov/site/hpd/services-and-information/apartment-hunting-tips.page>

HPD apartment hunting tips for individuals searching for housing in NYC.

## NYS Housing and Community Renewal (HCR)

- Search Tool to Find Affordable Housing  
<http://www.nyhousingsearch.gov/>

Affordable, accessible apartments to rent in NYS, as well as links to housing resources and tools for renters, such as an affordability calculator, rental checklist, and information about renter rights.

- HCR's Housing Finance Agency (HFA) Developments

Affordable housing developments financed by NYS HCR's HFA that are currently holding lotteries or accepting rental applications for vacancies or waiting lists throughout New York State.

To apply for an affordable unit in an HFA-financed building, contact the building owner or managing agent to find out about eligibility requirements, the availability of units, and to obtain an application.

- Lotteries or Accepting Applications  
<https://hcr.ny.gov/lotteries>
- Vacancies or Waiting Lists  
<https://hcr.ny.gov/system/files/documents/2019/03/rentersreferrallist.pdf>
- HCR's Rental Housing Website for Tenants  
<https://hcr.ny.gov/tenants>

Information and programs for low-income renters, Rent Stabilized tenants, and those in search of an affordable apartment.

### **Mitchell-Lama Housing Program**

Affordable rental and cooperative housing for moderate- and middle-income families. Both New York City and New York State supervised Mitchell-Lama developments are available.

- NYS-Supervised Developments:  
<https://hcr.ny.gov/mitchell-lama-applicant-information>
  - To view admissions waiting lists showing positions of active applications of NYS-Supervised Developments, visit:  
<https://hcr.ny.gov/mitchell-lama-automated-waiting-list-apps-awl>
- NYC-Supervised Developments:  
<https://www1.nyc.gov/site/hpd/services-and-information/mitchell-lama-program.page>
  - NYC Mitchell-Lama Connect  
<https://a806-housingconnect.nyc.gov/nyclottery/lottery.html#ml-home>

NYC-supervised developments make waiting lists lotteries available on NYC Mitchell-Lama Connect, an online portal to submit entries for NYC-supervised Mitchell-Lama waiting list lotteries.

### **U.S. Department of Housing and Urban Development (HUD)**

- HUD Resource Locator  
<https://resources.hud.gov/>
- HUD's Rental Assistance Website  
[https://www.hud.gov/topics/rental\\_assistance](https://www.hud.gov/topics/rental_assistance)

Information on HUD rental assistance programs.

- HUD's NYS Rental Resources  
[https://www.hud.gov/states/new\\_york/renting](https://www.hud.gov/states/new_york/renting)

### **Breaking Ground**

<https://breakingground.org/our-housing>

Provides housing units to low-income individuals and families, as well as supportive housing to people who are chronically homeless, low-income adults, youth aging out of foster care, veterans, seniors, people with HIV/AIDS and mentally ill.

## **REAL ESTATE APPS AND WEBSITES**

The following are non-governmental websites of real estate companies that can complement an individual's housing search. Benefits Plus Learning Center does not endorse or promote any one real estate company.

### **CityRealty's No-Fee NYC Rentals**

<https://www.cityrealty.com/nyc/buildings/no-fee-rentals>

Listing of apartments in NYC where prospective renter may not have to pay a broker's fee with the ability to search by borough and various price points.

### **Craigslist**

<https://newyork.craigslist.org/d/housing/search/hhh>

Listing of apartments in Manhattan, Brooklyn, Queens, Bronx, Staten Island, New Jersey, Long Island, Westchester, and Fairfield, Connecticut.

### **iAfford NY**

<https://iaffordny.com/>

An HPD approved marketing agency that provides an overview of the NYC Housing Connect lottery process, an apartment search tool for all affordable housing units available through the lottery process, and customized notifications based on criteria selected by a prospective applicant.

### **RENTCafé**

<https://www.rentcafe.com>

Nationwide apartment listing service.

### **Zillow Group Brands**

Zillow Inc. hosts the following real estate websites that list rental apartments:

- HotPads  
<https://hotpads.com>
- StreetEasy  
<https://streeteasy.com/>

- Trulia  
<https://www.trulia.com>
- Zillow  
<https://www.zillow.com/>

## RESOURCES FOR DOMESTIC VIOLENCE SURVIVORS

### New York City Family Justice Centers (FJCs)

<https://www1.nyc.gov/site/ocdv/programs/family-justice-centers.page>

Case managers at the FJCs provide advice and referrals for public benefits, housing, shelter and other needs for survivors of domestic violence, elder abuse, and sex trafficking.

### New Destiny Housing Corporation Housing Resource Center

<https://www.newdestinyhousing.org/housing-help/>

Information on how to access affordable housing, eviction prevention, rental subsidies and more targeted to the needs of domestic violence survivors.

## RESOURCES FOR FORMERLY INCARCERATED PEOPLE

### The Fortune Society

<https://fortunesociety.org/services-that-build-lives/>

Provides supportive and affordable housing to formerly incarcerated individuals and their families through transitional housing, long-term housing, and scattered-site housing.

### NYC Inmate Jail Release Services

<https://portal.311.nyc.gov/site-finder/> (Select 'Jail Release Services' as 'Site Type.')

A site finder/map to find community-based organizations that provide services and support, such as case management, housing, employment assistance, and more for formerly incarcerated individuals.

## RESOURCES FOR THE HOMELESS OR AT-RISK OF HOMELESSNESS

### U.S. Department of Housing and Urban Development (HUD) Find Shelter Tool

<https://www.hud.gov/findshelter>

HUD's Find Shelter Tool provides information about housing, shelter, health care, and clothing resources in communities across the country for people who are facing homelessness.

## **NYC Department of Homeless Services (DHS)**

<https://www1.nyc.gov/site/dhs/shelter/shelter.page>

Information about applying for homeless shelter for families with children, pregnant women, adult families, single adults, and information on assistance for young people under 21 and the LGBTQ community.

## **Homebase**

<https://www1.nyc.gov/site/hra/help/homebase.page>

Community-based agencies that have contracted with the Human Resources Administration (HRA) to assist individuals/families facing eviction and/or homelessness allowing them to remain in their communities and avoid entering shelter.

## **NYC Department of Health and Mental Hygiene (DOHMH) Supportive Housing**

<https://www1.nyc.gov/site/doh/health/health-topics/housing-services-supportive-housing.page>

DOHMH supportive housing provides a combination of affordable housing and support services to individuals or families that are chronically homeless and have a mental illness and/or a substance use disorder. To determine eligibility for supportive housing, approved providers must complete and submit the HRA 2010e application on behalf of an individual or family.

- To find approved providers that assist in submitting the HRA 2010e application:
  - Visit <https://nycwell.cityofnewyork.us/en/find-services/> and search for “HRA 2010e,” or
  - Call **888-692-9355** and ask for the nearest location that assists with filling out the HRA 2010e.
- For questions about the supportive housing application and referral process:
  - Contact a housing consultant at the Center for Urban Community Services (CUCS) at **(212) 801-3333**, or visit <https://www.cucs.org/housing/housing-resource-center/>

## **NYC Rental Assistance Programs**

- FHEPS (formerly FEPS)  
<https://www1.nyc.gov/site/hra/help/fheps.page>

A rent supplement that helps eligible families with dependent children who have been evicted or who are facing eviction, or who lost their housing because of health or safety issues, certain court decisions, or domestic violence.

- CityFHEPS (formerly CityFEPS, LINC I through V, and SEPS)  
<https://www1.nyc.gov/site/hra/help/cityfheps.page>

A rent supplement that helps individuals and families at risk of entry to shelter and those already in shelter to secure permanent housing.



- Pathway Home (formerly LINC VI)  
<https://www1.nyc.gov/site/hra/help/pathway-home.page>

A rent supplement that helps eligible individuals and families move out of shelter by moving into the home of friends or family members ("host families").

- SOTA (Special One-Time Assistance) Program  
<https://www1.nyc.gov/site/hra/help/sota.page>

Provides one year's full rent for eligible individuals and families in NYC shelter to move out of shelter within New York City, to other New York State counties, to another state, Puerto Rico, or Washington, DC.

### **NYC's Home Support Unit (HSU)**

<https://www1.nyc.gov/nyc-resources/home-support-unit.page>

**929-221-0047, Monday-Friday 9:00 am – 5:30 pm**

HSU works with landlords and real estate brokers across the five boroughs that have expressed an interest in leasing vacant apartments to NYC residents receiving rental assistance vouchers, such as FHEPS and CityFHEPS. Additionally, case managers with clients who have rental assistance vouchers can contact HSU to speak with a specialist who can help find housing that meet the parameters of the clients' vouchers.

### **HRA's Rental Assistance Call Center for Landlords & Brokers**

<https://www1.nyc.gov/site/hra/help/landlords.page>

**929-221-0043, Monday-Friday 9:00 am – 5:00 pm**

Provides information about the various vouchers and incentives available to landlords and brokers when leasing apartments to FHEPS and CityFHEPS voucher holders. Landlords and brokers can also access FHEPS and CityFHEPS program documents on this site.

### **Adult Protective Services Family-Type Homes for Adults (FTHA)**

[https://www1.nyc.gov/assets/hra/downloads/pdf/services/aps/family\\_homes\\_102708.pdf](https://www1.nyc.gov/assets/hra/downloads/pdf/services/aps/family_homes_102708.pdf)

**212-971-2930**

FTHA provides state-licensed homes to persons with disabilities who are homeless or who need care and supervision.

### **Coalition for the Homeless**

<https://www.coalitionforthehomeless.org/>

**212-776-2000**

Runs programs that assist homeless people, including crisis intervention, rental assistance program, and client advocacy.

### **Center for Urban Community Services (CUCS)**

<https://www.cucs.org/housing/housing-resource-center/>

212-801-3300

Operates a Housing Resource Center, providing housing and employment information for homeless people who are mentally ill or have other special needs.

### **New York Foundation for Senior Citizens, the George Daly House**

<https://www.nyfsc.org/housing-services/transitional-housing-and-services-for-the-homeless/>

Provides transitional housing, social services, financial assistance, and medical and psychiatric attention for homeless men and women ages 45 and older.

### **Eviction Free NYC**

<https://www.evictionfreenyc.org>

Provides an early intervention opportunity to connect tenants with attorneys before they go to housing court. Tenants use their smartphone or computer to be guided through basic questions about their location, income eligibility, and type of court case to provide available legal service providers.

## **RESOURCES FOR HOMEOWNERS**

### **New York State Attorney General's Office**

<https://ag.ny.gov/consumer-frauds/help-homeowners>

Provides various resources for homeowners having difficulty making mortgage payments or at risk of foreclosure.

### **Making Home Affordable Program**

<https://www.makinghomeaffordable.gov/need-help>

A program of the U.S. Department of the Treasury & the U.S. Department of Housing and Urban Development connects homeowners to housing counselors to obtain mortgage relief and avoid foreclosure.

### **Consumer Financial Protection Bureau**

<https://www.consumerfinance.gov/consumer-tools/mortgages>

A U.S. government agency offering tools and resources for homeowners, including educational materials and "How-To" guides.

### **Center for NYC Neighborhoods**

<https://cnycn.org>

Offers loans and grants for repairs and retrofits and counseling assistance on mortgage hardship, foreclosure, scam prevention and flood insurance.

## **Adult Protective Services Family-Type Homes for Adults (FTHA)**

[https://www1.nyc.gov/assets/hra/download/pdf/services/aps/family\\_homes\\_102708.pdf](https://www1.nyc.gov/assets/hra/download/pdf/services/aps/family_homes_102708.pdf)  
212-971-2930

FTHA compensates “homeowners” (whether they rent or own a home) to provide housing and in-home supportive services to persons with disabilities who are homeless or who need care and supervision.

## **New York Foundation for Senior Citizens’ Home Sharing Program**

<https://www.nyfsc.org/home-sharing>  
212-962-7559 ext. 244, 246

The Home Sharing Program pairs adult “hosts” who have extra private spaces in their homes or apartments with appropriate adult “guests.” One of the adults must be 60 years old or older. The program also serves adult “hosts” age 55 or older, who are interested in sharing with developmentally disabled adult “guests” capable of independent living.

## **RESOURCES FOR INDIVIDUALS WITH DISABILITIES AND MENTAL ILLNESS**

### **Section 811: Supportive Housing for People with Disabilities**

<https://resources.hud.gov/> (Select “Find Affordable Elderly and Special Needs Housing”)

Federally subsidized housing with supportive services and rental assistance for very low- or extremely low-income individuals with disabilities.

### **NYS Homes & Community Renewal (HCR)**

<https://hcr.ny.gov/disabled-persons-and-senior-citizens-special-rights>

Information on rent laws that provide protections for rent regulated tenants who are disabled against eviction for the purpose of owner occupancy.

### **Mayor’s Office for People with Disabilities**

<https://www1.nyc.gov/site/mopd/resources/housing.page>

Provides information on accessible programs, accessible transportation, housing, employment, health services, activities and other resources for the individuals with disabilities.

- *Access Housing Guide* provides housing rights and resources for individuals with disabilities.  
<https://www1.nyc.gov/site/mopd/resources/access-housing-guide.page>
- NYC programs for people with disabilities that assist with rent, small scale home modifications and advocacy/legal protection from housing discrimination based on disability.  
<https://www1.nyc.gov/site/mopd/initiatives/project-open-house.page>

## Disability Rent Increase Exemption (DRIE) Program

<https://www1.nyc.gov/site/rentfreeze/index.page>

NYC program that freezes rents for qualifying disabled tenants in rent-regulated apartments, Mitchell-Lama and Housing Development Fund Corporation (HDFC) buildings.

## NYC Department of Health and Mental Hygiene (DOHMH) Supportive Housing

<https://www1.nyc.gov/site/doh/health/health-topics/housing-services-supportive-housing.page>

DOHMH supportive housing provides a combination of affordable housing and support services to individuals or families that are chronically homeless and have a mental illness and/or a substance use disorder. To determine eligibility for supportive housing, approved providers must complete and submit the HRA 2010e application on behalf of individuals and families.

- To find approved providers that assist in submitting the HRA 2010e application:
  - Visit <https://nycwell.cityofnewyork.us/en/find-services/> and search for “HRA 2010e,” or
  - Call **888-692-9355** and ask for the nearest location that assists with filling out the HRA 2010e.
- For questions about the supportive housing application and referral process:
  - Contact a housing consultant at the Center for Urban Community Services (CUCS) at **212-801-3333**, or visit <https://www.cucs.org/housing/housing-resource-center/>

## NYC Adult Protective Services (APS)

- Case Management  
<https://www1.nyc.gov/site/hra/help/adult-protective-services.page>  
Central Intake Unit: **212-630-1853**

APS provides case management services for physically and/or mentally impaired adults to help them live safely in their homes.

- Family-Type Homes for Adults (FTHA)  
[https://www1.nyc.gov/assets/hra/downloads/pdf/services/aps/family\\_homes\\_102708.pdf](https://www1.nyc.gov/assets/hra/downloads/pdf/services/aps/family_homes_102708.pdf)  
**212-971-2930**

FTHA provides state-licensed homes to persons with disabilities who are homeless or who need care and supervision.

## NY Connects in NYC

<https://www1.nyc.gov/site/nycnyconnects/index.page>

NY Connects offers a phone-based hotline with drop-in offices located in [each borough](#). Older adults and people with disabilities can work with NY Connects staff to learn about ways to remain independent at home and in their community or exploring nursing home or other long-term residential care options.

## NYC Housing Preservation & Development (HPD)

- HPD Housing Ambassadors for People with Disabilities  
<https://www1.nyc.gov/site/hpd/services-and-information/housing-ambassadors.page>  
Community-based service providers in New York City who help people with disabilities prepare and apply for Housing Connect affordable housing lotteries.
- Affordable Housing Guide for Applicants with Disabilities  
<https://www1.nyc.gov/site/hpd/services-and-information/resources-for-people-with-disabilities.page>

## Center for Independence of the Disabled in New York (CIDNY)

<https://www.cidny.org/housing/>

212-674-2300

CIDNY provides referrals, assistance, and resources for individuals with disabilities looking for affordable and accessible housing.

## Center for Urban Community Services (CUCS)

<https://www.cucs.org/housing/housing-resource-center/>

212-801-3300

Operates a Housing Resource Center, which provides housing and employment information for homeless people who are mentally ill or have other special needs.

## New York Association on Independent Living (NYAIL) Open Doors Transition Center

<https://ilny.us/transition-center>

Assists people in nursing homes who wish to return to the community, as well as accessing housing subsidies when the rent exceeds the individual's budget. (Only participants of the Traumatic Brain Injury (TBI) and Nursing Home Transition Diversion (NHTD) waiver programs have access to these housing subsidies.)

- To learn more about the TBI waiver:  
[https://www.health.ny.gov/health\\_care/medicaid/program/longterm/tbi.htm](https://www.health.ny.gov/health_care/medicaid/program/longterm/tbi.htm)
- To learn more about the NHTD Waiver:  
[https://www.health.ny.gov/health\\_care/medicaid/redesign/mrt90/nhtd-tbi/nhtd\\_overview.htm](https://www.health.ny.gov/health_care/medicaid/redesign/mrt90/nhtd-tbi/nhtd_overview.htm)

## New York Foundation for Senior Citizens

- Home Sharing Program  
<https://www.nyfsc.org/home-sharing>  
212-962-7559 ext. 244, 246

The Home Sharing Program pairs adult “hosts” who have extra private spaces in their homes or apartments with appropriate adult “guests.” One of the adults must be 60 years

old or older. The program also serves adult “hosts” age 55 or older, who are interested in sharing with developmentally disabled adult “guests” capable of independent living.

- George Daly House  
<http://www.nyfsc.org/housing-services/transitional-housing-and-services-for-the-homeless/>

Provides transitional housing, social services, financial assistance, and medical and psychiatric attention for homeless men and women ages 45 and older.

### **Sinergia’s Residential Services and Housing Assistance**

<https://www.sinergiany.org/services>  
<https://www.sinergiany.org/services/housing-assistance>  
212-643-2840 ext. 336; [intake@sinergiany.org](mailto:intake@sinergiany.org)

Operates housing for individuals that have developmental disabilities and provides housing advocacy to low-income families who have members that are developmentally disabled.

### **Supportive Housing Network of NYS**

<https://shnny.org/supportive-housing/looking-for-housing/>

A nonprofit membership organization that partners with 220 agencies which provide supportive housing throughout NYS.

- For a listing of agencies in NYC that provide supportive housing, visit:  
<https://shnny.org/about/network-members/new-york-city/>
- For a listing of affordable housing units in supportive housing residences, go to  
<https://shnny.org/images/uploads/Community-Units.pdf>

#### NOTE

In order to access supportive housing of the above NYC agencies, individuals and families may have to be determined eligible with the submission of the HRA 2010e application. (See above, *NYC Department of Health and Mental Hygiene (DOHMH) Supportive Housing.*)

### **ADAPT Community Network’s Housing Assistance and Doorways to Independence Program**

<https://www.adaptcommunitynetwork.org/service-options/family-support/>  
212-683-6700: Housing Assistance, ext.1154; Doorways to Independence, ext. 1170.

Provides housing and accessibility rights education, landlord/tenant negotiations, code enforcement advocacy, help in expediting public housing applications, transfers, referral to legal services, evaluations for adaptive equipment and home modifications, and housing case management to households where a member is eligible for services from the NYS New York State Office for People with Developmental Disabilities (OPWDD).

## RESOURCES FOR INDIVIDUALS WITH HIV/AIDS

### HASA

<https://www1.nyc.gov/site/hra/help/hiv-aids-services.page>

212-971-0626

An HRA program through which qualified individuals with HIV/AIDS may be eligible to receive a broad range of benefits and services, including a rent enhancement allowance, same-day housing placement, and emergency housing.

### NYC Department of Health and Mental Hygiene

<https://www1.nyc.gov/site/doh/health/health-topics/aids-hiv-care-housing.page>

212-971-0626

Administers two federally funded housing programs to meet the needs of low-income people living with HIV/AIDS and their families: Housing Opportunities for Persons with AIDS (HOPWA) Program and Ryan White Part A Housing Program.

## RESOURCES FOR SECTION 8 VOUCHER HOLDERS

### New York City Housing Authority (NYCHA)

- <https://www1.nyc.gov/site/nycha/section-8/about-section-8.page>

Information about NYCHA Section 8.

- <http://nycha.gosection8.com/SearchRentals.aspx>

Locates apartments managed by NYCHA accepting Section 8 vouchers.

### New York City Department of Housing Preservation and Development (HPD)

<https://www1.nyc.gov/site/hpd/services-and-information/about-section-8.page>

Information about HPD Section 8.

### New York State Homes and Community Renewal (HCR)

<https://hcr.ny.gov/section-8-housing-choice-voucher-hcv-program>

Information about HCR Section 8.

## RESOURCES FOR SENIORS

### Section 202: Supportive Housing for the Elderly

<https://resources.hud.gov/> (Select “Find Affordable Elderly and Special Needs Housing”)

Federally supported housing with supportive services and rental assistance for low- or moderate-income elderly, including elderly with disabilities.

## **NYS Homes & Community Renewal (HCR)**

<https://hcr.ny.gov/disabled-persons-and-senior-citizens-special-rights>

Information on rent laws that provide protections for rent regulated tenants who are seniors against eviction for the purpose of owner occupancy.

## **NYC Department for the Aging (DFTA) *Alternatives in Senior Housing Guides***

<https://www1.nyc.gov/site/dfta/news-reports/publications.page>

DFTA provides borough-specific guides on types of housing available in NYC for seniors.

## **NYC Adult Protective Services (APS)**

- Case Management

<https://www1.nyc.gov/site/hra/help/adult-protective-services.page>

Central Intake Unit: 212-630-1853

APS provides case management services for physically and/or mentally impaired adults to help them live safely in their homes.

- Family-Type Homes for Adults (FTHA)

[https://www1.nyc.gov/assets/hra/downloads/pdf/services/aps/family\\_homes\\_102708.pdf](https://www1.nyc.gov/assets/hra/downloads/pdf/services/aps/family_homes_102708.pdf)

212-971-2930

FTHA provides state-licensed homes to persons with disabilities who are homeless or who need care and supervision.

## **NY Connects in NYC**

<https://www1.nyc.gov/site/nycnyconnects/index.page>

NY Connects offers a phone-based hotline with drop-in offices located in [each borough](#). Older adults and people with disabilities can work with NY Connects staff to learn about ways to remain independent at home and in their community or exploring nursing home or other long-term residential care options.

## **Department of Finance's Senior Citizens Rent Increase Exemption Program (SCRIE)**

<https://www1.nyc.gov/site/rentfreeze/index.page>

NYC program that freezes rents for qualifying tenants 62 and older in rent-regulated and Mitchell-Lama housing.

## **Department of Housing Preservation and Development's Senior Citizens Rent Increase Exemption Program (SCRIE)**

<https://www1.nyc.gov/site/hpd/services-and-information/scrie-drie.page>

NYC program that freezes rents for qualifying tenants 62 and older in Mitchell-Lama and Redevelopment Company developments, Article XI co-ops established under the Private Financing Housing Law, and Federally-assisted co-ops.



### **DOROT's Homelessness Prevention Program**

[http://www.dorotusa.org/site/PageServer?pagename=seniors\\_programs\\_homless\\_preven\\_D#.WG7Gjn0uzpt](http://www.dorotusa.org/site/PageServer?pagename=seniors_programs_homless_preven_D#.WG7Gjn0uzpt)

**212-580-0001**

Operates a transitional residence in Manhattan that provides housing, meals, counseling, and permanent, affordable housing placement services to seniors who are homeless or facing homelessness.

### **New York Foundation for Senior Citizens**

- Home Sharing Program  
<https://www.nyfsc.org/home-sharing>  
**212-962-7559, ext. 244 or 246**

The Home Sharing Program pairs adult “hosts” who have extra private spaces in their homes or apartments with appropriate adult “guests.” One of the adults must be 60 years old or older. The program also serves adult “hosts” age 55 or older, who are interested in sharing with developmentally disabled adult “guests” capable of independent living.

- Affordable Housing (Subsidized Buildings)  
<https://www.nyfsc.org/housing-services/affordable-housing/>

Apartments for well, frail, or handicapped seniors, where staff provides case management, social and recreational activities, and other specialized services.

- George Daly House  
<https://www.nyfsc.org/housing-services/transitional-housing-and-services-for-the-homeless/>

Provides transitional housing, social services, financial assistance, and medical and psychiatric attention for homeless men and women ages 45 and older.

### **West Side Federation for Senior and Supportive Housing, Inc.**

<https://www.wsfssh.org/buildings/our-buildings/>

**212-721-6032, x2665**

Operates senior apartments, SRO and studio housing, and supportive congregate buildings.

### **Encore Community Services**

<http://encorecommunityservices.org/housing/>

**212-581-2910**

Operates an SRO housing facility for homeless elderly with special needs and an affordable housing building for very low-income seniors.

## **Metropolitan Council on Jewish Poverty**

<https://www.metcouncil.org/housing/>

212-453-9519

Operates affordable housing buildings for low-income seniors and SRO housing facilities for homeless seniors.

## **Project Find for the Aged**

<http://www.projectfind.org/housing>

212-874-0300

Operates SRO units for homeless seniors and senior apartments with support services.

## **Health Advocates for Older People Senior Housing Resource List**

<https://www.hafop.org/housing-opportunities>

Resource guide for senior housing opportunities in Manhattan.

## **Best Practices For Clutter & Hoarding**

[https://www.nysenate.gov/sites/default/files/articles/attachments/HOARDING\\_BOOKLET\\_FINAL\\_LK\\_approved\\_nonbooklet.pdf](https://www.nysenate.gov/sites/default/files/articles/attachments/HOARDING_BOOKLET_FINAL_LK_approved_nonbooklet.pdf)

Senator Liz Krueger's *Best Practices For Clutter & Hoarding* includes resources on how to address clutter and hoarding problems.

## **RESOURCES FOR VETERANS & ACTIVE SERVICE MEMBERS**

### **U.S. Department of Veterans Affairs (VA)**

- VA's Services for Homeless Veterans

<https://www.va.gov/homeless/>

VA's website with information on programs and resources available to homeless veterans.

- HUD-VASH Program: Supportive Housing for Homeless Veterans

[https://www.va.gov/homeless/hud-vash\\_eligibility.asp](https://www.va.gov/homeless/hud-vash_eligibility.asp)

Section 8 vouchers are available to veterans and their families who are homeless or at risk of homelessness. In addition to the rental assistance vouchers, eligible veterans receive and must participate in case management and supportive services provided by the VA.

- Residential Contract Housing

<https://www.nyharbor.va.gov/NYHARBOR/services/homeless/index.asp>

Free, short-term (maximum 6 months) emergency housing program for single veterans that are homeless or at-risk for homelessness.

- Supportive Services for Veteran Families (SSVF)  
<https://www.va.gov/homeless/SSVF/>

For very low-income veterans, SSVF provides case management and supportive services to prevent the imminent loss of a veteran's home or identify a new, suitable housing situation for the individual and his or her family; or to rapidly re-house veterans and their families who are homeless and might remain homeless without this assistance.

- National Call Center for Homeless Veterans  
<https://www.va.gov/homeless/nationalcallcenter.asp>  
1-877-4AID-VET (877-424-3838)

24/7 call center for veterans who are homeless or at risk of homelessness.

### **NYC's Mission Home**

<https://www1.nyc.gov/site/dhs/outreach/veterans.page>  
212-232-0560

Department of Homeless Services' Veterans Outreach Program to house homeless veterans and prevent veteran homelessness.

### **Mitchell-Lama Housing Program**

The Mitchell-Lama program provides affordable rental and cooperative housing to moderate- and middle-income families. Both New York City and New York State supervised Mitchell-Lama developments are available. Mitchell-Lama developments with open waiting lists are required to have an admission preference to veterans, or their surviving spouses, who served on active duty during time of war and reside in NYS. *(Certain developments are exempt from this requirement.)*

- NYC-Supervised Developments:  
<https://www1.nyc.gov/site/hpd/services-and-information/mitchell-lama-program.page>
- NYS-Supervised Developments:  
<https://hcr.ny.gov/mitchell-lama-applicant-information>

### **Black Veterans for Social Justice**

<https://bvsj.org/housing-division>  
718-852-6004

Provides apartments for all veterans, female veterans with children, and victims of domestic violence, and other services to assist military personnel, veterans, and their families.

### **New York State Attorney General's Office**

<https://aq.ny.gov/sites/default/files/veteransresourceguide.pdf>

Guide to resources, benefits and rights of veterans and active service members.

## RESOURCES FOR YOUTH

### NYC Department of Youth & Community Development (DYCD)

<https://www1.nyc.gov/site/dycd/services/runaway-homeless-youth.page>

DYCD services for runaway and homeless youth that includes drop-in centers, crisis shelters, transitional independent living programs and street outreach and referral services.

### Coalition for the Homeless Youth

<https://www.nychy.org/>

A nonprofit membership organization that partners with agencies that provide a range of services to runaway, homeless and street youth.

### Covenant House

<https://ny.covenanthouse.org/programs/housing/>

212-613-0300

Provides residential services to runaway and homeless youth (16-21 years old).

### The Door

<https://door.org/programs-services/runaway-homeless-youth/>

Operates a drop-in center for runaway and homeless youth (16-21 years old) that assists with food, clothing, shelter, and other social services.

## TENANTS' RIGHTS & RESOURCES

### NYS Homes and Community Renewal (HCR)

HCR is the state agency that enforces the rent regulation laws of NYS and protects the rights of tenants. The following are different resources made available by HCR to tenants:

- Office of Rent Administration (ORA)  
<https://hcr.ny.gov/office-rent-administration-ora>  
(833) 499-0343

Tenants in NYS can submit an online inquiry to determine if an apartment or building is rent stabilized and/or request an apartment's rent history through ORA's [Ask HCR web portal](#).

- Rent Connect  
<https://rent.hcr.ny.gov/RentConnect/>

An online portal for rent regulated tenants to access forms and information, such as rent history, evidence of rent overcharges, and ability to submit complaints, such as defective conditions in the apartment, unlawful increase in rent, non-receipt of a lease, illegal fees and surcharges.

- Tenant Protection Unit  
<https://hcr.ny.gov/tenant-protection-unit>

Protects the rights of tenants facing landlord harassment or rent overcharges.

## NYC Department of Housing Preservation and Development (HPD) Tenant Resources

- Tenants' Rights & Responsibilities  
<https://www1.nyc.gov/site/hpd/services-and-information/tenants-rights-and-responsibilities.page>

Information and guide on tenants' (and owners') rights and responsibilities.

- Housing Quality/Safety  
<https://www1.nyc.gov/site/hpd/services-and-information/housing-quality-and-safety.page>

Listing of web links to housing quality information for NYC residents, with topics such as bedbugs, fire safety, lead-based paint, window guards, and utilities.

- Filing a Housing Quality Complaint  
<https://www1.nyc.gov/site/hpd/services-and-information/report-a-maintenance-issue.page>

Information on the process of filing a complaint with HPD when a landlord has failed to resolve a housing quality issue.

## Immigrant Tenants' Rights

- NYS Attorney General Guidance on the Rights of Immigrant Tenants  
[https://aq.ny.gov/sites/default/files/immigration\\_tenants\\_rights\\_web.pdf](https://aq.ny.gov/sites/default/files/immigration_tenants_rights_web.pdf)
- NYS Homes and Community Renewal's Fact Sheet for Building Owners: Housing Rights of Foreign-Born Tenants  
<https://hcr.ny.gov/system/files/documents/2020/11/fact-sheet-45-10-2020.pdf>
- NYC Fact Sheet on the Rights of Tenants Based on Actual or Perceived Immigration Status  
[https://www1.nyc.gov/assets/cchr/downloads/pdf/materials/Tenants\\_Rights.pdf](https://www1.nyc.gov/assets/cchr/downloads/pdf/materials/Tenants_Rights.pdf)

## Mayor's Office to Protect Tenants (MOPT)

<https://www1.nyc.gov/content/tenantprotection/pages/>

MOPT provides information on NYS and NYC rent laws and resources for NYC tenants. NYC tenants can reach MOPT by calling **311** and ask for the **Tenant Helpline**, or by filling out the "[Contact Us](#)" email form on their website.

## **NYC Department of Buildings (DOB) Office of the Tenant Advocate (OTA)**

<https://www1.nyc.gov/site/buildings/renter/ota.page>

Tenants may contact OTA with comments, questions and complaints concerning construction in occupied multiple dwellings. Tenants may also contact OTA if they have questions or concerns related to [Tenant Protection Plans](#). To contact OTA, email [TenantAdvocate@buildings.nyc.gov](mailto:TenantAdvocate@buildings.nyc.gov) or call **(212) 393-2949**.

## **NYC's Office of the Public Advocate**

<https://advocate.nyc.gov/services/>

The Office of the Public Advocate operates a Constituent Help Desk where NYC residents can submit housing complaints and other inquiries involving government-related services and regulations.

## **NYC Rent Guidelines Board**

<https://rentguidelinesboard.cityofnewyork.us/resources/>

Links to resources to help tenants understand the laws and regulations that govern rent-regulated housing in New York City.

## **Metropolitan Council on Housing**

[http://metcouncilonhousing.org/help\\_and\\_answers](http://metcouncilonhousing.org/help_and_answers)

Links to various resources related to housing, such as information about repairs and services, rent increases, rental leases, rights to have a roommate, roommate's rights, and more.

## **Housing Court Answers**

<http://housingcourtanswers.org/resources-links/>

Links to housing court resources for New York City Tenants and Housing Advocates.

## **New York State Department of Law Bureau of Consumer Frauds and Protection**

<https://aq.ny.gov/consumer-frauds/housing-issues>

Educational materials, including information to assist consumers when filing suit in small claims court to recover rent security deposits or interest.

## **Finding Legal Services and "Know-Your-Rights" Guides**

<https://www.lawhelpny.org/issues/housing>

Find legal services providers and self-help information.

## **JustFix.nyc's *Who Owns What***

<https://whoownswhat.justfix.nyc/en/>


*Who Owns What* is a research website to gather information linked from NYC agencies about code violations, evictions, rent stabilized apartments, and property ownership of NYC buildings.

**LawHelpNY.org's NYC Housing Repairs Miniportal**  
<https://www.lawhelpny.org/nyc-housing-repairs>

NYC tenants with housing conditions that have not been repaired by their landlords or who believe they are being harassed by their landlords can use the *NYC Housing Repairs Miniportal*, a step-by-step tool that provides steps tenants should take before starting a Housing Part proceeding (HP case) in housing court. It also provides links and phone numbers to additional resources, including free legal help.

**Am I Rent Stabilized?**  
<https://amirentstabilized.com/>

This informational-only site checks a building's address and confirms if it matches with a list of properties that are likely to have rent-stabilized apartments. However, it is not 100% accurate and it will confirm if an apartment is rent-stabilized, as apartment numbers are not included in the database.

 **NOTE**

For best accuracy in determining if an apartment or building is rent-stabilized, tenants should contact NYS Homes and Community Renewal (HCR), the state agency that administers rent regulation laws in NYS. HCR's Office of Rent Administration (ORA) has a "[Ask HCR web portal](#)" where tenants in NYS can ask if an apartment or building is rent stabilized and/or request an apartment's rent history. Alternatively, tenants can use the HCR's [Rent Connect portal](#) to request a rent history.

## HOUSING DISCRIMINATION

**US. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO)**  
[https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp](https://www.hud.gov/program_offices/fair_housing_equal_opp)

- Submit a housing discrimination complaint to HUD  
[https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/online-complaint](https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint)

**NYS Division of Human Rights (DHR)**

NYS Human Rights Law protects against housing discrimination on the basis of race, creed, color, disability, national origin, sexual orientation, gender identity or expression, military status, age, sex, marital status, familial status, and lawful sources of income. For more information, visit:

- DHR's Fair Housing Guide  
<https://dhr.ny.gov/sites/default/files/pdf/nysdhr-fair-housing-guide.pdf>
- Source of Income Discrimination in Housing Pamphlet  
<https://dhr.ny.gov/sites/default/files/pdf/nysdhr-income-source-discrimination.pdf>

- Filing a housing discrimination complaint with DHR  
<https://dhr.ny.gov/complaint>

### **Fair Housing NYC**

<http://www.nyc.gov/html/fhnyc/html/home/home.shtml>

Website jointly operated by New York City Commission on Human Rights (CCHR) and Department of Housing Preservation and Development (HPD) with information on fair housing rights and laws.

### **NYC Commission on Human Rights (CCHR)**

- Q&A on housing protections under NYC's Human Rights Law  
<https://www1.nyc.gov/site/cchr/help/residents.page>
- Information about the protected classes (including housing protections) under the NYC Human Rights Law  
<https://www1.nyc.gov/site/cchr/law/the-law.page>
- Report discrimination to CCHR online  
<https://www1.nyc.gov/site/cchr/about/contact-us.page>

### **NYC's Lawful Source of Income Discrimination Campaign**

It is illegal in New York City for landlords who own buildings with six or more units or real estate brokers to refuse to rent to current or prospective tenants with rental assistance vouchers. Under NYC Human Rights Law, lawful source of income includes any federal, state, or local public or housing assistance towards the payment of rent, including housing subsidies like Section 8, HIV/AIDS Services Administration (HASA), FHEPS, and CITYFHEPS, among others. It is also unlawful for landlords and housing agents to publish any type of advertisements, including online or print, that indicate a refusal to accept these programs.

- NYC's Human Resources Administration's (HRA) Source of Income Unit  
<https://www1.nyc.gov/site/hra/help/report-income-discrimination.page>  
HRA's Source of Income Unit may assist individuals who believe landlords or brokers have refused to show or rent an apartment because s/he is paying with government assistance. To submit a complaint, call **929-221-6576** or email [soi@hra.nyc.gov](mailto:soi@hra.nyc.gov).
- NYC Commission on Human Rights (CCHR)  
<https://www1.nyc.gov/site/cchr/media/source-of-income.page>  
CCHR enforces the City's source of income discrimination protections and investigates and prosecutes landlords and brokers of various sizes who refuse to rent to tenants who pay rent with housing vouchers and other types of public assistance. To submit a complaint, call 311 and ask for 'Human Rights', call **212-416-0197** to reach CCHR directly, or submit a form online at <https://www1.nyc.gov/site/cchr/about/report-discrimination.page>.



## **Fair Housing Justice Center**

<https://www.fairhousingjustice.org/our-work/housing-discrimination-complaints/>

Assists individuals and organizations with allegations of illegal housing discrimination. Services are provided free of charge and there are no income requirements.

## **Unlock NYC**

<https://weunlock.nyc/>

Offers a housing discrimination reporting tool for NYC housing voucher holders who suspect they have been discriminated against by landlords and/or brokers due to their voucher.

## **GOVERNMENT DATA ON HOUSING**

### **ACRIS**

<https://a836-acris.nyc.gov/CP/>

Online access to City property records, including deeds, regulatory agreements, mortgages; also useful for tenants needing to research information on building owners.

### **NYC Housing Preservation & Development Violation Data**

<https://www1.nyc.gov/site/hpd/about/hpd-online.page>

Official NYC database of housing code violations and multiple dwelling registrations.

### **Rent Guidelines Increases for Rent-Stabilized Apartments, Lofts, and Hotels**

<https://rentguidelinesboard.cityofnewyork.us/rent-guidelines/>

Find current and past annual Rent Guidelines Increases for rent-stabilized apartments, lofts, and hotels.

### **NYS Homes and Community Renewal's (HCR) Office of Rent Administration (ORA)**

<https://hcr.ny.gov/office-rent-administration-ora>

HCR's ORA's website with information and resources about rent registration, rent increases, and more.