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HOW TO FIND AVAILABLE HOUSING IN NEW YORK CITY

THIS PATHFINDER IS PROVIDED BY THE GENERAL REFERENCE SERVICES at the MID-MANHATTAN LIBRARY in response to a multitude of questions on how to find affordable housing in New York City. It aims to direct the reader to listings of apartments and houses for rent or for sale. How to find information on various New York City neighborhoods, evaluate a property, or obtain financing for a mortgage is not within the scope of this resource. Searching for housing in New York City without accessing the Internet will be a disadvantage. The New York Public Library offers beginner and advanced Internet classes for free. Ask about computer classes at your local New York Public Library branch in the Bronx, Manhattan or Staten Island.

Top Ten Ways to Find an NYC Apartment

According to a survey by the Rent Guidelines Board of New York City, renters who moved into an NYC apartment located their apartment through:

1. Realtors/brokers – 33% surveyed; usually paying a fee of 11% annual rent
2. Word of mouth – 30%
3. Classified ads – *New York Times*, *Village Voice*, *Daily News*, local/community newspapers
4. Walking around and saw a ‘for rent’ sign – 5%
5. Housing office of a professional/educational organization – 3%
6. Apartment referral service on the Internet – 2%
7. Found vacant apartment in same building by talking to neighbors, super...
8. Waiting lists through New York City Department of Housing, Preservation & Development (NYCHPD), and New York City Housing Authority (NYCHA)
9. Community groups or local government offices that keep information on neighborhood housing notices
10. Apartment guides

Daily Newspapers

AM New York. – A free daily newspaper.

New York Times. – www.nytimes.com (Sunday)

New York Daily News. – <http://nydailynews.com>

New York Newsday. – www.newsday.com/business/realestate (Fridays; for Queens and Long Island)

New York Post. – www.newyorkpost.com

New York Sun. – Real estate listings are not on their Internet site

Weekly Newspapers

Apartment Guide. – www.apartmentguide.com – A pocket-sized booklet is also available online for free. HPC Inc. claims to have the largest online database of rental apartments in the country. There are many listings for New Jersey, but few for metropolitan New York City.

The Chief Leader. – lists ads for New York City subsidized housing programs

City Limits, New York's Urban Affairs News Magazine. – www.citylimits.org

Gotham Gazette. – www.gothamgazette.com

Village Voice. – www.villagevoice.com – No fee to access online listings

Online Internet Housing Lists

No fee to view listings:

Ardor New York. – www.ardorny.com/apartmentsearch/index.asp

Craigslist. – www.craigslist.org

K & R Realty. – www.kandrrealty.com

New York Urban Living. – www.new-york-apartment.com

Rent.com. – www.rent.com (Online registration to view listings.)

Ebay. – www.ebay.com

Fee-based listings:

Rent Direct. – www.rent-direct.com

Realtors/Brokers

Check the telephone directory under 'Real Estate' for the neighborhood where you want to move. Realtors charge a fee if you rent an apartment/coop/condo/house. There is no fee if you buy a property – the seller pays the fee. Many realtors/ brokers maintain available housing lists on their Internet sites. Use the www.google.com search engine, and search on the realtor/broker's name in double quotes.

Non-Profit Affordable Housing Organizations

Housing First? – www.housingfirst.net – An affordable-housing advocacy group. Read articles on the housing crisis, and find out how to become a volunteer in the coalition.

Mutual Housing Association of New York (MHANY). – 212-870-2135; 845 Flatbush Avenue, New York, NY 11226. – Homesteaders association representing several housing developments in Brooklyn.

The Beehive. – www.thebeehive.org – A program sponsored by One Economy, a non-profit organization funded by numerous large corporations. One Economy works with owners and developers of affordable housing in the country.

New York City Government Resources

New York City Rent Guidelines Board. – www.housingnyc.com – The board publishes a book titled *Housing New York: Rents, Markets and Trends* that is available from their web site.

NYC Housing Authority (NYCHA). – www.nyc.gov/html/nycha – Created in 1934, NYCHA is a public housing agency, funded by federal (HUD), state and city monies, which provides affordable housing for low and moderate-income residents of New York City. NYCHA administers a Conventional Public Housing Program and the Section 8 Leased Housing Program in rental apartments. NYCHA also oversees community centers, senior centers, health care centers, day care and Head Start Educational Centers.)

NYC Department of Housing, Preservation & Development (NYCHPD). – www.nyc.gov/html/hpd – Created in 1987, NYCHPD is the largest municipal developer of affordable housing in the country. NYCHPD has shifted away from city-owned housing and moved towards private investment and ownership. NYCHPD works with private, public and community partners to strengthen neighborhoods and enable more New Yorkers to become homeowners and/or rent well-maintained, privately-owned affordable housing.

Some of NYCHPD's programs include:

Partnership New Homes Program. – New single-family and two- and three-family homes, condos in NYC for families earning between \$32,000 and \$75,000

Nehemiah. – Single-family homes and condos in Brooklyn for sale for families earning between \$23,000 and \$75,040

Homeworks. – Vacant NYC-owned buildings rehabilitated and sold at market prices

StoreWorks. – City-owned mixed-use buildings are restored and sold to private ownership

New Foundations Home-Ownership Program. – Sponsors buy city-owned land and build houses, and condos with no income restrictions for homebuyers

Neighborhood Homes. – One to four-family homes are rehabilitated and sold to occupants

ANCHOR. – Vacant city-owned land built into condos and limited-equity coops are sold to homebuyers

Multi-Family New Construction Under Cornerstone. – New construction multi-family housing initiative on previously city-owned land for ownership and rentals (middle-income and market rates)

Large-Scale Development. – City-owned land is sold to developers who build homes to sell/rent

Habitat for Humanity. – Low-income residents may obtain financing to buy new or renovate a house/coop/condo.

203(K) Buildings. – Rehabilitation of 500 U.S. HUD residential properties for sale or rent

Vacant Buildings 2000 Program. – Rehabilitation of vacant city-owned multi-family properties to create affordable condos, coops and rental apartments

Neighborhood Entrepreneurs Program. – Local private property managers manage and subsequently own (with access to city loans and credits) occupied and vacant city-owned buildings. Tenants pay no more than 30% of their income in rent. Federal subsidies are available to owners.

NYC Mitchell-Lama Housing Program. – Affordable multi-family rentals/coops, waiting list for each building. Some developers are buying out of the program – future of this program is uncertain.

www.nyc.gov/html/hpd/html/for-homebuyers/affordable-housing-construction.html

www.nyc.gov/html/hpd/html/for-apartment-seekers/apt-listings.html

New York City Housing Development Corporation (NYCHDC). – www.nychdc.com – NYCHDC was created in 1971. Through its subsidiary, the New York City Residential Mortgage Insurance Corporation (REMIC), HDC provides taxable and tax-exempt financing for the construction and rehabilitation of multi-family, rental and ownership, affordable housing in New York City. NYCHDC works in cooperation with the mayor's office and NYCHPD to create various building/rehabilitation programs:

Low-income Affordable Market-Place (LAMP). – www.nychdc.com/ApartmentSeekers/LI_Bronx.html
[Substitute Queens, Manhattan, Staten Island, or Brooklyn in web address.]

Middle-Income New Housing Opportunities Program (New HOP)
www.nychdc.com/ApartmentSeekers/MI_Bronx.html

New York State Government Resources

NYS Division of Housing and Community Renewal (NYSDHCR). – www.dhcr.state.ny.us – This web site's *Affordable Housing Directory* has listings of rental housing in New York State.

Statewide Section 8 Program. (This program is currently closed to new applicants.) – Created in 1976 to administer U.S. Housing and Urban Development's (HUD) Section 8 certificates for low-income families across New York State. Statewide Section 8 is funded by the federal government. It remains to be seen if and when the U.S. government will provide additional funding for new applicants. For more information on the Statewide Section 8 Program, call **212-480-6460** (also, see above in the "New York City Government Resources" section for New York City Section 8 housing).

NYS Mitchell-Lama Housing Program. – www.dhcr.state.ny.us/ohm/progs/mitchlam/ohmprgmi.htm – The future of this program is uncertain as owners of many Mitchell-Lama buildings are opting to leave the program resulting in market rate rents.

Federal Government Resources

U.S. Department of Housing and Urban Development (HUD). – Created in 1965, the Fair Housing Act passed in 1968, gave HUD enforcement responsibility against housing discrimination. HUD aims to increase home ownership, and increase access to affordable housing free from discrimination. HUD home buying programs are listed on their web site – www.hud.gov/buying/localbuying.cfm :

Self-Help Homeownership (SHOP). – Low-income. Grants are given to non-profit organizations to buy and develop or improve home sites for sweat equity housing and volunteer-based homeownership programs.

Homeownership Zone. – Low-income. Communities may apply for HOZ funds to reclaim vacant, blighted properties – to revitalize neighborhoods with new, single-family homes. Funding was made, one in 1996, the other in 1997, no further funding has been available as yet.

HOME Investment Partnerships. – Low-income. Grants are given to state and local governments to help renters, new homebuyers, and existing homeowners.

Teacher Next Door Programs (TND). – www.hud.gov/offices/hsg/sfh/reo/tnd/tnd.cfm – Properties are single-family homes located in revitalization areas listed. Properties are listed for sale exclusively on the Internet.

Officer Next Door Program (OND). – www.hud.gov/offices/hsg/sfh/reo/ond/ond.cfm

Seniors & Special Needs Housing

New York City Department of Aging. – www.nyc.gov/html/dfta – Click on 'Benefits & Services', then on 'Housing Alternatives'

Your Guide to Senior Housing. – <http://seniorhousing.state.ny.us/index.htm> – An excellent online publication from the New York State Office for the Aging (NYSOFA) listing adult communities, senior housing, assisted living...

Center for Urban Community Services (CUCS). – 212-801-3333 – www.cucs.org/index.php – Columbia University began in 1979 housing/service programs for homeless and low-income people, particularly those suffering from serious mental illness, HIC/AIDS, and other disabling conditions.

Directory of Local Homeless Service Organizations. – www.nationalhomeless.org/resources/local/local.html – Published by the National Coalition for the Homeless

New York City AIDS Housing Network. – 877-615-2217 – www.nycahn.org – Located in Brooklyn.

Supportive Housing Network of New York. – www.shnny.org – Founded in 1988, a collective of 160 nonprofit organizations that have developed affordable housing in the state of New York. This is an excellent site, click on 'Useful Links'. Includes housing links for the homeless, people with AIDS, senior citizens, the mentally, and more.

