



AFFORDABLE HOUSING



PROGRAM	QUALIFICATIONS	DESCRIPTION	APPLICATION INFORMATION	CONTACT INFORMATION
Public Housing	Families whose income is no more than \$61,450	<ul style="list-style-type: none"> Federally run & operated housing Waiting list 	<p>Submit a completed application (either online, on site, or by mail) to NYCHA. Applications are assigned a priority code based upon the information provided and placed on the Housing Authority's waiting list for an eligibility interview. Within 60 days of receipt of your application you will receive an acknowledgement letter.</p> <p>Please note that borough choice is a significant factor in determining how soon an applicant will be scheduled for an interview. Once eligibility is established and there is a vacancy, the family is contacted.</p>	<p>Bronx/Manhattan Customer Contact Center 478 East Fordham Road 1 Fordham Plaza - 2nd Floor Bronx, NY 10458 Telephone: (718) 707-7771 www.nyc.gov/html/nycha/downloads/pdf/070002i_pub_hsg_app.pdf</p>
Tenant Based Section 8	Families whose income is no more than \$61,450	<ul style="list-style-type: none"> Vouchers provided by the government that help pay portion of the rent on the private market Each building has an independent waiting list 	<p>Submit a completed application (either online, on site, or by mail) to NYCHA. NYCHA will determine eligibility through an interview. NYCHA then issues a housing choice voucher to the family, if one is available. After applications are certified for eligibility, and assuming a voucher is available, families receive a notice from the Leased Housing Department advising that they must attend a briefing where the voucher is issued.</p>	<p>Bronx/Manhattan Customer Contact Center 478 East Fordham Road 1 Fordham Plaza Bronx, NY 10458 Telephone: (718) 707-7771</p>
Project Based Section 8	Families whose income is no more than \$38,400	<ul style="list-style-type: none"> Voucher to help pay rent at specific housing units. Each building has an independent waiting list. The waitlist is currently closed with the exception of the following emergency applicant categories: <ul style="list-style-type: none"> Victims of domestic violence, intimidated witnesses referred by the district attorney's office, as well as children and families referred by the administration for children's services 	<p>Section 8 voucher holders can choose to move anywhere in the United States, Puerto Rico and the Virgin Islands, as long as there is a Section 8 Program being administered in that locality.</p> <p>Young people aging out of foster care are generally eligible to receive a Section 8 voucher, as long as you are between the ages of 18 and 24, and earn less than \$21,000 a year. You can apply for the voucher up to eight months before you leave care, or within two years after leaving care.</p>	<p>Administration for Children's Services (ACS) Telephone: (212) 442-4723</p> <p>Victims of Domestic Violence Please contact the NYC Domestic Violence Hotline at (800) 621-HOPE (4673) for housing assistance.</p> <p>Department of Homeless Services (DHS) Call 311 to find a Homebase office in your area</p>

*Information provided by Center of Urban Pedagogy and the Envisioning Development toolkit, Contact Information from the New York City Housing Authority, US Dept. of Housing and Urban Development (HUD), NYC Department of Housing Preservation and Development, New York City Department of City Planning.



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<p>Rent Stabilization</p>	<p>Families whose income is no more than \$175,000</p>	<ul style="list-style-type: none"> • Limit to how much rent can increase year to year, on pre-1974 and some post-1974 buildings • Rent increases a small percentage • Landlords cannot evict tenants without justifiable cause 	<p>Applying for rent stabilized housing may vary from building to building. If the apartment is rent stabilized the landlord must attach a Rent Stabilization Lease Rider to your lease. The Rider outlines your rights.</p> <p>If your rent is over \$2,000 and has recently undergone luxury deregulation, you may want to review a rental history. Under local law, your landlord has a duty to provide information about the last legal rent amount and where to file a complaint.</p> <p>You may contact the Division of Housing & Community Renewal to obtain a printout of the apartment's rent history. If your rent has increased to over \$2,000 without justification you may file a rent overcharge complaint with the DHCR.</p>	<p>Rent Stabilized Apartment List www.housingnyc.com/downloads/resources/sta_bldngs/DHCR2007-Bronx.pdf New York State Division of Housing and Community Renewal Telephone: (718) 739-6400 www.dhcr.state.ny.us/Rent/</p> <p>Rent Stabilization Guide www.housingnyc.com/html/guide/basics.html</p> <p>Forms and Applications www.dhcr.state.ny.us/Forms/</p>
<p>Mitchell-Lama</p>	<p>Families earning \$61,450- \$92,150</p>	<ul style="list-style-type: none"> • Income limit and rent vary from building to building • Building owners/developers can only charge rents covering operating costs and give a set rate of return • Waitlist varies between buildings • Mitchell-Lama waiting lists are closed because there are already enough applicants listed to fill vacancies expected in the foreseeable future • Periodically, these developments open their waiting lists and new applications are accepted 	<p>To apply, send a letter to the managing agent of the development(s) in which you are interested. Each development requires that you apply separately. You can apply to more than one development at a time. Mitchell-Lama apartments are sold or rented through waiting lists kept by each development.</p>	<p>Check your local newspapers to find out when applications are being accepted www.nyc.gov/html/hpd/html/apartment/mitchell-lama.shtml</p> <p>City-Sponsored Mitchell-Lamas Telephone: (212) 863-6500</p> <p>State-Sponsored Mitchell-Lamas Telephone: (212) 480-7343</p>
<p>80/20</p>	<p>Families earning \$23,050-\$46,080</p>	<ul style="list-style-type: none"> • Developers have to set aside 20% of units to families earning 30%-50% of MFI • Or 25% of units to families earning 60% of MFI • Lottery system for each development 	<p>Submit a completed application for each individual housing complex in which you are interested. Once eligibility is established and there is a vacancy, the applicant is placed into a lottery. Those chosen from the lottery are then contacted for an interview. This interview is about one month after the application deadline.</p>	<p>Department of Housing Preservation and Development (HPD) 100 Gold Street New York, NY 10038 Telephone: (212) 863-6300 Developments Accepting Applications: www.nyc.gov/html/hpd/html/apartment/lotteries.shtml</p>

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Low Income Housing Tax Credit	Families earning \$30,720-\$46,080	<ul style="list-style-type: none"> • Developers have to make 20% of units available to families making no more than 50% MFI • Or 25% of units for families at 60% of MFI • Or 15% of units for families at 40% of MFI • Each development has an independent lottery system 	Similar process mentioned in 80/20 Housing. Housing & Urban Development determines eligibility and approves the application.	US Dept. of Housing and Urban Development (HUD) Telephone: (800) 333-4636 www.hud.gov/offices/cpd/affordablehousing/training/web/lih/tc/basics/
421A	Families making \$46,080	<ul style="list-style-type: none"> • City-run/state-financed program: the state and city forgo the increase in property tax that comes with new construction • Developers pay taxes as if the lot was vacant as long as 20% of the housing units are reserved for families earning 60% of MFI • Lottery system for each development 	Similar process mentioned in 80/20 Housing. HPD determines eligibility and approves the application.	Department of Housing Preservation and Development (HPD) 100 Gold Street New York, NY 10038 Telephone: (212) 863-6300 List of 421A Properties www.nyc.gov/html/dof/html/property/property_tax_reduc_421_a.shtml
Inclusionary Zoning	Families making \$61,450-\$92,160	<ul style="list-style-type: none"> • Developers construct a 33% larger property space in exchange for setting aside 20% of units for families at 80% of MFI • Or 10% of units for families at 80% and 15% for families at 125% of MFI • Lottery system for each development 	Selection process similar to 80/20 Housing. However, apartments have to stay affordable forever.	List of Inc. Zone Properties www.nyc.gov/html/dcp/html/zone/zh_inclu_housing.shtml
Mortgage Interest Deduction	Families that are residential property owners	Deducts the interest paid on mortgage of up to \$1million from taxable income	Homes include a house, condominium, mobile home, boat, or similar property. To file a deduction, write the name of the bank or mortgage company to which you paid mortgage interest and write the amount you paid during the tax year in Schedule A section of the federal income tax form (IRS Form). The lending institution is required to send you Form 1098 with this information. One can claim a deduction up to \$1 million of mortgage debt when filing taxes.	Home Mortgage Information www.irs.gov/publications/p936/ar02.html List of Where to File www.irs.gov/file/index.htm

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