What to Expect: Your Guide to Affordable Housing

Look for affordable housing

Understand eligibility guidelines

Submit your application

Wait while applications are processed

If selected, prove your eligibility

Sign a lease, appeal, or apply to others

Find Affordable Housing Listings Online or in Print

Learn About Eligibility and Application Requirements

Mail Your Application or Register and Submit Online

It May Take 2 to 10 Months to Hear Back

If Selected, Go to Your Interview with Documents

Rejected? Challenge via Appeal and Apply to Others

Steps to Apply

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Find and Apply for Affordable Housing

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www.nyc.gov/housingconnect

Visit www.nyc.gov/housingconnect to get more information or to apply online.

This document is for informational purposes only. This is not an application for affordable housing. Filling out this document does not guarantee that you will receive an affordable unit.

LET'S GET STARTED...

What does it mean for housing to be “affordable”? A common rule is that housing is considered affordable when households have to spend no more than 30% of their gross income on rent and utilities. If a family has to spend more than 30% of their income on rent, they are considered 'rent burdened.'
Find Affordable Housing Listings
Visit NYC Housing Connect for current listings: www.nyc.gov/housingconnect
Call 311 and ask for the Affordable Housing Hotline.
Look for advertisements in newspapers.
Look for posters at construction sites, at local community organizations, and around your neighborhood.

Read the Advertisement Carefully
Different affordable housing developments have different eligibility requirements, including income ranges.
You may fall into different categories for different developments, depending on your household size and income.
See Step 2 for more information on eligibility.

Look for affordable housing

Understand eligibility guidelines
You May Be Eligible If...
- your combined household income is between a development’s minimum and maximum limits.
- the members of your household meet program rules.
- your credit history meets the developer’s standards.
- you do not have housing, legal, or criminal issues.

Apply Online
Create an account on www.nyc.gov/housingconnect.
Make sure your profile is updated and accurate each time you log on, then submit an application to developments of your choice.

How Applications Are Processed
All applications are randomly ordered and assigned a log number based on this order.
To maintain fairness, housing developments work in order of the randomized log numbers which provides basis for resident selection and the process of verifying eligibility of applicants.

Applicants that meet one or more preferences will be given first consideration. See Step 2 for a list of the preference categories.

When Will You Hear Back?
A property may receive from 1,000 to 40,000 or more applications. You may hear about the status of your application within two to ten months after the deadline.

Your chances of being selected in a lottery are the same, whether you apply online or by mail.

Mail your application before the deadline date; do not use priority, certified, registered, express, overnight, or oversized mail.

Your interview is very important. Spots are limited. Going to the interview does NOT guarantee that you will receive affordable housing.

Wait for Confirmation
If you are selected, you will be contacted by the developer. They will invite you to an interview to verify if you meet eligibility rules.
Your interview is very important. Spots are limited. Confirm your appointment immediately or reschedule if necessary.

Bring Documentation
You will be asked to bring copies of birth certificates, IDs, pay stubs, tax returns, proof of address, and other detailed documentation for each member of your household.

If Your Eligibility is Confirmed...
If your file is in order, you may be invited to sign a lease.
You might also be placed on a waiting list. The developer will tell you if you’re on the waiting list. You are responsible for notifying the developer every six months if you wish to remain on the list.

If You Are Found Not Eligible...
You will receive a rejection letter. If you disagree, you can appeal. You have two weeks or ten business days to appeal the decision.

As described in the rejection letter, you will need to submit an appeal in writing to the developer, explaining the reason you believe the rejection was in error.

You Can Apply to Others
Submit an application for another affordable housing development. You can apply for as many developments as you want.

Sign a lease, appeal, or apply to others
Visit www.nyc.gov/housingconnect for more info or to apply online.