



Affordable Housing to Rent or Buy

For more help, contact Nathalie Jean Charles (English & Haitian Creole), or Eduardo Torres (Spanish) at the Flatbush Development Corp., ph# (718) 859-3800

New York City Housing Authority (“NYCHA”)/Public Housing

- Tenant’s pay 30% of their income towards their rent to live in public housing operated by NYCHA.
- **Apply:** Tenants can apply by calling 311 or in person at 350 Livingston Street in Brooklyn. If you are a victim of domestic violence, or homeless or have a medical need to move, you should let NYCHA know so they might move you up on the waiting list. You will need to prove your need.

Private Subsidized Housing Lotteries

- Many private housing developments offer affordable housing in Brooklyn. Tenants must meet income guidelines that vary by building.
- **Apply:** Tenants must contact each building for an application as the lottery opens and submit it to the building before the deadline.
- **The best place to find building listings is on this website:** <http://www.nyc.gov/html/hpd/html/apartment/lotteries.shtml>. Click on “Apartment Seekers” and find the application deadlines for open lotteries.

The Fifth Avenue Committee (“FAC”)

- FAC builds affordable housing in Brooklyn. They select tenants from a housing lottery when they have units for rent. These apartments will have income requirements but a very limited number of applicants may be accepted as an exception to the income limits.
- **Apply:** Tenants can sign up for the notification list at their offices at 621 Degraw Street (at 4th Avenue), Brooklyn, or on-line at www.Fifthave.org. Tenants can contact FAC to join their “Housing Notification List” so they will let them know when they are taking new applications.

Senior Housing Developments

- **What is the program?** The Department of Aging is a city agency focused on the needs of the elderly. They maintain lists of affordable housing for seniors on their website.

- **How can a tenant apply?** Tenants must contact individual buildings about eligibility for that building. For a list of buildings, visit their website here: www.nyc.gov/html/dfta. Click on the link on the mid-right side for “Housing Alternatives.”

YWCA/Sister Strength Housing LP

- **What is the program?:** This group is renting studio apartments at Third Avenue in the Boerum Hill neighborhood of Brooklyn. Some units are handicapped accessible. Studios and single room occupancy units. Studios are presently fully-rented. Rent \$625/month.
- **How can a tenant apply?** Those interested in receiving an application, may go to the office at 30 Third Avenue (between Atlantic Avenue & State Street) Mon - Fri from 10 AM to 5PM.

Applications will be processed "first come first served" so those interested in applying should submit their applications as soon as possible. Their phone number is (718) 875-1190 ext. 591. No immigration status questions are asked.

Habitat for Humanity

- **What is the program?:** Habitat has condo housing available for purchase in New York City. Presently there are units in Brooklyn and the Bronx.
- **Who can apply?:** Applicants must
 - Have an income between 50-80% of the city’s area median income. For example, \$38,400 to \$61,450 for a family of four.
 - Be first time home-buyers
 - Have a FICO credit score of 620 or higher
 - Provide 300 hours of “sweat equity” to build the project
 - Provide a 1% downpayment towards the purchase price
- **How can someone apply?** Applications are available on their website at www.habitatnyc.org, or in person at 111 John Street, 23rd fl. in Manhattan.

Mitchell-Lama Co-ops and Rentals

- Mitchell-Lama housing is government-sponsored housing for moderate and middle-income families. Rents and eligibility vary.
- Tenants must contact individual buildings to learn the eligibility for each building.
 - You can check here for a list of buildings with open waiting lists:
www.nyc.gov/html/hpd/downloads/pdf/OpenM-LWaitingLists.pdf.