

Housing Newsletter

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What's Inside

Welcome to ADAPT Community Network's Housing Newsletter! In these quarterly newsletters, you will receive information on housing related topics, free upcoming events, and resources.

Contact Us

Our **Project Connect** program was created to provide people with disabilities and their loved one's information on programs, services, and supports that are available at ADAPT or through our network of partners, affiliates, and friends.



projectconnect@adaptcommunitynetwork.org



877-827-2666

Housing Assistance Services

ADAPT's Housing Assistance Services program provides advocacy, information, and referral services for a variety of housing needs. To qualify, the applicant must have established eligibility through the Office for People with Developmental Disabilities (OPWDD) and live with family in New York City. Please note the HAS program does not rent apartments nor does it provide financial assistance.

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House Hunters, Rejoice! Affordable Housing Uncovered

WHAT IS AFFORDABLE HOUSING?

Although the meaning of “affordable housing” changes based on the speaker and context, the U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing where the tenant is paying 30% or less of the gross income on total housing costs, including utilities.

The New York City Department of Housing Preservation and Development (HPD) and Housing Development Corporation (HDC) create privately owned affordable housing opportunities for many household income levels and sizes. We will focus on four of these programs; Housing Connect, Mitchell-Lama, Project Based Vouchers, and NYCHA.

HOUSING CONNECT

Through Housing Connect, you can find and apply for affordable rental and homeownership opportunities.

To qualify, your household must meet the income and size requirements for a unit in the affordable development.

Your household is defined as all the people who will live in the affordable unit.

- You may apply directly online [here](#).
- You may also apply by mail by following the directions listed in the advertisement. Advertisements can be seen in newspapers and via media outlets.

MITCHELL-LAMA

Mitchell-Lama developments are housing for moderate- and middle-income households and are sold or rented through waiting lists. There are both New York City and New York State supervised Mitchell-Lama developments.

All Mitchell-Lama developments have eligibility requirements related to income limits, family size, and apartment size. Developments conduct lotteries to replenish their waiting lists.

- For City-supervised development, visit [here](#).
- For State-supervised developments, visit [here](#).

PROJECT BASED VOUCHERS

Project Based Vouchers (PBV) require tenants to pay 30% of their income towards rent, and there is a subsidy attached to a designated unit. Eligibility is based on multiple factors including household size and gross income.

- For a listing of developments, visit [here](#).

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NYCHA

Lastly, The New York City Housing Authority (NYCHA), was created to provide decent, affordable housing for low- and moderate-income New Yorkers.

Affordable housing [is] housing where the tenant is paying 30% or less of the gross income on total housing costs, including utilities.

NYCHA has 177,569 apartments in 2,411 buildings across 335 conventional public housing and PACT developments.

- To be considered for an apartment in a public housing development, you must apply via NYCHA's Self-Service Portal by visiting [here](#).
- If you do not have internet access, you can schedule an appointment at NYCHA Walk-in Centers and apply using a NYCHA kiosk.
- Please call NYCHA's Customer Contact Center at (718) 707-7771 from 8 am to 5 pm, Monday through Friday for assistance with your application or the locations of Walk-In Centers.

Lastly, your ADAPT Housing Advocate can assist you with applications to any of these programs for the families already enrolled in our Housing Assistance Services (HAS) program. To enroll in HAS, please start [here](#).



NYC Rent Freeze Program

The NYC Rent Freeze Program helps those eligible stay in affordable housing by freezing their rent.

Under this program, a property tax credit covers the difference between the actual rent amount and what you (the tenant) are responsible for paying at the frozen rate.

This program includes the Senior Citizen Rent Increase Exemption (SCRIE) Program and the Disability Rent Increase Exemption (DRIE) Program.

The longer you are in the program, the greater the benefit.

These programs help eligible senior citizens (aged 62 and over) and tenants with qualifying disabilities stay in affordable housing by freezing their rent. In most instances they freeze your rent at either your prior legal rent amount or one-third of your monthly income, whichever is greater.

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TYPE OF APARTMENT

Only certain rent-regulated residences are covered under the program, such as:

- Rent-stabilized apartments
- Rent-controlled apartments:
- Rent-regulated hotels and single-room occupancy (SRO) units:
- Mitchell-lama properties, HDFC cooperatives, and section 213 cooperatives.

FOR SENIORS, PERSONS WITH DISABILITIES, AND FIRST TIME APPLICANTS

- If you are a senior or a person with a disability, visit [here](#) to see eligibility requirements, the application process, benefits, renewals, answers to frequently asked questions, and more.
- First-time applicants will need to submit an initial application along with proof of age, proof of income, and rent documentation.

RENEWING YOUR BENEFIT

All Rent Freeze Program benefit recipients are required to file a renewal application every year or every two years, depending on the benefit end date.

CHANGES DURING YOUR BENEFIT PERIOD

You will need to let us know if there are changes during your benefit period including:

- Permanent decrease in your income of 20% or more;
- Moving to a new apartment;
- A change in the number of household members;
- New charges such as Major Capital Improvements (MCI) or fuel cost adjustments.

Visit [here](#), speak to your assigned Housing Advocate at ADAPT’s Housing Assistance Services program, or call 311 to get started.

Program Spotlight: Doorways to Independence

Through the Doorways to Independence program, ADAPT Community Network provides home modification services and adaptive equipment to persons with disabilities, the elderly, and the medically frail. Funding is available to cover the cost of modifications that will improve physical access and safety within the home. Homeowners, co-op owners, and renters may qualify for assistance. Home Modifications may include, but are not limited to **wheelchair ramps, stairlifts, grab bars, railings, widening of doorways, safety fences, wheelchair accessible bath-rooms, shower chairs, Hoyer lifts, adaptations for those who are deaf, blind or have low vision.**

Please contact [Project Connect here](#) for more information.

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Finding Home: The Onega Family Journey

Juan Onega and Jenny Onega, his mother pictured with him, were referred to ADAPT Community Network’s Housing Assistance Services program originally in 2020. The family of two lived with relatives but were lacking space. **They had applied for New York City Housing Authority (NYCHA) and needed additional affordable housing options.** The family were assigned a Housing Advocate who assisted them to navigate New York City’s vast housing system.

The family were assisted with their NYCHA interview for a 2-bedroom apartment but were not able to move due the apartment lacking accessibility. The Housing Advocate discussed affordable

housing opportunities with Ms. Onega. Ms. Onega learned about the Housing Preservation Department’s (HPD) NYC Housing Connect, a gateway to find and apply for affordable apartments for rent, from her Housing Advocate and **was assisted with completing and submitting applications.** The family also learned about HPD’s project-based voucher apartments and were assisted in applying to apartments under this program. A Housing Advocate researched management offices looking for apartment applications and contact information to assist the Onega family to reach their goal of living in their own apartment.

Ms. Onega learned about the Housing Preservation Department’s (HPD) NYC Housing Connect, a gateway to find and apply for affordable apartments

After two years of working with their Housing Advocate, **the family learned one of their apartment applications through Housing Connect was selected** for further review in January 2024. At the time of the selection, the family was facing an emergency and were not able to submit all documentation on time. Their Housing Advocate intervened for more time and an extension was granted. The Housing Advocate and Ms. Onega worked together to gather the necessary information. Ms. Onega and Juan were finally able to reach their goal of having a two-bedroom accessible apartment on May 24, 2024, when Ms. Onega signed a lease agreement for two years. Ms. Onega stated she was grateful for all the help she received from her Housing Advocate. **Congratulations Onega family on your new home!**

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Mark Your Calendar: Free Webinars You Can't Miss



Family Connect webinars are free. Spanish and Mandarin interpretation are provided. All workshops are from 10 A.M. – 11:30 A.M. Please call 718-436-7979 Ext. 704 or email familyconnect@adaptcommunitynetwork.org to register. Registration is required.

Thursday, July 25, 2024 – “Overview of the MTA Reduced Fare, OMNY & Access-A-Ride” Presenters: Tammy Francisque, Kevin Flores, Reginald Baron

Thursday, August 1, 2024 – “Traveling the Road to OPWDD Eligibility & How Self-Direction Can Give You the Tools to a Fuller Life” Presenter: Jessica Paravalas

Thursday, September 12, 2024 – “Specialized Transportation for Students with IEPs” Presenter: Ruth DiRoma

Wednesday, October 16, 2024 - Navigating the world of intellectual and developmental disability (I/DD) services is never easy but ADAPT Community Network aims to simplify it with our annual **Virtual Family Connect Summit**. The day-long virtual summit consists of five easy-to-understand informational sessions, each led by I/DD experts and tailored to assist families of people with disabilities. Register [here](#).

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Resource Roundup

The New York Public Library Provides Free Programs All Summer Long

Join us on a journey of discovery all summer long at The New York Public Library! Discover free programs for kids and teens, events, and activities for adults, reading recommendations, exhibitions, and much more. Plus, use your library card to book free passes at 90+ museums, gardens, and more across NYC. Learn more [here](#).

New York State Provides \$120 in Food Benefits Through Summer EBT

Beginning this year, New York State will launch Summer EBT, a new program that provides low-income families with food benefits to help cover the cost of groceries when school is out of session. Families with eligible school-aged children will receive \$120 in Summer EBT food benefits (per child) starting July 2024 at different times throughout the summer. Most eligible children will receive Summer EBT food benefits automatically; however, some families may need to apply. Learn more [here](#).

Community Resources are Available to You

There are many community resources and events available to you based on where you live. A great way to learn about programs, services, supports, and events specific to your area is to contact your local elected officials. Please visit [here](#) to find your local elected officials names and contact information.

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