



new destiny
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HousingLink HelpLine Frequently Asked Questions	Answers
Can you help me find an apartment?	<p>New Destiny's website has a section on finding housing that I hope you will find useful. Please see http://www.newdestinyhousing.org/get-help/finding-housing for more information.</p> <p>In addition, here is the main page to apply for affordable housing in New York City https://a806-housingconnect.nyc.gov/nyclottery/lottery.html#home</p> <p>If you aren't able to access the internet or cannot apply for housing via that website you might want to try visiting this website where you can see individual listings http://www1.nyc.gov/site/hpd/renters/city-subsidized-rental-opportunities.page</p> <p>If you aren't 100% comfortable with computers, there are some organizations that could help you apply for affordable housing but you would need to be willing to work with someone and share information with them. The following organizations are "Housing Ambassadors" who might be able to help</p> <ol style="list-style-type: none">1) Asian Americans for Equality 212-979-89882) Bronx Pro 718-294-27683) Churches United for Fair Housing 718-360-29064) Community League of the Heights 212-795-47795) Good Old Lower East Side 212-533-2541 or 212-358-12316) Mutual Housing Association of NY 718-246-8080 ext. 2397) Mid Bronx Desperadoes 718-842-02568) NHS Northern Queens 718-457-1017 <p>Finally, if you are at risk of entering shelter and are not able to find anything please contact your local HomeBase office. To find the nearest location call 311 or visit http://www1.nyc.gov/site/dhs/prevention/homebase.page</p>



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<p>Can you send me a list of landlords who accept LINC/SEPS/FEPS etc.?</p>	<p>It is illegal for landlords who own 6 or more units of housing to refuse to rent someone just because they are paying rent with a program. Because source of income discrimination isn't legal, there isn't a dedicated list of landlords who work with government programs because all are supposed to. We have assembled general housing search tips here but, if you are experiencing discrimination you should be aware of your rights and may wish to report any wrongdoing.</p> <p>For more information visit http://www1.nyc.gov/assets/hra/downloads/pdf/services/cash_assistance/CCHR-postcard-HiRes.pdf</p>
<p>Can you help me with rental arrears?</p>	<p>New Destiny does not pay rental arrears however, HousingLink has compiled a list of resources for people with rental arrears or otherwise at risk of eviction here: http://www.newdestinyhousing.org/get-help/eviction-prevention</p> <p>For additional information on how to access financial assistance for rental arrears visit HRA and DHS's websites.</p>
<p>I am being evicted from my home, can you help me?</p>	<p>New Destiny has compiled resources for tenants at risk of eviction here. If you are being evicted or are at risk of eviction you may be eligible to receive free legal assistance. See http://www1.nyc.gov/assets/hra/downloads/pdf/services/homelessness-prevention/HPLPProviderList.pdf for a list of eviction prevention providers.</p> <p>There may be additional resources available to assist you to remain in your home depending on the circumstances. HomeBase, the homeless prevention arm of the City may be able to help. For information about available eviction prevention programs, including HomeBase see http://www1.nyc.gov/site/dhs/prevention/prevention.page</p>
<p>How does immigration status impact my eligibility for affordable housing?</p>	<p>Anti-discrimination laws prohibit discrimination based on national origin or citizenship status in New York City so, it's not immigration status that tends to be a barrier to securing housing but ability to verify that you can afford the housing. Families searching for housing that do not have status should make every effort to document their income so they can demonstrate to landlords that they can afford the rent.</p>



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	<p>Housing searches for people without permanent, legal immigration status are often most successful when vacancies are found via networking or other community ties. Local and ethnic press may have listings that others do not and sometimes, small owners may only advertise within certain communities because of their own language or cultural barriers.</p> <p>For additional tips see http://www.newdestinyhousing.org/get-help/finding-housing#neighborhood</p> <p>For immigrants with mixed citizenship statuses in their families seeking public housing with NYCHA they may only receive partial assistance and may be asked to verify that they can afford to cover unsubsidized household members out of pocket in order to qualify. For information on how families with mixed status are budgeted and how eligibility could be impacted see http://www.newdestinyhousing.org/get-help/common-obstacles#immigrant</p>
<p>I am having problems with my shelter placement, can New Destiny help?</p>	<p>If you are experiencing problems with your shelter placement or the shelter staff please follow your shelter's grievance procedure. For additional support you may reach out to the Coalition for the Homeless or Legal Aid's Homeless Rights Project.</p> <p>Families in DHS shelter or at risk of entering DHS shelter may also reach out to the Ombudsman's Office.</p>
<p>What should I do if my Section 8 voucher is expiring?</p>	<p>If your section 8 is scheduled to expire soon you must apply for an extension with the agency that granted you the voucher before the voucher expires so you will not lose the assistance. To request an extension with HPD you will need to complete this form http://www1.nyc.gov/assets/hpd/downloads/pdf/voucher-extension-request-form.pdf and return it to staff at 100 Gold Street. Tenants requesting extensions should be able to document their search for housing, any obstacles they have encountered, disabilities they have or other restrictions making the housing search more difficult. To request an extension with NYCHA visit the customer contact center. NYCHA limits voucher extensions to persons with disabilities who need an extension as a reasonable accommodation.</p>



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<p>Is it true that I have to leave my DV shelter and go to PATH if I can find housing by a certain date?</p>	<p>HRA Domestic Violence Emergency Shelter stays are limited by State regulation to a maximum of 180 days. If you cannot find housing at the end of your stay your shelter provider will work with you to safely transition to another option such as DHS shelter, a DV Tier II or someplace else you are able to identify that is safe. Please note that there is no statutory limit to length of stay in DV Tier II or DHS shelters. If you believe you are being unfairly discharged from shelter please follow your shelter's grievance procedure. For additional support you may reach out to the Coalition for the Homeless or Legal Aid's Homeless Rights Project.</p> <p>Families in DHS shelter or at risk of entering DHS shelter may also reach out to the Ombudsman's Office.</p>
<p>How can I find housing if I have a criminal background, bad credit history and history with housing court (eviction)?</p>	<p>Having a criminal history, poor credit or poor rental history can make it more difficult to find an apartment. If at all possible, apartment seekers should try and correct any negative information in their backgrounds or document efforts they have made to improve their situations so a landlord reviewing their application for an apartment can be assured that the obstacles from the past will not impact their future. For example, a person with poor credit may consider working with a financial counselor and document their efforts to demonstrate they are responsible with money; a person with a criminal background may seek certificates of good conduct to show they have no re-offended or seek reference letters from community members, clergy or programs they have completed to demonstrate they are not a risk; persons with poor rental histories may point to a change in income, receipt of a new subsidy or program that will make it unlikely that they will fall behind in rent again. For detailed information on obstacles and programs that may be able to help see http://www.newdestinyhousing.org/get-help/common-obstacles . Apartment seekers may also try and work with smaller landlords or search with local realty companies with whom they can establish a personal connection rather than a larger company who will screen them out automatically. See http://www.newdestinyhousing.org/get-help/finding-housing#neighborhood for tips on local housing searches.</p>
<p>How can I transfer my housing assistance? What if my abuser is on my lease?</p>	<p>Victims of domestic violence may be entitled to transfer their housing assistance to a new unit or transfer from their public housing apartment if they are in danger and can document their risk. Other grounds for transfers may also exist such as poor housing conditions or substantial changes to family size or disability status. For information on your rights to a transfer see http://www.newdestinyhousing.org/get-help/transfers</p>



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	<p>In general, in order to transfer one’s housing assistance the abuser cannot be on the lease/voucher. In order for victims who live with their abusers to transfer their assistance they must first get the abuser excluded from their household. For residents of NYCHA public housing or section 8 apartments, that process is known as “bifurcation” where the assistance of the victim can be split from the abuser. Victims of intimate partner violence who need help with Public Housing transfers or bifurcation requests should contact Sanctuary for Families for assistance. Victims of other types of crime and abuse should reach out to Safe Horizon for support.</p>
<p>How can I apply for rental subsidies (LINC, City FEPS, SEPS)?</p>	<p>Access to most city rental subsidies are limited to people residing in the shelter system. If you have questions about your eligibility for any of the City’s rental assistance programs and you live in a shelter, reach out to your housing specialist or visit http://www1.nyc.gov/site/dhs/permanency/rental-assistance.page</p> <p>If you are not residing in shelter and need assistance with the rent, DHS may be able to help. Visit http://www1.nyc.gov/site/dhs/prevention/rent-issues.page for more information or contact your local HomeBase office. For a location near you dial 311.</p>