

MITCHELL-LAMA MATTERS

from the Office of
Housing Preservation

H A P P Y N E W Y E A R

New for 2026 New York State Housing Search

Applying for a Mitchell Lama apartment just got much easier!

In order to improve the way New Yorkers, search for available affordable housing and to comply with current law, HCR will phase out the Automated Waiting List System (AWL) and launch New York State Housing Search in early 2026.

NYS Housing Search includes several new features, including allowing owners to accept electronic applications, run lotteries, and use their project's waitlist to fill vacancies. It also replaces Mitchell-Lama's legacy Automated Waitlist (AWL) system.

The functions available to owners and applicants on the current website will remain similar in the new portal.

We're excited and we hope that you will be too!

January
2026

Director's Regulation Spotlight

Section 1728-4.4. Occasional and continuing contracts and purchases

Any purchases, commitments, and contracts for occasional and continuing requirements which, based on the projections for the period of the most recently approved budget would result in an average annual expenditure of \$100,000 or more, must comply with section 1728-4.3 unless otherwise approved by the division.

PRIOR APPROVAL BY THE DIVISION IS REQUIRED FOR PURCHASES OR CONTRACTS OF \$100,000 OR MORE. FOR ADDITIONAL DETAILS, CONTACT YOUR ASSIGNED HOUSING MANAGEMENT REPRESENTATIVE.

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