

Benjamin N. Cardozo School of Law

Yeshiva University

HOUSING GUIDE



Information for Newcomers

NEW YORK HOUSING

New York is a city where the demand for housing sometimes exceeds the supply. Most attribute this to the fact that there is no other city in the world that compares to New York and all it has to offer – as a result, the city attracts a very large and diverse group of people who wish to live and work here, especially in Manhattan. For apartment hunters, however, this may prove to be a challenge.

Because of New York's dense population, apartments tend to be on the small side, even those with one or two bedrooms. In order to find housing, you will most likely spend time searching online, making phone calls to realtors, and viewing different types of apartments in various neighborhoods. Finding your apartment may take persistence. The housing market here is vast and it often takes time and patience to wade through the great variety of rentals. This vastness also means there are many options available to you.

For those of you beginning school in the Fall, plan to begin your search in late June or early July. Those students in the May Program should begin looking in late March or early April. It may take a few weeks to find just the right place in the right location. You will also need enough time to move and get settled into your apartment before school begins.



If it is too overwhelming for you to find housing on your own, Cardozo does have the residence hall, The Benjamin, available for students. The Benjamin, one subway stop away at Lexington Avenue and 29th Street, offers fully-furnished, air-conditioned units ranging from studios to three-bedrooms. See <https://cardozo.yu.edu/life-nyc/housing-options>.

Another option to explore is International House, located uptown at 500 Riverside Drive. I-House, founded in 1924, is a non-profit residence and program center for graduate students from around the world. There is a competitive application process and some financial aid available. See <https://www.ihouse-nyc.org>. I-House is not affiliated with Cardozo or Yeshiva University.

HOUSING VOCABULARY

STUDIO APARTMENTS

New York is filled with studio apartments. Generally speaking, these are one-room apartments with small kitchenettes. There is a wide variation in the amount of space in studios, but there are spacious one-room apartments to be had.

WALK-UPS

Walk-up apartments are in buildings that only have staircases connecting the floors – i.e., no elevators. Non-elevator buildings are usually less expensive, and also may mean a little exercise if your apartment is located on one of the top floors. Note that most walk-ups are not more than 5 or 6 stories.

D/M BUILDING

These are doormen buildings. The benefits of doormen buildings include the additional security of someone monitoring and announcing all visitors as well as the ability for someone to accept deliveries when a tenant is out. These amenities, of course, tend to make doormen buildings more expensive.

NO-FEE

A no-fee apartment can be obtained without paying a broker's fee. These apartments are often rented directly through management companies.

FINDING YOUR APARTMENT

The best way to find an apartment is to investigate as many options as possible. This will allow you to get a better sense of how people in New York live, and perhaps which neighborhood you would prefer to live in. Some means of locating an apartment include searching through websites, contacting real estate agents, and informing everyone you know that you are looking for a place in New York.

Internet Resources

Craigslist.com

Craigslist is a popular way to find an apartment or a roommate who has already secured an apartment. When you visit craigslist.com, first choose the city you wish to search (select "north jersey" for Hoboken or Jersey City apartments). Next, select "apts/housing," where you can search for your own apartment; or "rooms/shared," where you can read listings from NYC-area residents who have apartments and are in need of roommates.

Other useful sites

www.nyc.gov/rgb (NYC Rent Guidelines Board; contains many helpful resources)

www.nytimes.com

www.streeteasy.com

www.nybits.com

www.cityrealty.com

www.studenthousing.org (Educational Housing Services; specifically for college/graduate students)

The list above is by no means exhaustive; you may wish to do your own searches for apartment-rental sites.

Real Estate Brokers

Realtors can be quite helpful when you know your housing budget and have a fairly good idea about what you want and where. You may not find the best deal through a realtor (these are usually through word-of-mouth), but if you're the type who doesn't want to do a lot of footwork, a realtor can expedite your search. Be prepared to pay for this service. Many realtors charge a fee for locating an apartment -- usually ten to fifteen percent of the first year's rent, or one month's rent.

There are realtors who do not charge a fee. Whether they charge a fee should be one of the first questions you ask. For your convenience, we have listed a few real estate agents that students have used in the past. This list is not exhaustive by any means and if you have no luck with these, there are many others from which to choose.

Note: These listings are offered for informational purposes only and are not meant to be exclusive. Cardozo School of Law has no arrangement or contractual agreement with any of the agencies.

SOME AREA REALTORS

Time Equities	www.timeequities.com	Metropolis Real Estate	www.metropolisapts.com
Citi Habitats (Allen Stern)	www.citihabitats.com	Douglas Elliman	www.elliman.com
Corcoran	www.corcoran.com	Urban Compass	www.compass.com

Caution: Beware of services that ask you to pay up front for a list of available apartments. Some listing services have been known to provide lists that include apartments that are no longer available.

The Grapevine

This is probably the best way to locate a place to live. Have family and friends spread the word that you are looking for a place to live in NYC. Use Facebook and other social media. You never know who may lead you to your next apartment.

WHAT TO DO WHEN YOU'VE FOUND AN APARTMENT

Be prepared to put down a deposit to cover rent for your first and last month (in other words, two months rent) plus a realtor's fee, if required. In some cases, realtors or agents will accept a binder to hold an apartment, but you will be expected to produce the balance within a day or two. Be sure to check on the method of payment. Most will accept cash or a certified check made out to the leasing agent.

Co-signors and Guarantors: Please be advised that some managing agents of apartment buildings may require a student to provide a co-signor or guarantor. ***Students from out-of-town may encounter agents that require the co-signor to reside within the tri-state area.***

NEIGHBORHOODS

5

Greenwich Village

There are three areas that comprise the Village: the East Village, West Village, and the Central Village. Cardozo is located in the latter section.

The **East Village** (a 10-12 minute walk from Cardozo) is best described as "bohemian." This neighborhood has seen quite a bit of development in recent years, yet East Village apartment prices still tend to be less expensive. The East Village is young, fun, and close to Cardozo, making it home for many Cardozo students.

The East Village is characterized by fun bars and tattoo parlors on St. Mark's Place, a friendly place to play Frisbee at Tompkins Square Park, and Indian Row, a whole street of great Indian restaurants. There are also great artsy events in the East Village.

The East Village is also home to **Stuyvestant Town/Peter Cooper Village**. Stuy Town and PCV, as they are nicknamed in the city, are located on the border of the East Village and Gramercy Park, spanning from Avenue C to First Avenue, and from 14th street to 23rd street. These two apartment communities have become a popular spot for young people and families. With its own public safety staff, fitness center, immense lawn space, and fun events for residents, Stuy Town/PCV resembles a college campus, but interfaces with the luxury of Manhattan living. This is also a great place to search "rooms/shared" on craigslist, as people are always looking for roommates in Stuy Town/PCV.

The **West Village** (a 10-15 minute walk from Cardozo), the oldest part of the Village, is quintessentially Greenwich Village: narrow streets with restored 19th Century row houses, beautiful pre-war apartment buildings, and many fascinating shops.

The **Central Village** (Cardozo's neighborhood) has its own special history -- preserved in beautiful italianate houses, the historic row along the north side of Washington Square, and other area landmarks such as the First Presbyterian Church. This area has been landmarked as a New York Historic District and for that reason, rents tend to be high.

Although it may seem difficult, affordable apartments can be found in the West and Central Village areas. If after checking online nothing seems to be available, take a day or two to walk the neighborhood. Ring the super or manager of likely buildings and ask if there are any rentals available. This requires perseverance so wear comfortable shoes and be prepared to put in some time.

Another tactic is to jot down addresses of buildings in which you're interested and later get building telephone numbers by searching online. Once you get the number, you may then call the building manager or agent directly.

Chelsea

Above 14th Street and west of Fifth Avenue lies Chelsea. In Chelsea, apartments and businesses co-exist in an attractive area with close proximity to the Village and Midtown.

There are many kinds of apartment buildings from which to choose – high-rises (both new and old), brownstones, walk-ups, and lofts/warehouses converted from industrial to residential use. Chelsea has seen significant development in recent years, including new apartment complexes, popular restaurants and a haven for sports enthusiasts, Chelsea Piers. Basketball courts, driving ranges and hockey rinks can be found at this location. Chelsea is home to a prominent gay community.

Gramercy

Laid out in 1831, this park and the surrounding area have always been associated with exclusiveness and privacy. The park, for instance, is enclosed by a high fence and available only to residents whose houses front it -- the only ones permitted keys to the park gate. If you like this area, check the apartment buildings on side streets and along Fourth Avenue and Irving Place. This area is mere minutes to the school and an excellent location for students.

Murray Hill

Above Gramercy Park lies Murray Hill, roughly Madison Avenue to Third Avenue in the East 20's and 30's. Murray Hill can be described as preppy, and is home to several sports bars where fans gather to support their college and professional sports teams. Most apartment buildings in this neighborhood are either brownstones or more modern high-rises. Depending on the apartment location, Cardozo students residing here can walk or commute via a brief bus or subway ride.

TriBeCa

TriBeCa (TRiangle BElow CANal Street) was named the new trendy area of Manhattan in the 1980s. Once a commercial area, it is now home to art galleries, shops, cafés and restaurants along Broadway, White Street and Thomas Street.

SoHo

Below the Village is SoHo, the shortened version of "South of Houston" (pronounced "How-ston" in NYC). This trendy area has come into its own in the last 20-30 years. Today, the area is home to some of the most prestigious art galleries in the world, and is known as Manhattan's art scene.

SoHo was formerly an industrial area and the most common type of housing here is converted loft space. There exists a wide range of "conversions" -- some are almost raw space; others have been renovated and subdivided into rooms.

Financial District

The Financial District is one of New York's oldest neighborhoods and one rich with history. It now contains luxury buildings at a reasonable price, sometimes with doormen and on-site dry cleaning services. Note that the Financial District is mainly comprised of offices, so surrounding restaurants and stores tend to close on the early side, and ordering a pizza on a Sunday night at 9 p.m. will be no easy task. But for many students, this drawback is outweighed by living in affordable, luxurious elevator buildings.

Upper East Side

The Upper East Side is bounded by E. 59th Street and E. 96th Street, and Central Park and the East River. The Upper East Side, though known to be the home of some of the city's most luxurious apartments, can be affordable for those living with roommates or in non-doormen buildings. Apartments also tend to be more affordable on the far east side of the neighborhood, a lengthier walk to the subway. Apartments between First Avenue and York Avenue have been desirable to the student population.

Upper West Side

The Upper West Side is located above W. 59th Street, north of Columbus Circle and West of Central Park. It is home to some of the city's finest tourist attractions, such as Lincoln Center and the Museum of Natural History. Similar to the Upper East Side, affordable apartments can be found, particularly as one looks farther away from the subway stations.

OUTSIDE MANHATTAN

There is life beyond Manhattan and it is frequently less expensive. Here are a few suggestions – by no means complete – of some outlying locations. Note that once you leave Manhattan, you usually get more for your money. In addition, if you have plans to keep a car, your best options probably lie beyond Manhattan's borders.

Brooklyn

There are many wonderful neighborhoods in Brooklyn, but because it is a very large borough, you will want to check out those areas that have the shortest commute into Manhattan.

Brooklyn Heights (a 15-20 minute subway ride) is a landmarked area fronting New York Harbor. The narrow streets and beautiful buildings provide a wonderful ambiance. Although less expensive than Manhattan, apartments here tend to be pricey because of the location.

Park Slope (a 25-35 minute subway ride) lies a little further out. It is a beautiful area characterized by its brownstones and low-rise apartment buildings. If you are lucky, you will find an apartment facing Prospect Park, but even if you don't, you'll enjoy this residential neighborhood.

Ft. Greene (a 15-20 minute subway ride) is an area characterized by large brownstones and townhouses which today are divided up into apartments. Artists and musicians are moving into the area because of the bargains to be found and its proximity to BAM (Brooklyn Academy of Music) and the Pratt Institute, a top art and design school.

Williamsburg (a 10 minute subway ride) is a diverse waterfront neighborhood home to many artists, young people, and families. As a result of rezoning, one can find more new construction apartments and condos here than in most Brooklyn neighborhoods. Williamsburg is the first stop off the L train in Brooklyn, making it only three stops away from Cardozo. Brooklyn Brewery and Brooklyn Bowl are two examples of the vast amount of fun things to do in Williamsburg.

Queens/Bronx

Both of these boroughs have wonderful areas, but may be considered by some too long of a daily commute. **Astoria** and **Forest Hills**, both in Queens, may be possible exceptions.

Some commuters find **Forest Hills** (a 45-50 minute subway ride) to be a good fit – an urban atmosphere, with a selection of movie theaters, restaurants and shops on Austin Street and Queens Boulevard, and a lower cost of living than Manhattan. Various subway lines stop in Forest Hills, including the “E”, “F” and “R”.

Astoria is a small community with low Art Deco buildings, and is host to Greek, Italian and Indian neighborhoods, giving it a very special quality. Rents are moderate in this basically residential area. The nearby “E” subway line provides a direct link there (about a 25-30 minute ride).

Hoboken/Jersey City

Both of these cities lie just across the Hudson River and are easily accessible to the school by the PATH train, a subway line that goes from New York to New Jersey under the Hudson River. The PATH stops two blocks from school, making it an easy commute.

Hoboken, birthplace of Frank Sinatra, is a small community with low-rise buildings and newer high-rises, many within easy access to the Hoboken side of the PATH system. Hoboken is a very popular city for young people and is known for its festive St. Patrick’s Day parade. **Jersey City** is a little more urban and another area that has seen recent development. There are brownstones and low-rise buildings as well as high-rises with great views. The PATH rides from both places take about 15-25 minutes.

Of course, this list of neighborhoods is by no means comprehensive. There may be other areas in the outer boroughs that may better suit your needs. Research, via the internet and talking to others familiar with NYC and its surrounding area, may help you find the neighborhood just right for you.

TRANSPORTATION

If you find yourself living within 20 blocks of Cardozo, you will probably walk back and forth to school. For those who need to commute on public transportation, you will be embarking on a great adventure through the most extensive transit system in the world.

City buses are plentiful. Several lines operate along Fifth Avenue and stop very close to Cardozo (14th Street and 5th Avenue). All buses are identified by numbers and a letter that designates the main borough of its route. Buses labeled M run mostly through Manhattan, Q through Queens, B through Brooklyn, and Bx through the Bronx.

First-time NYC subway riders may feel somewhat intimidated; however, you will soon find that the New York City subway system will usually take you within a few blocks of any destination in the City in a relatively short period of time.

You will need to purchase a MetroCard; information about fares for city subways and buses can be found at www.mta.info. Information about the PATH system, which provides transportation between Manhattan and limited areas of New Jersey, can be found at www.panynj.gov/path.

Are the subways safe? The answer is yes, qualified by a caveat to take obvious precautions. Don't sit in empty cars. If you feel nervous on the subway, stay in the cars where the engineer and conductor are located. The key is to use common sense. But then, as a future law student, you should already know this!

Some websites to help you get around New York City:

- for subway and bus directions, and to compute commuting times, visit: google.com/maps
- for subway and bus routes, visit: www.mta.info
- for airport information, visit: www.panynj.gov



SETTING UP YOUR NEW YORK APARTMENT: AREA SHOPS...

Whether you are furnishing your apartment from scratch or merely need a few things, the following shopping suggestions may help you get started. Most of these stores are in the vicinity of Cardozo:

Bed Bath and Beyond: Located on Sixth Avenue between 18th and 19th Streets.

The Container Store: Located on Sixth Avenue between 18th and 19th Streets, directly across from Bed Bath and Beyond.

K-Mart: Astor Place, between Broadway and Lafayette Street.

Target: Three stores in Manhattan: One in the Financial District, near the Chambers Street subway station (A, 1, 2, and 3 subway lines); across from Macy's in Herald Square on W. 34th Street (B, D, F, M, N, Q, R, and W subway lines); and in East Harlem (517 E. 117th Street).

Ikea: The nearest location is in Brooklyn. From Manhattan, take the Ikea Water Taxi or Ikea Shuttle to get to the store.

Williams-Sonoma: On 7th Ave. btwn 16th & 17th.

Restoration Hardware: Located at Broadway, between 21st and 22nd Streets.

Marshall's/TJ Maxx/World Market: On 6th Avenue between 18th and 19th Streets.

The Newport Mall: Located at the Newport stop of the PATH train to Journal Square in Jersey City (a 10-15 ride), mall stores include ***Kohl's, Macy's, JC Penney,*** and ***Sears.***

There are also a wonderful variety of thrift shops where you can find affordable furniture (and clothing!) if you enjoy hunting for treasures. Some suggestions near Cardozo are:

Housing Works Thrift Shop, three locations: 157 East 23rd St, 143 West 17th St, and 130 Crosby St.

Goodwill, three locations: 44 West 8th St, 7 West 14th St, and 103 West 25th St.

Cure Thrift Shop, 91 Third Ave.

City Opera Thrift Shop, 513 West 26th St.

WORKING OUT - LOCAL GYMS

There are many gyms in the area; a few are listed below. Be sure to inquire about student discounts and introductory membership incentives.

CRUNCH

113 4th Avenue

(212) 533-0001

Other Locations: 2 Cooper Square, 220 West 19th Street

SYNERGY

244 E. 14th Street

(212) 598-9800

NEW YORK SPORTS CLUB

36 West 14th Street (5th Avenue)

(212) 337-9900

Other nearby locations: 10 Irving Place (b/w E. 14th and E. 15th Streets), 125 Seventh Avenue South (W. 10th Street)

14th Street Y

344 East 14th Street (b/w 1st and 2nd Avenues)

(212) 780-0800

NEW YORK HEALTH AND RACQUET CLUB

24 East 13th Street

(b/w 5th Avenue and University Place)

(212) 924-4600

McBURNEY YMCA

125 West 14th Street (b/w 6th and 7th Avenue)

(212) 912-2300

THE MYSTERY OF NEW YORK ADDRESSES

Although Manhattan streets are laid out in a fairly straightforward grid, building numbers do not correspond to street numbers. To become familiar with the system, you need to know that streets, by and large, run east and west and are numbered (e.g., 14th St., 59th St). Avenues run north and south and may be numbered (e.g., Fifth Avenue) or named (e.g., Madison Avenue).

Locating Street Addresses

Fifth Avenue divides east from west. Numbers will increase east or west from 5th Avenue, i.e., the larger the number, the further east or west it will be from the center of Manhattan. For instance 10 E. 66th Street is fairly close to Fifth Avenue.

Locating Avenue Addresses

There is a formula which will help you locate the nearest street for a particular address. It will also challenge your mathematical skills – not to mention your patience! Here it is: Drop the last figure from the building number, divide by 2, and add or subtract the appropriate number indicated below. Try it. It works. The answer will be the nearest numbered cross street.

Avenues A, B, C, D.	Add 3
First and Second Avenues	Add 3
Third Avenue	Add 10
Fourth Avenue	Add 8
Fifth Avenue	
Up to 200	Add 13
Up to 400	Add 16
Up to 600	Add 18
Up to 775	Add 20
775-1286.	Drop last figure; subtract 18
Up to 1500	Add 45
Up to 2000	Add 24
Ave. of the Americas (a.k.a. 6th Ave.)	Subtract 12
Seventh Avenue	Add 12
Above 110th Street	Add 20
Eighth Avenue	Add 10
Ninth Avenue	Add 13
Tenth Avenue	Add 14
Amsterdam Avenue	Add 60
Broadway (23rd-192nd Streets)	Subtract 30
Columbus Avenue	Add 60
Central Park West	Divide number by 10; add 60
Lexington Avenue	Add 22
Madison Avenue	Add 26
Park Avenue	Add 35
Riverside Drive (up to 165th Street).	Divide number by 10; add 72
West End Avenue	Add 60

MAP OF GREENWICH VILLAGE





**Benjamin N. Cardozo School of Law
Yeshiva University
Office of Admissions
55 Fifth Avenue
New York, NY 10003
(212)790-0274
lawinfo@yu.edu**