



NYCHA 2019 FACT SHEET

NYCHA 2.0

What Is NYCHA?

The New York City Housing Authority (NYCHA), the largest public housing authority in North America, was created in 1935 to provide decent, affordable housing for low- and moderate-income New Yorkers.

NYCHA is home to 1 in 15 New Yorkers. Our residents are employed as teachers, police officers, nurses – people who provide services that are essential to the city. NYCHA “alumni” include Howard Schultz, the former CEO of Starbucks, Goldman Sachs Chair and CEO Lloyd Blankfein, Whoopi Goldberg, NASA aerospace engineer Aprille Ericsson, journalist Errol Louis, and Dr. Mary Bassett, former New York City Health Commissioner.

Since 1998, we’ve seen a steady decline in federal and State funding for both operations and capital projects. As NYCHA passes its 85th anniversary, this disinvestment has resulted in the deterioration of our buildings, which now need \$32 billion in major repairs. We must pursue innovative ways to fund the building and apartment upgrades that residents deserve. Launched in late 2018, NYCHA 2.0 is the Authority’s comprehensive strategic roadmap; it is a comprehensive, 10-year plan to address \$24 billion in vital repairs that our buildings desperately need.

Through our plan, we aim to operate as an efficient and effective landlord; repair public housing and build affordable housing stock; address critical health and safety issues in our buildings and connect residents to best-in-class social services and programming that enhance their quality of life.

NYCHA 2019

- 564,301 New Yorkers in total are served by NYCHA’s public housing and Section 8 programs
- 170,740 families (381,159 authorized residents) live in NYCHA public housing, including Section 8 residents living in former State- and City-funded developments
- 2,991 Section 8 families (7,976 authorized residents) live in the PACT/RAD developments formerly managed by NYCHA
- 83,225 Section 8 households (185,127 authorized residents), which includes the 3,870 households (9,961 residents) who live in former State- and City-funded developments (as of Dec. 2018)
- Together, NYCHA public housing residents and Section 8 voucher holders occupy 11.6 percent of the city’s rental apartments and comprise 6.5 percent of New York City’s population
- If NYCHA (public housing and Section 8) were a city, it would rank 32nd in population size in the United States, and is larger than Sacramento, Atlanta and Miami; New York City is ranked first (July 2017 U.S. Census Estimate)
- NYCHA has 10,238 employees (as of March 2019), of which 22 percent are public housing residents
- NYCHA’s public housing serves 166,870 families and 381,159 authorized residents
- NYCHA public housing represents 7.9 percent of the city’s rental apartments (2017 NYC Housing and Vacancy Survey) and houses 4.4 percent of the city’s population (July 2017 U.S. Census Estimate)
- NYCHA has 173,762 public housing apartments in 2,351 residential buildings in 316 individual developments throughout the 5 boroughs
- 3,237 elevators in NYCHA public housing developments



Conventional Public Housing

- Bronx: 75 developments with 41,831 apartments and 94,773 residents
- Brooklyn: 99 developments with 58,422 apartments and 131,024 residents
- Manhattan: 101 developments with 52,999 apartments and 112,607 residents
- Queens: 21 developments with 15,302 apartments and 32,802 residents
- Staten Island: 10 developments with 4,477 apartments and 9,953 residents
- 129 apartments located in 10 developments primarily in Queens comprise FHA-Acquired Homes
- 41 seniors-only developments
- 13+ seniors-only buildings exist within mixed-population developments
- 7,368 retrofitted apartments for families with persons who are mobility impaired
- Largest public housing developments per borough:
 - Queens: Queensbridge (North and South) Houses (3,142 apartments)
 - Brooklyn: Red Hook East and West (2,878 apartments)
 - Manhattan: Baruch Houses (2,391 apartments)
 - Bronx: Edenwald Houses (2,036 apartments)
 - Staten Island: Stapleton Houses (693 apartments)
- Age of NYCHA developments:
 - 70+ years old: 22 developments
 - 60-69 years old: 62 developments
 - 50-59 years old: 78 developments
 - 40-49 years old: 81 developments
 - 30-39 years old: 53 developments
 - 296 out of 316 developments are 30 years or older
 - Oldest development: First Houses in Manhattan, dedicated in 1935

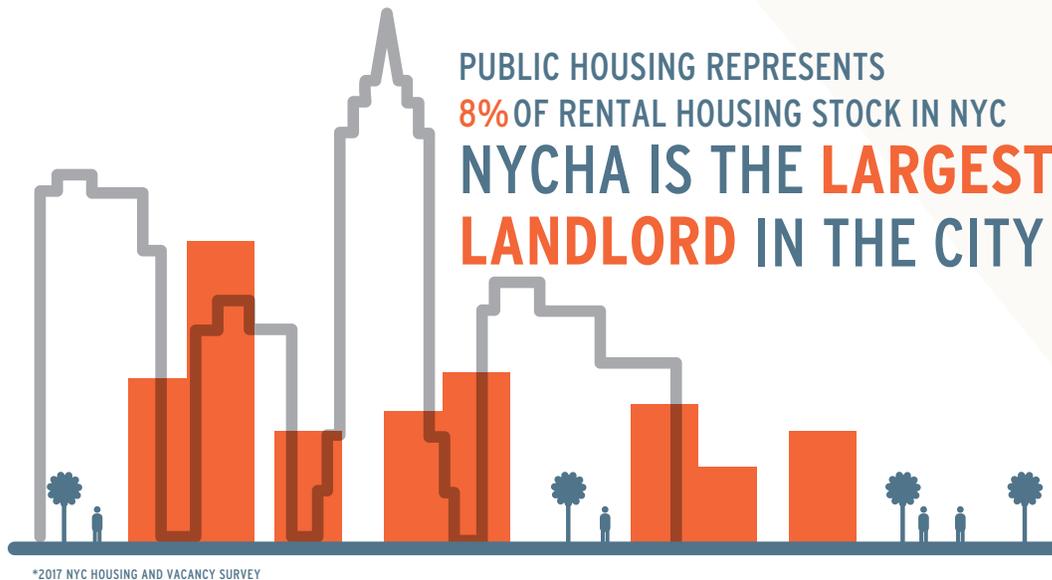
Affordability

- The average rent is 30 percent of the household's income; the U.S. Department of Housing and Urban Development subsidizes the remainder of the rent
- Average public housing family income: \$25,007;
- Average public housing family's monthly rent: \$533;
- 46.1 percent of NYCHA families are working
- 13 percent of NYCHA families receive public assistance
- Social Security, SSI, pensions, veteran's benefits, and other government programs support 40.8 percent of families
- 39.7 percent of households are headed by persons age 62 and older
- 21.2 percent of the NYCHA population is age 62 or older
- 31.9 percent are younger than age 21 and 26.3 percent are under age 18
- 23 years is the average tenure of a NYCHA resident

Section 8 Housing Choice Voucher Program

- 2,991 Section 8 families (7,976 authorized residents) live in the PACT/RAD developments formerly managed by NYCHA
- 83,225 Section 8 households (185,127 authorized residents), which includes the 3,870 households (9,961 residents) who live in former State- and City-funded developments (as of Dec. 2018)
- Average Section 8 household income: \$17,150
- Average Section 8 household monthly rent: \$360 (as of Dec. 2018)
- 24,954 participating private landlords
- 1,800 apartments, known as Portability Vouchers, located outside NYC
- NYCHA's Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program: as of 1/11/2019, there are 8,736 PBV units





Applying for Public Housing

- 181,090 families are on the waiting list for public housing as of March 2019
- 138,705 families are on the waiting list for Section 8 housing as of March 2019
- Over 9,564 applicants are on both waiting lists
- 2.5 percent turnover rate for public housing apartments during calendar year 2018
- 1 percent vacancy rate of apartments available for occupancy
- The computerized Tenant Selection and Assignment Plan (TSAP) randomly selects the next applicant for an apartment based on need priorities assigned to each applicant family, matching them to available vacancies as those apartments become available; TSAP guarantees impartial selection of applicants for vacant apartments based strictly on their needs.

Resident Programming

- NYCHA's Office of Resident Economic Empowerment & Sustainability (REES) helps residents increase their income and assets through programs, policies, and partnerships involving employment and advancement, financial literacy and asset building, adult education and training, and resident business development
- More than 15,000 NYCHA resident job placements since 2014
- NYCHA residents have access to a network of over 400 community centers, senior centers, health care centers, and day care and Head Start educational centers

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