

Secretary Carson's Proposed Rent Reform for Low-Income New Yorkers

Public Housing

The federal government defines affordable rent for extremely low-income families as paying no more than 30% of household income. The Trump Administration's FY19 budget proposes to increase public housing residents' rent from 30% of adjusted gross income to 35% of their gross income. Below is an assessment of the impact on New York City Housing Authority (NYCHA) public housing residents.

Non-Elderly and Non-Disabled Head of Household (no children) (public housing)	
Average household gross income	\$30,380
Average increase impact per household	\$254
Average increase in rent (%)	40%

Non-Elderly and Non-Disabled Head of Household with Children (public housing)	
Average household gross income	\$27,138
Average increase impact per household	\$225
Average increase in rent (%)	40%

Cost of Living in New York City

(one adult and one child, across 5 boroughs – assumes no additional assistance from SNAP, TANF, Medicaid, or free childcare)*

Item	Cost
Food (assuming no take-out or restaurant meals)	\$653
Childcare (less Child Care Tax Credit and Child Credit)	\$1,244/child
Transportation	\$121/person
Healthcare (coverage and out of pocket costs)	\$720
Cost of Living without Rent	\$2,738 - Monthly \$32,856 - Annual

In Focus

A NYCHA family with a non-disabled elderly head of household with 2 minor children and 1 disabled making \$39,692 a year would experience a **\$299** increase in monthly rent owed



NYCHA-Wide

- The average NYCHA public housing family earns **\$24,000 a year** –approximately **\$21,000** post-tax, or **\$1,750 a month**
- The average rent increase per both non-elderly and non-disabled head of households with or without children is **\$239 a month**.
- The largest average NYCHA household is a 2-bedroom unit. With an average household gross income of \$28,748, over 55,000 households can experience a \$247 rent increase.

* Estimates from Economic Policy Institute Family Budget Calculator