



NYCHA 2020 FACT SHEET

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; the former 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 \$40 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 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 2020

- 555,498 New Yorkers in total are served by NYCHA’s public housing and Section 8 programs
- 166,389 families (365,806 authorized residents) live in NYCHA public housing, including Section 8 residents living in former State- and City-funded developments
- NYCHA’s public housing serves 162,721 families and 356,506 authorized residents (excluding Sec. 8 residents)
- 88,073 Section 8 families (198,992 authorized residents), which includes families living in PACT/RAD developments and the 3,668 families (9,300 residents) who live in former State- and City-funded developments (as of March 1, 2020)
- 7,793 units in PACT/RAD developments formerly managed by NYCHA as of March 1, 2020
- NYCHA has 169,820 public housing apartments in 2,252 residential buildings in 302 individual developments (139 NYCHA consolidations)
- 3,193 elevators in NYCHA public housing developments
- NYCHA has 11,569 employees (as of March 1, 2020), of which 22 percent are public housing residents
- If NYCHA (public housing and Section 8) were a city, it would rank 33rd in population size in the United States, larger than Sacramento, Atlanta, and Miami; New York City is ranked first (July 2018 U.S. Census estimate)
- NYCHA public housing represents 7.8 percent of the city’s rental apartments (2017 NYC Housing and Vacancy Survey) and houses 4.4 percent of the city’s population (July 2018 U.S. Census Estimate)
- Together, NYCHA public housing residents and Section 8 voucher holders occupy 11.6 percent of the city’s rental apartments and comprise 6.6 percent of New York City’s population

**NYCHA SERVES
1 IN EVERY 15
NEW YORKERS**



*4.4% OF NEW YORK CITY'S POPULATION



Conventional Public Housing

- Bronx: 75 developments with 41,814 apartments and 93,148 residents
- Brooklyn: 85 developments with 54,421 apartments and 119,651 residents
- Manhattan: 101 developments with 52,966 apartments and 111,127 residents
- Queens: 21 developments with 15,293 apartments and 32,188 residents
- Staten Island: 10 developments with 4,467 apartments and 9,692 residents
- 121 apartments located in 10 developments primarily in Queens comprise FHA-Acquired Homes
- 40 senior-only developments (58 buildings)
- 11 senior-only buildings and 2 stairhalls /addresses in family developments
- 7,275 retrofitted apartments for families with persons who are mobility impaired (Section 504)
- Largest public housing developments per borough:
 - Queens: Queensbridge (North and South) Houses (3,147 apartments)
 - Brooklyn: Red Hook Houses East and West (2,891 apartments)
 - Manhattan: Baruch Houses (2,391 apartments)
 - Bronx: Edenwald Houses (2,039 apartments)
 - Staten Island: Stapleton Houses (693 apartments)
- Age of NYCHA developments:
 - 70+ years old: 36 developments
 - 60-69 years old: 57 developments
 - 50-59 years old: 82 developments
 - 40-49 years old: 61 developments
 - 30-39 years old: 52 developments
 - 175 out of 302 developments are 50 years or older
 - Oldest development: First Houses in Manhattan, dedicated in 1935

Affordability

- The maximum 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's income: \$25,602
- Average public housing family's monthly rent: \$548
- 45.6 percent of NYCHA families are working
- 13 percent of NYCHA families receive public assistance
- 41.3 percent of families receive fixed income other than public assistance and employment (Social Security, SSI, pensions, veterans benefits, and other government programs)
- 40.3 percent of households are headed by persons age 62 and older
- 21.8 percent of the NYCHA population is age 62 or older
- 31.5 percent are younger than age 21 and 26 percent are under age 18
- 23.5 years is the average tenure of a NYCHA resident

Section 8 Housing Choice Voucher Program

- 88,073 Section 8 families (198,992 authorized residents), which includes families living in PACT/RAD developments and the 3,668 families (9,300 residents) who live in former State- and City-funded developments (as of March 1, 2020)
- 7,793 units in PACT/RAD developments formerly managed by NYCHA as of March 1, 2020
- Average Section 8 household income: \$18,639
- Average Section 8 household monthly rent: \$390 (as of March 2020)
- 24,681 participating private landlords
- 1,599 apartments, known as Portability Out Vouchers, located outside NYC
- NYCHA's Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program: as of March 1, 2020, there are 9,994 PBV units





PUBLIC HOUSING REPRESENTS
7.8% OF RENTAL HOUSING STOCK IN NYC
 NYCHA IS THE **LARGEST**
LANDLORD IN THE CITY

Applying for Public Housing

- 176,646 families are on the waiting list for public housing as of March 1, 2020
- 138,253 families are on the waiting list for Section 8 housing as of March 1, 2020
- 6,968 applicants are on both waiting lists
- 2.6 percent turnover rate for public housing apartments during calendar year 2019
- 1.2 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

The Department of Community Engagement & Partnerships (CEP) engages and connects NYCHA residents to critical programs, services, and the priorities within the Authority. CEP supports NYCHA's extensive network of Resident Associations and also manages partnerships, programs, and initiatives in the areas of economic opportunity and youth, senior, and social services. Read the [CEP Fact Sheet](#).

- More than 18,000 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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