



NYCHA 2022 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 16 New Yorkers. 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 experienced a steady decline in federal and State funding for both operations and capital projects. As NYCHA approaches its ninth decade, this disinvestment has resulted in the deterioration of our buildings, which now need more than \$40 billion in major repairs. And so we are pursuing innovative ways to fund the building and apartment upgrades that residents deserve. And through our Transformation Plan and compliance with the 2019 agreement with the federal government, we are improving our organization as well as residents’ quality of life.

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 SERVES
1 IN EVERY 16
NEW YORKERS**



*3.9% OF NEW YORK CITY'S POPULATION

NYCHA 2022

- The New York City Housing Authority (“NYCHA” or the “Authority”) provides affordable housing to 535,686 authorized residents in over 177,569 apartments within 335 developments through public housing, Section 8, and PACT/RAD programs
- If NYCHA (public housing and Section 8) were a city, it would rank 35th in population size in the United States, and is larger than Sacramento, Atlanta and Miami; New York City is ranked first (April 2020 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 6.1 percent of New York City’s population
- NYCHA serves 339,900 authorized residents in 162,143 apartments within 277 housing developments through the conventional public housing program (Section 9). NYCHA also serves 29,789 authorized residents in 15,426 units within 58 developments that have been converted under the Permanent Affordability Commitment Together (PACT)/Rental Assistance Demonstration (RAD) programs
- Through federal rent subsidies (Section 8 Leased Housing Program), NYCHA also assists approximately 201,938 authorized residents (92,595 families) in locating and renting units
- 339,900 authorized residents (157,334 families) live in NYCHA public housing, including Section 8 residents living in former State- and City-funded developments
- NYCHA’s public housing serves 154,907 families and 333,748 authorized residents
- NYCHA public housing represents 7.4 percent of the city’s rental apartments (2017 NYC Housing and Vacancy Survey) and houses 3.9 percent of the city’s population (April 2020 U.S. Census Estimate)
- NYCHA has 162,143 public housing apartments in 2,106 residential buildings in 277 individual developments (135 consolidations) throughout the 5 boroughs
- As of February 2022, there are 6,135 retrofitted apartments for families with persons who are mobility impaired (Section 504) in NYCHA’s public housing program
- As of February 2022, there are 3,096 elevators in NYCHA public housing developments
- The turnover rate for public housing apartments was 2.3 percent during calendar year 2021
- As of February 2022, the vacancy rate of apartments available for occupancy is 1.9%



Public Housing Borough Breakdown

- Bronx: 75 developments with 41,931 apartments and 90,067 residents
- Brooklyn: 79 developments with 49,427 apartments and 105,993 residents
- Manhattan: 82 developments with 50,778 apartments and 103,271 residents
- Queens: 21 developments with 15,348 apartments and 31,247 residents
- Staten Island: 10 developments with 4,510 apartments and 9,322 residents
- FHA Homes: 10 developments with 149 apartments
- 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)
- NYCHA's smallest public housing developments are Stanton Street and Rehab Program (College Point), with 13 apartments each
- NYCHA's largest public housing development is Queensbridge (North and South) Houses, with 3,147 apartments

Public Housing Age of Developments

- 70+ years old: 49 developments
- 60-69 years old: 52 developments
- 50-59 years old: 79 developments
- 40-49 years old: 40 developments
- 30-39 years old: 39 developments
- 180 out of 277 developments are 50 years or older
- Oldest development: First Houses in Manhattan, dedicated in 1935

Public Housing Senior Demographics

- As of March 2022, 23 percent of the NYCHA population is age 62 or older (78,215 authorized residents)
- 42 percent of households are headed by persons age 62 and older
- As of February 2022, there are 38 seniors-only developments (56 buildings) and 11 seniors-only buildings, and 2 stairhalls/addresses in family developments

Public Housing Demographics and Affordability

- The average public housing family's income is \$24,454
- The average public housing family's monthly rent is \$542
- 43.5 percent of NYCHA public housing families are working
- 13.1 percent of NYCHA public housing families receive public assistance
- 42.4 percent of families receive fixed income other than public assistance and employment (Social Security, SSI, pensions, veterans benefits, Survivor's Insurance, and other government programs)
- 25.2 percent of NYCHA's public housing population is under age 18 (85,517 authorized residents)
- 30.5 percent of NYCHA's public housing population is under age 21 (103,697 authorized residents)
- 24.7 years is the average tenure of a NYCHA public housing resident

NYCHA Employees

- As of February 2022, NYCHA has 12,538 employees, of whom 20 percent are public housing residents





Section 8 Overview

- As of March 2022, there are 92,595 Section 8 households (201,938 authorized residents) in NYCHA’s Section 8 program. This total includes the 2,427 households (6,152 authorized residents) who live in former State- and City-funded developments
- Average Section 8 household income: \$18,505
- Average Section 8 household rent: \$371
- Average Section 8 total tenant payment (includes rent share and utilities): \$443
- 24,681 participating private landlords
- 1,466 apartments located outside of NYC are utilizing portability vouchers as of year-end 2022
- NYCHA’s Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program: as of March 2022, there are 17,915 PBV units

Public Housing and Section 8 Waiting Lists

- 254,827 families are on the waiting list for public housing as of February 28, 2022
- 17,200 families are on the waiting list for Section 8 housing as of February 28, 2022
- 6,646 families are on both waiting lists (public housing and Section 8)

PACT Overview

- 13,587 Section 8 families (29,789 authorized residents) live in 15,426 units in the 58 PACT/RAD developments formerly managed by NYCHA

Resident Programming

The Department of Community Engagement & Partnerships (CEP) engages and connects NYCHA residents to critical programs and services. CEP supports NYCHA’s extensive network of Resident Associations and also manages partnerships, programs and initiatives in the areas of economic opportunity, services for seniors and youth, and social services. 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.

- 210,944 residents engaged in Authority initiatives, including PACT
- 24,619 seniors engaged
- 7,418 residents connected to services
- 1,278 job placements
- 513 training completions

A translation of this document is available on NYCHA’s website: www.nyc.gov/nycha .
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