

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 14 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 founder of Starbucks, Goldman Sachs Chair and CEO Lloyd Blankfein, Whoopi Goldberg, NASA aerospace engineer Aprille Ericsson, journalist Errol Louis, and Dr. Mary Bassett, New York City Health Commissioner.

Since 1998, when New York Governor George Pataki terminated operating subsidies to NYCHA, we’ve seen a steady decline in federal and State funding for both operations and capital projects. This disinvestment has resulted in the deterioration of our buildings, which now need \$17 billion in major repairs. Our 10-year strategic plan, NextGeneration NYCHA, released in May 2015, is protecting and preserving this priceless public resource for today’s residents and the next generation of New Yorkers.

Through our plan, we aim to achieve financial stability and diversify funding for the long term; operate as an efficient and effective landlord; repair public housing and build affordable housing stock; and connect residents to best-in-class social services and programming that enhance their quality of life.

NYCHA 2017

- 176,066 public housing apartments in 2,462 buildings in 326 developments throughout the five boroughs
- There are 3,286 elevators in NYCHA developments
- Public housing serves 174,282 families and 396,581 authorized residents, including 3,930 Section 8 households residing in former State- and City-funded developments.



Krymko Family at Queensbridge Houses

- NYCHA public housing represents 8.1 percent of the City’s rental apartments (2014 NYC Housing and Vacancy Survey) and houses 4.6 percent of the City’s population (July 2015 U.S. Census Estimate).
- 590,216 New Yorkers are served by NYCHA’s public housing and Section 8 programs together. (July 2015 U.S. Census Estimate)
- Together, NYCHA public housing residents and Section 8 voucher holders occupy 11.8 percent of the City’s rental apartments and comprise 6.9 percent of New York City’s population
- If NYCHA were a city, it would rank 32nd in population size in the United States, about the same size as Miami. New York City is ranked first. (July 2015 U.S. Census Estimate)

Conventional Public Housing

(as of March 1, 2017)

- Bronx: 89 developments with 44,293 apartments
- Brooklyn: 99 developments with 58,447 apartments
- Manhattan: 97 developments with 52,999 apartments



**Muhammad Family at
Johnson Houses**

- Queens: 21 developments with 15,716 apartments
- Staten Island: 10 developments with 4,473 apartments
- 138 apartments located in 10 developments primarily in Queens comprise FHA Acquired Homes
- 41 seniors-only developments
- 15 seniors-only buildings exist within mixed-population developments
- 9,671 seniors-only designated apartments
- 7,486 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), the largest development in the City, is also the largest in North America.
 - 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: 14 developments
 - 60+ years: 60 developments
 - 50+ years: 75 developments
 - 40+ years: 89 developments
 - 30+ years: 52 developments
 - 290 out of 326 developments are 30 years or older
 - Oldest development: First Houses in Manhattan, dedicated in 1935

Section 8 Housing Choice Voucher Program

(as of January 1, 2017)

- 86,194 apartments rented as Section 8 units
- 204,049 tenants
- 26,297 participating private landlords
- 1,585 apartments, known as Portability Vouchers, located outside NYC
- NYCHA's Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program.
- 4,350 PBV units, including 1,354 recently converted Ocean Bay-Bayside units
- NYCHA plans to add 3,341 PBV units by 2019

NYCHA continues to expand our Section 8 Project Based program now totaling 2,280 units. Between 2016 and 2019 NYCHA plans to add an additional 2,200 units to this program

Affordability

(as of January 1, 2017)

- 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: \$24,336
- Average monthly rent: \$509
- 47.1 percent of NYCHA families are working.
- 13 percent of NYCHA families receive public assistance



Forest Houses resident Marsha Robinson used computers in the Digital Van while earning her associate's degree

- Social Security, SSI, pensions, veteran's benefits, and other government programs support 39.9 percent of families
- 38 percent of households are headed by persons age 62 and older
- 19.9 percent of the NYCHA population is age 62 or older.
- 32.7 percent are younger than age 21 and 27 percent are under age 18.

Applying for Public Housing

(as of March 6, 2017)

- 257,143 families are on the waiting list for public housing
- 146,808 families are on the waiting list for Section 8 housing
- 15,096 applicants are on both waiting lists
- 2.6 percent turnover rate for public housing apartments in 2016
- 0.7 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.

Connecting Residents to Resources

- 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
- NYCHA collaborates with public and private partners to offer additional innovative job training, educational and enrichment opportunities, health-related programs, violence prevention initiatives, and more
- 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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A translation of this document is available in your management office and online at www.nyc.gov/nycha

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