

Facts About NYCHA



What is NYCHA?

The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low- and moderate-income residents throughout the five boroughs. To fulfill this mission, NYCHA must preserve its aging housing stock through timely maintenance and modernization of its developments. NYCHA also administers a citywide Section 8 Leased Housing Program in rental apartments. Simultaneously, we work to enhance the quality of life at NYCHA by offering our residents opportunities to participate in a multitude of community, educational, and recreational programs, as well as job readiness and training initiatives.

NYCHA was created in 1934. By the end of 1935 NYCHA dedicated First Houses, our first development, located on the Lower East Side of Manhattan.

The Way It Is Today

NYCHA is the largest public housing authority in North America. NYCHA's Conventional Public Housing Program has 177,666 (as of March 1, 2015) apartments in 328 developments throughout the City in 2,553 residential buildings containing 3,314 elevators. NYCHA comprises 11,705 employees. Our Public Housing developments serve 175,747 families and 403,917 authorized residents (as of January 1, 2015). This includes 3,364 Section 8 Transition Households (as of January 1, 2015) residing in former State- and City-funded developments..

A total of 607,399 New Yorkers are served by NYCHA's Public Housing and Section 8 Programs. If NYCHA was a city, it would rank 30th in population size in the United States, with New York City ranked first (as per July, 2013 U.S. Census Estimate). Based upon the 2014 NYC Housing and Vacancy Survey (HVS), NYCHA Public Housing represents 8.1 percent of the City's rental apartments and, based on the July, 2013 Census Estimate, is home to 4.8 percent of the City's population.



Broadband Technology Opportunities Program Computer Class at Astoria Houses Community Center

NYCHA residents and Section 8 voucher holders combined occupy 12.0 percent of the City's rental apartments and comprise 7.3 percent of New York City's population.

Conventional Public Housing (as of March 1, 2015)

- The Bronx has 89 developments with 44,423 apartments.
- Brooklyn has 99 developments with 58,454 apartments.
- Manhattan has 98 developments with 53,113 apartments.
- Queens has 22 developments with 17,126 apartments.
- Staten Island has 10 developments with 4,502 apartments.
- 10 developments comprising FHA Acquired Homes total 178 apartments. Four FHA Homes groups are located entirely in Queens, the remainder in multiple boroughs with a majority in Queens.
- 41 developments are for seniors only; 15 seniors-only buildings exist within mixed-population developments.



Jacob Riis Houses

Conventional Public Housing (continued)

- NYCHA has approximately 9,671 apartments designated for seniors only.
- There also are 7,616 retrofitted apartments for families of persons who are mobility impaired.

Section 8 Leased Housing Program

- 88,467 apartments were rented as of January 1, 2015.

As of January 1, 2015:

- A total of 1,549 apartments, known as Portability Vouchers, are located outside of NYC. There are 212,586 residents in Section 8 units.
- There are 28,124 participating-private landlords.

How Affordable is Public Housing?

As of January 1, 2015:

- Families in the Conventional and Section 8 programs pay no more than 30 percent of their family income for rent. The rent difference is subsidized by the Federal Department of Housing and Urban Development (HUD).
- Average family income in Conventional Public Housing is \$23,311.
- Average monthly rent is \$464.
- Working families account for 46.9 percent of NYCHA families.
- 11.7 percent of NYCHA families receive Public Assistance.
- 37.2 percent of the households are headed by persons age 62 and older.
- 19.2 percent of the NYCHA population is age 62 or older.

- 33.5 percent of the NYCHA population are residents younger than age 21 and 27.3 percent are minors younger than age 18.

The Waiting List for Public Housing

On March 27, 2015 there were:

- 270,201 families on the waiting list for Conventional Public Housing.
- 121,356 families on the waiting list for Section 8 Housing. The Section 8 waiting list had reopened on February 12, 2007, and subsequently closed on May 14, 2007.
- 17,398 applicants are on both waiting lists.

How the Selection Process Works

NYCHA's computerized Tenant Selection and Assignment Plan (TSAP) impartially chooses the next applicant for an apartment based on need priorities assigned to each applicant family and matches them to available vacancies as they arise. The TSAP system eliminates any and all interference from external entities and guarantees impartial selection of applicants for vacant apartments based strictly on the need priorities.

- The turnover rate in calendar year 2014 for NYCHA conventional public housing apartments was 2.8 percent.
- The vacancy rate of apartments available for occupancy was 0.61 percent as of March 1, 2015.



The Rivera Family at Nostrand Houses

- Because of the varied need priorities that comprise a family's TSAP profile and the low turnover and vacancy rates of apartments, it is virtually impossible to establish an average waiting time for a family to enter Conventional Public Housing. Some applicants can be matched up with an available apartment in months, while others often have to wait years.

For the Record

- Queensbridge Houses in Queens, with 3,142 apartments, is the largest development in the City.
- Brooklyn's largest development is Red Hook Houses, with 2,878 apartments.
- Manhattan's largest development is Baruch Houses, with 2,391 apartments.
- Edenwald Houses in the Bronx is the largest, with 2,036 apartments.
- Stapleton Houses, with 693 apartments, is the largest development in Staten Island.

New York City's Public Housing is constantly modernized and improved to preserve its availability for future generations. In the past 19 years, NYCHA has invested more than \$6.1 billion in preserving our buildings.

As of March 1, 2015: 14 developments are at least 50 years old; a total of 60 developments are at least

60 years old; there are 54 developments 50 to 59 years old; another 106 developments are 40 to 49 years old; and 40 developments are 30 to 39 years old. A total of 270 developments are 30 or more years old.

More Than a Place to Live

NYCHA doesn't just provide a place to live. There are a wide variety of programs offered by NYCHA that are geared specifically to special age or special needs groups such as children, teens, single parents, seniors, substance abusers, and victims of domestic violence, among others. NYCHA oversees a network of over 400 community facilities that include community centers, senior centers, health care centers, day care and Head Start educational centers.

Programs at many of these centers include sports, photography, painting, literacy classes and general education courses, computer training, arts and crafts, childcare feeding and lunch, and senior companion initiatives.

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