



Fact

Sheet

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 178,882 apartments in 334 developments (as of March 1, 2011) throughout the City in 2,602 residential buildings containing 3,324 elevators (as of February 1, 2011). NYCHA has 11,686 employees (as of March 16, 2011) serving 176,273 families and 403,995 authorized residents (as of January 4, 2011). This includes 2,390 Section 8 Transition Households (as of January 4, 2011).

A total of 633,177 New Yorkers are served by NYCHA's Public Housing and Section 8 Programs. If NYCHA was a city, it would rank 22nd in population size in the United States, with New York City ranked first (as per, - July, 2009 – U. S. Census Bureau). Based upon the 2008 New York City Housing and Vacancy Survey (HVS) and the most recent population estimate for New York City (July, - 2009) respectively, NYCHA Public Housing represents 8.5% of the City's rental apartments and is home to 4.8% of the City's population.

- NYCHA residents and Section 8 voucher holders combined occupy 13.0% of the City's rental apartments and comprise 7.6% of New York City's population.

Conventional Public Housing (January 4, 2011):

- The Bronx has 90 developments with 44,515 apartments.
- Brooklyn has 100 developments with 58,692 apartments.
- Manhattan has 102 developments with 53,881 apartments.
- Queens has 22 developments with 17,124 apartments.
- Staten Island has 10 developments with 4,466 apartments.
- Ten (10) developments comprising Federal Housing Administration (FHA) Acquired Homes total 204 apartments. Four (4) FHA Homes groups are located entirely in Queens, the remainder in multiple boroughs with a majority in Queens.
- 42 developments are for seniors only; 15 seniors-only buildings exist within mixed-population developments.
- NYCHA has approximately 10,000 apartments designated for seniors only.
- There also are 7,694 retrofitted apartments for families of persons who are mobility impaired as of March 2011.

Section 8 Leased Housing Program

- 95,807 apartments were rented as of January 31, 2011.
- A total of 1,732 of these apartments, known as Portability Vouchers, are located outside of New York City.
- There are 235,655 residents in Section 8 units.
- There are 31,309 participating-private landlords.

HOW AFFORDABLE IS PUBLIC HOUSING?

As of January 4, 2011:

- Families in the Conventional Public Housing and Section 8 programs pay no more than 30% 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 \$23,091.
- Average monthly rent is \$424.
- Working families account for 47.7% of NYCHA families.
- 11.4% of NYCHA families receive public assistance.
- Social Security, SSI, a pension, Veteran's benefits, etc., support 40.9% of the families.
- 35.7% of the households are headed by persons over 62 years-of-age.
- 18.3% of the NYCHA Population is age 62 or older.
- 35.9% of the NYCHA population are residents under age 21 and 28.9% are minors under age 18.

THE WAITING LIST FOR PUBLIC HOUSING

On February 1, 2011 there were:

- 143,960 families on the waiting list for Conventional Public Housing (including 6,987 who are in the certification process).
- 124,617 families on the waiting list for Section 8 Housing (including 716 who are in the certification process). The Section 8 waiting list re-opened on February 12, 2007 and subsequently closed on May 14, 2007.

HOW THE SELECTION PROCESS WORKS. HOW LONG OF A WAIT?

- 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 2010 for NYCHA conventional public housing apartments was 2.97%.
- The vacancy rate of apartments available for occupancy was 0.60% as of March 1, 2011.
- 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 within months, while others often 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. Under the 2009 American Recovery and Investment Act (Stimulus), NYCHA was awarded \$423 million for Capital Improvements.

- As of March 1, 2011: Nine developments are at least 70 years old; a total of 29 developments are at least 60 years old; there are 54 developments 50 to 59 years old; another 84 developments are 40 to 49 years old, and 79 developments are 30 to 39 years old. A total of 255 developments are 30 or more years old.

IT'S MORE THAN JUST 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.