



NYCHA 2021 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 SERVES
1 IN EVERY 15
NEW YORKERS**



*4.6% OF NEW YORK CITY'S POPULATION

NYCHA 2021

- The New York City Housing Authority (“NYCHA” or the “Authority”) provides affordable housing to 547,891 authorized residents in over 177,611 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 34th in population size in the United States, and is larger than Sacramento, Atlanta and Miami; New York City is ranked first (July 2019 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 358,675 authorized residents in 168,100 apartments within 285 housing developments through the conventional public housing program (Section 9). NYCHA also serves 20,201 authorized residents in 9,511 units within 50 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 197,894 authorized residents (88,516 families) in locating and renting units
- 358,675 authorized residents (164,509 families) live in NYCHA public housing, including Section 8 residents living in former State- and City-funded developments.
- NYCHA’s public housing serves 161,094 families and 349,997 authorized residents
- NYCHA public housing represents 7.7 percent of the city’s rental apartments (2017 NYC Housing and Vacancy Survey) and houses 4.3 percent of the city’s population (July 2019 U.S. Census Estimate)
- NYCHA has 168,100 public housing apartments in 2,212 residential buildings in 285 individual developments (138 consolidations) throughout the 5 boroughs
- As of February 2021, there are 6,324 retrofitted apartments for families with persons who are mobility impaired (Section 504) in NYCHA’s public housing program
- As of February 2021, there are 3,164 elevators in NYCHA public housing developments
- The turnover rate for public housing apartments was 2.2 percent during calendar year 2020
- As of January 2021, the vacancy rate of apartments available for occupancy is 1.2%



Public Housing Borough Breakdown

- Bronx: 75 developments with 41,931 apartments and 91,827 residents
- Brooklyn: 85 developments with 54,652 apartments and 118,354 residents
- Manhattan: 84 developments with 51,471 apartments and 106,977 residents
- Queens: 21 developments with 15,348 apartments and 31,914 residents
- Staten Island: 10 developments with 4,510 apartments and 9,603 residents
- FHA Homes: 10 developments with 188 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: 36 developments
- 60-69 years old: 57 developments
- 50-59 years old: 79 developments
- 40-49 years old: 61 developments
- 30-39 years old: 52 developments
- 172 out of 285 developments are 50 years or older
- 40-49 years old: 60 developments
- 30-39 years old: 42 developments
- Oldest development: First Houses in Manhattan, dedicated in 1935

Public Housing Senior Demographics

- As of January 2021, 22.2 percent of the NYCHA population is age 62 or older (79,537 authorized residents)
- 40.8 percent of households are headed by persons age 62 and older
- As of February 2021, there are 38 senior-only developments (56 buildings) and 11 senior-only buildings and 2 stairhalls / addresses in family developments

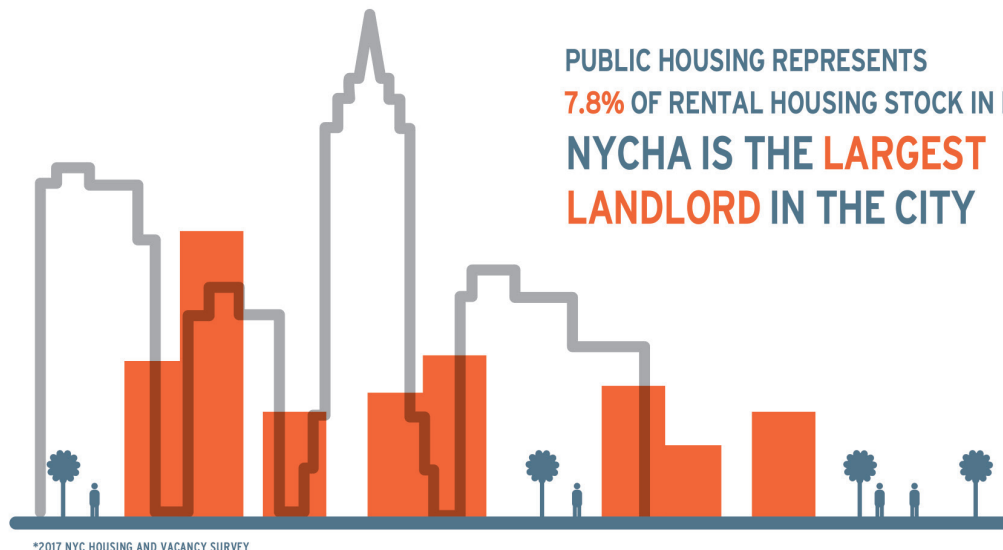
Public Housing Demographics and Affordability

- The average public housing family income is \$24,503
- The average public housing family monthly rent is \$536
- 44.4 percent of NYCHA public housing families are working
- 12.8 percent of NYCHA public housing families receive public assistance
- 42 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)
- 25.8 percent of NYCHA's public housing population is under age 18 (92,465 authorized residents)
- 31.2 percent of NYCHA's public housing population is under age 21 (112,084 authorized residents)
- 24 years is the average tenure of a NYCHA public housing resident

NYCHA Employees

- As of February 2021, NYCHA has 12,088 employees, of which 21 percent are public housing residents





Section 8 Overview

- As of January 2021, there are 88,516 Section 8 households (197,894 authorized residents) in NYCHA's Section 8 program. This total includes the 3,415 households (8,678 authorized residents) who live in former State- and City-funded developments
- Average Section 8 household income: \$18,191
- Average Section 8 household rent: \$363
- Average Section 8 total tenant payment (includes rent share and utilities): \$438
- 24,237 participating private landlords
- 1,648 apartments located outside of NYC are utilizing Portability Out Vouchers as of year-end 2020
- NYCHA's Section 8 program is expanding through the
- Section 8 Project-Based Voucher (PBV) program: as of year end 2020, there are 13,515 PBV units

Public Housing and Section 8 Waiting Lists

- 215,496 families are on the waiting list for public housing as of February 9, 2021
- 37,988 families are on the waiting list for Section 8 housing as of February 9, 2021
- 7,017 families are on both waiting lists (public housing and Section 8)

PACT Overview

- 8,635 Section 8 families (20,201 authorized residents) live in 9,511 units in the 50 PACT/RAD developments formerly managed by NYCHA

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. 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.

- 46,213 residents engaged in authority initiatives including PACT (Comm Dev + RED)
- 24,689 seniors engaged (FPD + RED)
- 7,567 residents connected to services (FPD + REES)
- 1,602 job placements (REES)
- 626 training completions (REES)

A translation of this document is available on NYCHA's website: www.nyc.gov/nycha .
La traducción de este documento está disponible en el sitio web de NYCHA: www.nyc.gov/nycha .
NYCHA 網站提供本文件的譯本: www.nyc.gov/nycha .
NYCHA 网站提供本文件的译本: www.nyc.gov/nycha .
Перевод этого документа находится на вебсайте NYCHA: www.nyc.gov/nycha .

