

PRESS RELEASE

Contact: (212) 306-3322

December 22, 2003

FOR IMMEDIATE RELEASE

Information About NYCHA's Vacancy Rates

More than 99 percent of NYCHA's immediately rentable apartments are occupied.

NYCHA's commitment to providing affordable housing for low-income New Yorkers requires that we continually preserve and modernize our existing housing stock. NYCHA developments range in age from 30-65 years-old and NYCHA spends approximately \$400 million per year to modernize our existing housing stock. At any given time, apartments may not be available for renting for a variety of reasons:

Specifically:

- Out of 181,000 units, approximately 1,000 per month are vacant at any time because of turnover. On an average, they are vacant for 30 days.
- There are 635 apartments under renovation as Section 504 units. Last year, this number was approximately 2,000.
The remainder, 3,662, exactly two percent of our units, are vacant for major modernization work. Of this number, 1,037 units are reserved for relocation of residents as work is done on their apartments. The remainder, 2,625, are apartments actually undergoing or planned for rehab or modernization. These include developments like University Avenue Consolidated, Randolph, Vladek, Marlboro, Whitman and Ingersoll, Wald, Johnson, Harlem River Houses, and Prospect Plaza and Ocean Bay (HOPE VI).
- Units may be undergoing planned major capital renovation
- Units may be serving as a relocation resource for families who will have to be temporarily relocated during planned major capital renovations.
- Units are occasionally damaged through unforeseen circumstance such as fire or flood, and must be repaired.