

Draft Designated Housing Plan for Elderly-Only Developments and Buildings

(Pursuant to Section 7 of the U.S. Housing Act of 1937, codified at 42 U.S.C. 1437e and 3535(d))



Lisa Bova-Hiatt
Chief Executive Officer

Date: June 13, 2025

Public Hearing Notice

NYCHA's Draft Significant Amendment to the Fiscal Year (FY) 2025 Annual Plan, the FY 2026 Draft Annual Plan, and the Draft Designated Housing Plan for Elderly-Only Developments and Buildings will be available for public inspection starting June 13, 2025, on NYCHA's website: on.nyc.gov/nycha-annual-plan. The plans will also be available at every development management office. The Executive Summaries will be available on NYCHA's website in English, Spanish, Chinese, and Russian. Please email annualplancomments@nycha.nyc.gov if you would like to review the supporting documents.

The public is invited to comment on these plans at a public hearing on **Wednesday, July 30, 2025, from 5:30 p.m. to 8:00 p.m. at The Theater at City Tech (285 Jay Street in Downtown Brooklyn).**

The public hearing will be held as a hybrid meeting, so attendees can participate in person or virtually.

Attending the hearing virtually (Zoom or phone): Instructions on how to participate, as well as meeting materials, will be posted before the meeting.

Interpretation services will be available on Zoom in Spanish, Mandarin, Cantonese, Russian, and American Sign Language.

Attending the hearing in person: Anyone wishing to speak on the items related to the plans can fill out a speaker slip upon arrival at the venue. All speakers are asked to limit their remarks to two minutes.

The meeting can also be viewed live on NYCHA's website or after the meeting through a recording on NYCHA's website: on.nyc.gov/nycha-annual-plan.

You can also provide written comments about the plans. **Submissions must be received by August 2, 2025.** Comments can be faxed to 212-306-8888, mailed to the following address, or emailed to annualplancomments@nycha.nyc.gov. **Public Housing Agency Plan Comments, Church Street Station, P.O. Box 3422, New York, New York 10008-3422**



Requests for reasonable accommodations should be made by July 23, 2025, by emailing annualplancomments@nycha.nyc.gov or calling 212-306-3335.

A translation of this document is available in your Property Management Office.
La traducción de este documento está disponible en su Oficina de Administración de Propiedades.
您所居住住宅區物業管理處辦公室提供本文件的譯本。
您所居住住宅區物業管理處辦公室提供本文件的譯本。
Перевод этого документа находится в Офисе управления вашего жилищного комплекса.

Aviso de Audiencia Pública

El Borrador de Enmienda Significativa al Plan Anual del Año Fiscal (AF) 2025 de NYCHA, el Borrador del Plan Anual del AF 2026 y el Borrador del Plan de Viviendas Designadas para Residenciales y Edificios para Personas Mayores estarán disponibles para inspección pública a partir del 13 de junio de 2025, en el sitio web de NYCHA: on.nyc.gov/nycha-annual-plan. Los planes también estarán disponibles en la oficina de administración de cada residencial. Los Resúmenes Ejecutivos estarán disponibles en el sitio web de NYCHA en inglés, español, chino y ruso. Por favor, envíe un correo electrónico a annualplancomments@nycha.nyc.gov si desea revisar los documentos complementarios.

Se invita al público a comentar estos planes en una audiencia pública que se celebrará el miércoles 30 de julio de 2025, de 5:30 p.m. a 8:00 p.m. en El Teatro de City Tech (285 Jay Street en el centro de Brooklyn).

La audiencia pública se llevará a cabo como una reunión híbrida, por lo que los asistentes pueden participar en persona o virtualmente.

Para asistir a la audiencia virtualmente (Zoom o teléfono): Las instrucciones sobre cómo participar, así como los materiales de la reunión, se publicarán antes de la reunión.

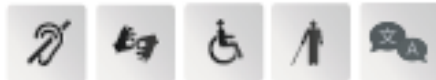
Los servicios de interpretación estarán disponibles en Zoom en español, mandarín, cantonés, ruso y lenguaje de señas estadounidense.

Asistir a la audiencia en persona: Cualquier persona que desee hablar sobre los temas relacionados con los planes puede completar una hoja de participación a su llegada al lugar. Se pide a todos los oradores que limiten sus observaciones a dos minutos.

La reunión también se puede ver en vivo en el sitio web de NYCHA o después de la reunión a través de una grabación en el sitio web de NYCHA: on.nyc.gov/nycha-annual-plan.

También puede proporcionar comentarios por escrito sobre los planes. Las propuestas deberán recibirse antes del 2 de agosto de 2025. Los comentarios pueden enviarse por fax al 212-306-8888, enviarse por correo a la siguiente dirección o enviarse por correo electrónico a annualplancomments@nycha.nyc.gov.

Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422



Las solicitudes de adaptaciones razonables deben hacerse antes del 23 de julio de 2025, enviando un correo electrónico a annualplancomments@nycha.nyc.gov o llamando al 212-306-3335.



NYCHA's Draft Significant Amendment to the Fiscal Year (FY) 2025 Annual Plan, FY 2026 Draft Annual Plan, and Draft Designated Housing Plan for Elderly-Only Developments and Buildings

The Draft Significant Amendment to the Fiscal Year (FY) 2025 Annual Plan, FY 2026 Draft Annual Plan, and Draft Designated Housing Plan for Elderly-Only Developments and Buildings are available for public inspection starting June 13, 2025, on NYCHA's website: on.nyc.gov/nycha-annual-plan. They will also be available at the management office of every NYCHA public housing development during regular business hours.

The public is invited to comment on these plans at a public hearing on **Wednesday, July 30, 2025**, from 5:30 p.m. to 8:00 p.m. at **The Theater at City Tech (285 Jay Street in Downtown Brooklyn)**.

The public hearing will be held as a hybrid meeting, so attendees can participate in person or virtually.

To read the plans, or for full details about how to attend the public hearing in person or virtually, visit on.nyc.gov/nycha-annual-plan or scan the QR code. The public hearing can also be viewed live, or after the meeting through a recording, at this link.



To attend the meeting by phone, dial 888-788-0099 at the time of the hearing and enter 890 5693 6342 as the meeting code. You can also register for the Zoom meeting at on.nyc.gov/annual-plan-zoom-webinar.

Interpretation services will be available on Zoom in Spanish, Mandarin, Cantonese, Russian, and American Sign Language. Those attending by phone who require foreign language interpretation may dial 646-558-8656 and the following ID numbers at the time of the hearing for live interpretation: Spanish: 331 425 8640#, Mandarin: 461 857 9342#, Cantonese: 831 000 3543#, Russian: 804 869 1448#.

Attending the hearing in person: Anyone wishing to speak on the items related to the plans can fill out a speaker slip upon arrival at the venue. All speakers are asked to limit their remarks to two minutes.



Requests for reasonable accommodations should be made by **July 23, 2025**, by emailing annualplancomments@nycha.nyc.gov or calling 212-306-3335.



Borrador de Enmienda Significativa de NYCHA al Plan Anual del Año Fiscal (FY) 2025, Borrador del Plan Anual del Año Fiscal 2026 y Borrador del Plan de Viviendas Designadas para Residenciales y Edificios para Personas de la Tercera Edad

El Borrador de la Enmienda Significativa al Plan Anual para el Año Fiscal 2025, el Borrador del Plan Anual para el Año Fiscal 2026 y el Borrador del Plan de Viviendas designadas para edificios y residenciales para personas mayores están disponibles para su consulta pública a partir del 13 de junio de 2025 en el sitio web de NYCHA: on.nyc.gov/nycha-annual-plan. También estarán disponibles en la oficina de administración de cada residencial de vivienda pública de NYCHA durante horas regulares de trabajo.

Se invita al público a comentar estos planes en una audiencia pública que se celebrará el **miércoles 30 de julio de 2025**, de 5:30 p.m. a 8:00 p.m. en El Teatro de City Tech (285 Jay Street en el centro de Brooklyn).

La audiencia pública se llevará a cabo como una reunión híbrida, por lo que los asistentes pueden participar en persona o virtualmente.

Para leer los planes o conocer todos los detalles sobre cómo asistir a la audiencia pública en persona o virtualmente, visite on.nyc.gov/nycha-annual-plan o escanee el código QR. La audiencia pública también puede verse en directo, o después de la reunión a través de una grabación, en este enlace.



Para asistir a la reunión por teléfono, marque 888-788-0099 en el momento de la audiencia e ingrese 890 5693 6342 como el código de la reunión. También puede inscribirse en la reunión de Zoom en on.nyc.gov/annual-plan-zoom-webinar.

Los servicios de interpretación estarán disponibles en Zoom en español, mandarín, cantonés, ruso y lenguaje de señas estadounidense. Las personas que asistan por teléfono que requieran interpretación en un idioma extranjero pueden marcar el 646-558-8656 y los siguientes números de identificación en el momento de la audiencia para interpretación en vivo: español: 331 425 8640#, mandarín: 461 857 9342#, cantonés: 831 000 3543#, ruso: 804 869 1448#.

Asistir a la audiencia en persona: Cualquier persona que desee hablar sobre los temas relacionados con los planes puede completar una hoja de participación a su llegada al lugar. Se pide a todos los oradores que limiten sus observaciones a dos minutos.



Las solicitudes de adaptaciones razonables deben hacerse antes del **23 de julio de 2025**, enviando un correo electrónico annualplancomments@nycha.nyc.gov o llamando al 212-306-3335.



紐約市房屋局 (NYCHA) 「2025 財政年度年度計劃」重大修正案初稿、「2026 財政年度年度計劃」初稿以及「長者專用住宅區和住宅樓的指定房屋計劃」初稿

紐約市房屋局 (NYCHA) 將於2025 年 6 月 13 日在其官網公佈「2025 財政年度年度計劃」重大修正案初稿、「2026 財政年度年度計劃」初稿以及「長者專用住宅區和住宅樓的指定房屋計劃」初稿供民眾查閱，網址: on.nyc.gov/nycha-annual-plan。NYCHA 轄下各個公共房屋住宅區管理處辦公室也將於正常辦公時間向民眾提供這些文件。

現誠邀各界人士參加NYCHA於 2025 年 7 月 30 日，星期三，下午 5 時 30 分至晚上 8 時在紐約市立大學 City Tech 城市科技學院劇院 (布魯克林商業中心區傑伊街 285 號) 舉行的公開聽證會，對這些計劃書提出建議和意見。

公共聽證會將以混合模式進行，與會者可選擇參加現場或遠程會議。

如需閱讀計劃內容，或了解參加現場或遠程聽證會的詳細信息，請瀏覽 on.nyc.gov/nycha-annual-plan 或掃描二維碼。民眾可通過以下鏈接觀看聽證會直播，或在會議結束後觀看錄影。



如要通過電話參加會議，請在聽證會開始時撥打電話：888 788 0099，接通後輸入會議密碼：890 5693 6342。您也可登錄網址: on.nyc.gov/annual-plan-zoom-webinar 報名參加 Zoom 網絡會議。

通過Zoom軟件召開的網絡會議將提供西班牙語、普通話、廣東話、俄語和美國手語翻譯服務。通過電話參加會議且需要外語傳譯服務的人士，可在聽證會開始時撥打電話：646 558 8656 並於接通後輸入相應語言的會議密碼收聽同聲傳譯：西班牙語：331 425 8640#，普通話：461 857 9342#，廣東話：831 000 3543#，俄語：804 869 1448#。

參加現場聽證會：任何希望就與機構計劃相關的事項發表意見的人士，可在到達會場時填寫發言人登記表。所有發言者的發言時間將被限制在兩分鐘內。



如果需要合理便利措施安排，請於 2025 年 7 月 23 日前通過電郵: annualplancomments@nycha.nyc.gov 或電話: 212-306-3335 提出申請。



纽约市房屋局 (NYCHA) 「2025 财政年度年度计划」
重大修正案初稿、「2026 财政年度年度计划」初稿以
及「长者专用住宅区和住宅楼的指定房屋计划」初稿

纽约市房屋局 (NYCHA) 将于2025 年 6 月 13 日在其官网公布「2025 财政年度年度计划」重大修正案初稿、「2026 财政年度年度计划」初稿以及「长者专用住宅区和住宅楼的指定房屋计划」初稿供民众查阅，网址: on.nyc.gov/nycha-annual-plan。NYCHA 辖下各个公共房屋住宅区管理处办公室也将于正常办公时间向民众提供这些文件。

现诚邀各界人士参加NYCHA于 2025 年 7 月 30 日，星期三，下午 5 时 30 分至晚上 8 时在纽约市立大学 City Tech 城市科技学院剧院 (布鲁克林商业中心区杰伊街 285 号) 举行的公开听证会，对这些计划书提出建议和意见。

公共听证会将以混合模式进行，与会者可选择参加现场或远程会议。

如需阅读计划内容，或了解参加现场或远程听证会的详细信息，
请浏览 on.nyc.gov/nycha-annual-plan 或扫描二维码。民众可
通过以下链接观看听证会直播，或在会议结束后观看录影。



如要通过电话参加会议，请在听证会开始时拨打电话：888 788 0099，接通后输入会议密码: 890 5693 6342。您也可登录网址: on.nyc.gov/annual-plan-zoom-webinar 报名参加 Zoom 网络会议。

通过Zoom软件召开的网络会议将提供西班牙语、普通话、广东话、俄语和美国手语翻译服务。通过电话参加会议且需要外语传译服务的人士，可在听证会开始时拨打电话: 646 558 8656 并于接通后输入相应语言的会议密码收听同声传译: 西班牙语: 331 425 8640#，普通话: 461 857 9342#，广东话: 831 000 3543#，俄语: 804 869 1448#。

参加现场听证会: 任何希望就与机构计划相关的事项发表意见的人士，可在到达会场时填写发言人登记表。所有发言者的发言时间将被限制在两分钟内。



如果需要合理便利措施安排，请于 2025 年 7 月 23 日前通过电邮: annualplancomments@nycha.nyc.gov 或电话: 212-306-3335 提出申请。



Проект Значительной поправки Жилищного управления г. Нью-Йорка (New York City Housing Authority, NYCHA) к Годовому плану на 2025 финансовый год (FY), проект Годового плана на FY 2026, а также проект Плана специального жилья для жилкомплексов и зданий, предназначенных только для пожилых

Проект Значительной поправки (Draft Significant Amendment) NYCHA к Годовому плану на 2025 финансовый год (FY), проект Годового плана на FY 2026, а также проект Плана специального жилья для жилкомплексов и зданий, предназначенных только для пожилых, будут доступны, начиная с 13 июня 2025 года, для публичного ознакомления на вебсайте NYCHA: on.nyc.gov/nycha-annual-plan и в офисе управления каждого жилкомплекса NYCHA в обычные приемные часы.

Общественность приглашается предоставить комментарии по поводу планов на публичном слушании, которое состоится в среду, 30 июля 2025 года, с 5:30 р.м. до 8:00 р.м. в театре City Tech (285 Jay Street в Downtown Brooklyn).

Публичное слушание будет проводиться как гибридное собрание, поэтому участвовать можно очно или виртуально.

Чтобы ознакомиться с планами или получить полную информацию о том, как принять участие в публичном слушании очно или виртуально, посетите сайт on.nyc.gov/nycha-annual-plan или отсканируйте QR-код. Публичное слушание также можно будет посмотреть в прямом эфире или после собрания в записи по этой ссылке.



Для участия по телефону наберите во время слушания 888-788 0099 и введите 890 5693 6342 в качестве кода собрания. Вы также можете зарегистрироваться для участия в Zoom на сайте on.nyc.gov/annual-plan-zoom-webinar.

Услуги устного перевода будут доступны в Zoom на испанский, русский, китайский (пекинский и кантонский диалекты) языки и американский язык жестов. Принимающие участие в слушании по телефону и нуждающиеся в переводческих услугах жильцы могут позвонить во время слушания по тел. 646-558-8656 и набрать следующие ID: испанский: 331 425 8640#, китайский (пекинский диалект): 461 857 9342#, китайский (кантонский диалект): 831 000 3543#, русский: 804 869 1448#.

Для участия в слушании очно: Любой, кто желает выступить по вопросам, связанным с планом, может заполнить регистрационный листок выступающего по прибытии на место проведения слушания. Всех выступающих просят ограничить свое выступление двумя минутами.



Запросы на приемлемую модификацию должны быть отправлены до 23 июля 2025 г. по имейлу: annualplancomments@nycha.nyc.gov или поданы по тел. 212-306-3335.

Table of Contents

1. Introduction.....	10
2. Description of Designated Housing	10
3. Supportive Services	12
4. Justification for Designation.....	13
5. NYCHA’s Public Housing Application Policies and Procedures.....	15
6. Analysis of NYCHA’s Public Housing Waiting List	16
7. Alternative Resources.....	17
8. No Eviction or Lease Termination and Eligibility of Near-Elderly Families	18
9. Fair Housing	18
10. Designated Housing Plan and Mainstream Vouchers	18
11. Future Conversions of Developments in NYCHA’s Designated Plan for Elderly-Only Developments ..	19
12. Conclusion	22
13. Appendix - Additional Supporting Documentation	23
14. Agenda for Meetings with NYCHA’s Resident Advisory Board (RAB).....	27

1. Introduction

The New York City Housing Authority (NYCHA) has prepared a Draft Designated Housing Plan for its current portfolio of elderly-only developments and buildings and requests authorization to extend the designation for five years as per the requirements of PIH 2005-2 (HA) and 24 CFR Part 945. NYCHA's elderly-only buildings and developments were originally designated in 1999 for five years. Since 2005, NYCHA submitted and received HUD's approval to extend the original designation every two years. As per the most recent HUD approval letter, dated April 30, 2024, NYCHA's 2023 Designated Housing Plan was approved through June 12, 2025. The letter states that in 2025, NYCHA must submit a new Designated Housing Plan because the number of units designated in the Plan has decreased by more than 10% from the original 1999 approval of 9,849 units.

As of June 1, 2025, this proposed designation encompasses 7,378 units in buildings originally constructed for, and intended to be occupied by, elderly families. These units are in 31 "elderly-only" developments and 11 "elderly-only" buildings throughout the five (5) boroughs of New York City. All the units located in NYCHA's "Elderly-Only Developments and Buildings" are in federally aided public housing developments. There are 1,396 zero-bedroom units, 5,788 one-bedroom units, and 194 two-bedroom units in this Designated Housing Plan.

The Draft Designated Housing Plan will be available for public review on NYCHA's website: on.nyc.gov/nycha-annual-plan. NYCHA will also provide a copy of the Draft Designated Housing Plan to each development's Resident Association President. The Draft Designated Housing Plan will also be made available at the management office of every NYCHA public housing development during regular business hours.

NYCHA will hold a hybrid in-person and virtual public hearing on July 30, 2025, and accept written comments on the Draft Designated Housing Plan through August 2, 2025. Please see the notices starting on page 2 for more information on attending the public hearing and submitting comments on the Plan. NYCHA met with the Resident Advisory Board (RAB) members on March 24 and 25, 2025 to discuss the Designated Plan and will meet with them again in September 2025.

2. Description of Designated Housing

NYCHA's elderly-only developments and buildings tend to be low- to mid-rise buildings, with two elevators, senior centers on the first floor with direct access from within the building, and entrances that are accessible for ambulance and other emergency services. The elderly-only buildings in family developments have separate access to entrances, seating areas and parking. Many apartments are fitted with grab bars, emergency response systems and wider doors. Security guards are also on-site at each elderly-only development for an 8-hour shift.

Please see the table on the next page for the list of the developments to be designated, including their Asset Management Project (AMP) number, borough, development name, type, total units and the proposed number of designated units by apartment size (number of bedrooms). The developments proposed for future conversion to the Section 8 program as part of the New York City Public Housing Preservation Trust (Trust) and the Permanent Affordability

Commitment Together (PACT) program are also identified in the table. Please see pages 19 to 22 for more information about the Trust and PACT programs.

Table 1 – NYCHA’s Elderly-Only Designated Developments in This Plan

AMP Number	Development	Potential Future PACT or Trust	Type	Total Units	Proposed to Continue Elderly-Only Designation				
					0 BR	1 BR	2 BR	Total Elderly Units	Percent Elderly Units
Bronx Developments									
NY005010320	Bronx River Addition	Trust	Elderly	226	151	75	0	226	100%
NY005013080	College Avenue-East 165th St		Elderly	95	25	70	0	95	100%
NY005010280	East 152nd St-Courtlandt Ave	PACT	Mixed	221	26	91	13	130	59%
NY005010670	Glebe Ave-Westchester Ave	PACT	Elderly	132	25	107	0	132	100%
NY005011450	John P. Mitchel		Mixed	1732	49	116	0	165	10%
NY005012670	Morrisania Air Rights		Mixed	843	19	281	0	300	36%
NY005010630	Randall Ave-Balcom Ave	PACT	Elderly	252	56	196	0	252	100%
NY005012270	Twin Parks East (Site9)	PACT	Elderly	219	77	142	0	219	100%
NY005010450	West Tremont-Sedgwick Ave	PACT	Elderly	148	33	115	0	148	100%
Bronx Total				3,868	461	1,193	13	1,667	43%
Brooklyn Developments									
NY005011660	Bernard Haber		Elderly	380	51	281	48	380	100%
NY005012430	Borinquen Plaza I		Mixed	509	24	120	0	144	28%
NY005011350	Eleanor Roosevelt I		Mixed	763	4	155	0	159	21%
NY005010100	Kingsborough Extension		Elderly	184	0	184	0	184	100%
NY005012520	Marcus Garvey (Group A)		Mixed	321	20	66	0	86	27%
NY005012520	Reverend Brown		Elderly	200	0	200	0	200	100%
NY005012210	Stuyvesant Gardens II	PACT	Elderly	150	0	150	0	150	100%
NY005011700	Surfside Gardens		Mixed	600	0	268	2	270	45%
NY005011680	Van Dyke II		Elderly	112	4	80	28	112	100%
NY005011940	Vandalia Avenue		Elderly	293	0	265	28	293	100%
NY005011680	Woodson		Elderly	407	4	403	0	407	100%
Brooklyn Total				3,919	107	2,172	106	2,385	61%
Manhattan Developments									
NY005010600	Baruch Houses Addition		Elderly	197	44	152	1	197	100%
NY005011340	Chelsea Addition	PACT	Elderly	96	0	96	0	96	100%
NY005010640	Corsi	PACT	Elderly	171	86	85	0	171	100%
NY005010220	Harborview Terrace		Mixed	377	78	117	0	195	52%
NY005010760	LaGuardia Addition		Elderly	150	31	119	0	150	100%
NY005011000	Lower East Side I Infill		Mixed	189	0	72	0	72	38%
NY005011000	Meltzer	PACT	Elderly	231	115	116	0	231	100%
NY005012410	Morris Park Senior Citizens Home	PACT	Elderly	97	52	36	9	97	100%
NY005011390	Robbins Plaza	PACT	Elderly	150	75	55	20	150	100%
NY005011270	Sondra Thomas Apartments		Elderly	87	0	87	0	87	100%
NY005012410	UPACA (Site 5)	PACT	Elderly	200	0	200	0	200	100%
NY005012410	UPACA (Site 6)	PACT	Elderly	150	0	150	0	150	100%
NY005010090	White	PACT	Elderly	248	127	120	0	247	100%
Manhattan Total				2,343	608	1,405	30	2,043	87%
Queens Developments									
NY005011860	College Point Rehab		Elderly	13	13	0	0	13	100%
NY005010910	Conlon LIHFE Towers		Elderly	216	51	162	3	216	100%
NY005010910	International Tower		Elderly	159	1	146	12	159	100%
NY005011860	Leavitt Street-34th Avenue		Elderly	83	18	65	0	83	100%
NY005010910	Shelton House		Elderly	155	60	95	0	155	100%
Queens Total				626	143	468	15	626	100%
Staten Island Developments									
NY005011170	Cassidy-Lafayette		Elderly	380	76	304	0	380	100%
NY005010350	New Lane		Elderly	277	1	246	30	277	100%
Staten Island Total				657	77	550	30	657	100%
NYCHA Total				11,413	1,396	5,788	194	7,378	65%

Please note the following developments with 1,124 units which were included in the 2023 Designated Plan are not included in the current Designated Plan and will not be included going forward. These developments were converted to the Section 8 program through the PACT program and have a site-based preference for senior applicants.

Table 2 – NYCHA’s Formerly Designated Developments Converted Through the PACT Program in 2023 and 2024 and No Longer Included in the Designated Plan

PACT Conversion Date	HUD AMP#	Borough	Development	Type	Total Units	Total Designated Units
9/28/2023	NY005013420	Bronx	CLAREMONT PARKWAY-FRANKLIN AVENUE	Mixed	188	116
9/28/2023	NY005013420	Bronx	DAVIDSON	Mixed	175	56
9/28/2023	NY005013420	Bronx	UNION AVENUE-EAST 163RD STREET	Elderly	200	200
11/28/2023	NY005011670	Brooklyn	REID APARTMENTS	Elderly	230	230
6/26/2024	NY005010130	Staten Island	WEST BRIGHTON II	Elderly	108	108
9/26/2024	NY005010390	Bronx	BOSTON ROAD PLAZA	Elderly	235	235
9/26/2024	NY005010340	Bronx	MIDDLETOWN PLAZA	Elderly	179	179
Total					1,315	1,124

3. Supportive Services

Older adults are an integral part of the NYCHA community. We strive to support older adults in our communities through connections to beneficial programs, services, and other resources from a range of quality providers. The following on-site services are provided at developments and buildings designated for elderly residents:

- **Senior Companion Program** - The Senior Companion Program, funded by the Corporation for National Service, assigns companions through the Henry Street Settlement to conduct friendly home visits to frail and socially isolated residents in Manhattan, Queens, and Staten Island.
- **Elderly Safe at Home Program (ESAH)** is funded by the Community Development Block Grant (CDBG) program and provides crime prevention services and social service assistance to seniors and other physically disabled residents at 14 NYCHA developments citywide. Monthly workshops are held in collaboration with the NYPD, FDNY, and victims' services organizations to conduct crime prevention educational workshops. Additional workshop topics cover benefits and entitlements and other available forms of support. ESAH enhances residents' quality of life and self-perception so that they may be less vulnerable to predatory practices and continue to live independently in their homes.

This program employs dedicated staff who provide on-site or near-site services to help improve safety and enhance health and well-being. Residents can visit a designated office space on or close to the designated development between 8:30 a.m. and 4:30 p.m. and receive referrals for services they need or get assistance with completing forms, making medical appointments, or navigating apartment repairs. Assigned social

service workers also conduct home visits to meet with residents, conduct wellness checks and ensure their needs are being met. Most social service workers are bilingual or multilingual so they can receive services in their preferred language.

Residents who need more comprehensive crime victim or mental health services are referred to community-based organizations and/or City agencies that specialize in this field, including NYCHA's own Family Partnerships Department.

- **Naturally Occurring Retirement Communities (NORC)** - The NORC program was developed and funded by New York City and State to address the needs of older adults who are aging in place in their homes and communities. The program provides comprehensive social and medical assistance and recreational and cultural opportunities to residents 60 years and older who are aging in place in 11 select NYCHA developments throughout the city. This program partners with the NYC Department for the Aging, the United Hospital Fund, and the NYS Office for the Aging.
 - Services include case management; healthcare assistance such as nursing, health screenings, physician services, and medication management; information and referral services; assistance with Activities of Daily Living (ADL); transportation; housekeeping; support groups; and financial management.
 - 11 NORC sites: Amsterdam, Chelsea/Elliott, Isaac/Holmes, Pelham Parkway, Ravenswood, Sheepshead/Nostrand, Smith, Vladeck, Coney Island Active Aging, Bushwick/Hylan, and Baruch Addition.
- **Older Adult Centers** – Currently, there are 106 older adult centers in NYCHA's public housing developments. Of these, 28 are co-located in a development designated for the elderly. The older adult centers are funded by the NYC Department for the Aging (Aging) and have a sponsor that provides the services. Older adult center membership is free and open to all New Yorkers, ages 60 and older. Both in-person and virtual activities are designed to meet the needs of members. The services provided may include healthy and nutritious meals, classes and activities such as arts and crafts and computer classes, fitness and exercise programs, and social services such as assistance with accessing benefits and entitlements such as Medicare/Medicaid.

4. Justification for Designation

NYCHA's Designated Plan should be approved to meet the goals of New York City's Consolidated Plan and the needs of New York City's low-income elderly population.

New York City's Consolidated Plan for 2021-2025

New York City's Consolidated Plan for 2021-2025 identified Goal # 18, "Provide safety and independence for the elderly" to "*improve or maintain the quality of life for senior citizens by helping the elderly maintain their housing through the provision of supportive services and home repairs.*"¹ This goal was identified to address the Priority Need of "Services for the Elderly- CDBG."² The Consolidated Plan notes that there are approximately 1.6 million seniors

¹ New York City Department of City Planning, *Proposed Consolidated Plan 2021-2025*, June 3, 2021, p. 215

² *Ibid.* SP-25 Priority Needs - 91.215(a)(2), SP-25 Priority Needs - 91.215(a)(2), p. 183

living in New York City. This population is expected to grow in the next five years and will require additional support and resources³. Goal #18 was also created to address the Priority Need of “Public Housing: Resident Safety.”⁴ The Consolidated Plan notes that NYCHA recognizes the need to ensure the safety of public housing residents and works closely with the New York City Police Department’s Housing Bureau. NYCHA also works to provide special services geared to enhance the general quality of life of elderly and nonelderly disabled residents by providing on-site social services.⁵ NYCHA’s Elderly Safe-at-Home program is one of the Community Development Block Grant (CDBG) programs funded as part of this goal. Through the program, NYCHA staff offer on-site assistance at several NYCHA developments, supporting older adults as they age in place safely and independently through home visits and connections to services, workshops on crime prevention and other topics, and “floor captains” (residents who volunteer to support their neighbors).

New York City Department for the Aging (Aging) Annual Plan Summary

As stated in New York City’s Department for the Aging (Aging) Annual Plan Summary published in September 2024, the population age 60 or more comprises 1.77 million adults, or 20.8% of the City’s total population.⁶ The City’s total older population significantly changed in age composition between 2010 and 2021.⁷ During that time, the number of residents between the ages of 65-74 increased significantly by 38.4%.⁸ The number of people ages 60-64 and ages 75-84 also grew quickly, by 19.6% and 16.1% respectively.⁹ The eldest group (85 and older) increased by 11.2%.¹⁰

According to the 2021 American Community Survey (ACS) Five-Year PUMS data referenced in DFTA’s 2024 Annual Plan Summary, 61% of older New Yorkers belonged to ethnic and/or racial groups other than White non-Hispanic alone, compared to 56% in 2010.¹¹ Between 2010 and 2021, the Black non-Hispanic alone population increased by 22.9%, the Hispanic population by 39.5%, and the Asian non-Hispanic alone population by 66.5%.¹²

Aging’s 2024 Annual Plan Summary also notes that the percentage of older New Yorkers below 100% of the Federal Poverty Level (FPL) is nearly twice that of older Americans in general (17.2% vs 9.7% respectively).¹³ The 2021 FPL was \$14,097 for a one-person household under 65 and \$12,996 if that individual is over 65.¹⁴ A higher proportion of racial/ethnic groups other than the White non-Hispanic alone population live in poverty – 25% of Hispanics, 20.8% of Asian non-Hispanic alone, and 17.4% of Black non-Hispanic alone.¹⁵

³ *Ibid.* SP-25 Priority Needs - 91.215(a)(2), SP-25 Priority Needs - 91.215(a)(2), p. 183

⁴ *Ibid.* SP-25 Priority Needs - 91.215(a)(2), SP-25 Priority Needs - 91.215(a)(2), p. 184

⁵ *Ibid.* SP-25 Priority Needs - 91.215(a)(2), p. 184

⁶ New York City Department for the Aging, “Annual Plan Summary”, September, 2024, p. 5

⁷ *Ibid.* Aging Within the Older Population p. 6.

⁸ *Ibid.* Aging Within the Older Population p. 6.

⁹ *Ibid.* Aging Within the Older Population p. 6.

¹⁰ *Ibid.* Aging Within the Older Population p. 6.

¹¹ *Ibid.* Diversity p. 8.

¹² *Ibid.* Diversity p. 8.

¹³ *Ibid.* Income and Poverty p. 9.

¹⁴ *Ibid.* Income and Poverty p. 9.

¹⁵ *Ibid.* Income and Poverty p. 10.

As per Aging's 2024 Annual Plan Summary, the disability rates for older New Yorkers are roughly similar to national rates (29.2% vs. 29.3% respectively).¹⁶ Among genders, about one-third (32.1%) of older women have some disability, and in contrast approximately a quarter (25.1%) of older men are disabled.¹⁷

5. NYCHA's Public Housing Application Policies and Procedures

NYCHA has published the Admissions and Continued Occupancy Policy (ACOP), which incorporates NYCHA's existing admissions and occupancy policies. Information on NYCHA's ACOP is available online at <https://www.nyc.gov/site/nycha/residents/acop.page>.

The ACOP defines the policy guidelines NYCHA uses in determining eligibility for Section 9 public housing admission and continued occupancy. These guidelines are governed mainly by requirements of the U.S. Department of Housing and Urban Development (HUD) and, where applicable, by local policies and procedures. These policies and procedures for admission and continued occupancy apply to public housing applicants, residents, and NYCHA.

- **Applying to Public Housing** - Each family must submit an application to be considered for an apartment in NYCHA's public housing program. Currently, applicants are permitted to select up to two preferred boroughs at the time of application. If an applicant does not indicate a preferred borough, NYCHA assumes their preference is the borough of residence. If selected for housing, NYCHA does not guarantee housing in an applicant's preferred borough. Applicants receive an acknowledgment letter by mail to confirm successful submission. The acknowledgment letter indicates the priority assigned to the application, the application filing date, and the unique case number assigned to the application. NYCHA also notifies applicants of their preliminary eligibility status for public housing by mail.
 - Designated Elderly-Only Developments or Buildings
 - For single-person households: the head of household must be at least 62; or
 - For multiple-person households: Either the head of household or co-head of household must be at least 62. All other authorized permanent household members must be 62 or older.
 - Waiting List Management - NYCHA maintains its public housing waiting list in accordance with the following guidelines:
 - All applicants and transferees in the pool are maintained in order of preference and priority as described below.
 - Applicants with the same level of preferences and priorities are then ranked by date of application.
 - All applicants must meet applicable income eligibility requirements as established by HUD.
 - Applicants who NYCHA determines eligible for housing (i.e., approved application and eligibility interview) and existing residents who have

¹⁶ *Ibid. Functional Capacity and Mobility p. 11.*

¹⁷ *Ibid. Functional Capacity and Mobility p. 11.*

been approved for transfer are referred to as “certified.” NYCHA assigns certified applicants and transferees by apartment size to the several certified waiting lists, including the “Elderly Waiting List.”

- The “Elderly Waiting List” is specifically used for housing developments, buildings within a development, or properties of a consolidation that are designated for people who are elderly – the properties covered by this Designated Housing Plan.
- Resident Selection and Apartment Offers - Applicants will be listed in sequence based upon date and time the application is received, the size and type of apartment they require, and factors of preference or priority. Current residents who are transferring to a different NYCHA apartment (transferees) are also on these waiting lists with applicants. In filling vacancies, NYCHA will offer the apartment to applicants using its Tenant Selection and Assignment Plan (TSAP) rotation system until the apartment is accepted.

6. Analysis of NYCHA’s Public Housing Waiting List

• *Current Public Housing Waiting List for Zero, One, and Two-Bedroom Apartments*

As of May 12, 2025, there were 161,896 applicants for zero, one, and two-bedroom apartments in NYCHA’s public housing developments. As shown in the table below, the 39,570 elderly applicants for zero, one, and two-bedroom apartments represent 24% of the total number of applicants on the waiting list. Additionally, there are also 13,913 non-elderly applicants with disabilities in need of housing, which represents an additional 8.5% of the population on the waiting list for the smaller size apartments.

Table 3 - Public Housing Waiting List for Zero, One, and Two-Bedroom Apartments

Number of Applicants by Bedroom Size	Elderly Households	Non-Elderly Disabled Households (Head Under Age 62)	Other Non-Elderly Households (Head Under Age 62)	Total
Zero Bedroom	22,630	8,849	51,823	83,302
One Bedroom	12,686	1,499	14,856	29,041
Two Bedrooms	4,254	3,565	41,734	49,553
Total Zero, One and Two Bedrooms Applicants	39,570	13,913	108,413	161,896

The needs of the elderly can best be met by the physical characteristics and services provided by the “elderly-only” developments/buildings and their older adult centers, described in the previous sections.

The needs of the non-elderly disabled are better met in NYCHA’s non-elderly developments. Many of NYCHA’s properties have elevators and access ramps, and apartments can be retrofitted to meet the needs of residents requiring a reasonable accommodation. Community centers at NYCHA’s general population developments provide age-appropriate activities and programs that enable non-elderly people with disabilities to interact with their contemporaries and participate in educational and

training programs that may help them live more independently, fostering the goal of providing integrated housing options for this population to enable them to participate fully in community life.

- ***Current Public Housing Waiting List for Zero, One- and Two-Bedroom Apartments by Age and Disability Status***

Of the 161,896 applicants for zero-, one- and two-bedroom apartments, 40% (64,261) are elderly or near-elderly households. Approximately 25% of these elderly and near-elderly households have mobility impairments.

Table 4 - Public Housing Waiting List for Zero, One- and Two-Bedroom Apartments by Age and Disability Status

Disability Status	Elderly (Age 62 +) Households	Near-Elderly (50-61) Households	Other Non-Elderly Households	Total
Mobility Impaired	10,210	5,734	8,179	24,123
Non-Mobility Impaired	29,360	18,957	89,456	137,773
Total Zero, One and Two Bedrooms Applicants	39,570	24,691	97,635	161,896

Based on a 2024 apartment turnover rate of approximately 5% in NYCHA's elderly-only developments, NYCHA anticipates about 344 vacancies in zero-, one- and two-bedroom apartments each year for the duration of the Designated Housing Plan. There are approximately 187 elderly and near-elderly applicants for every anticipated vacancy (64,261/344). Authority-wide, the 2024 apartment turnover rate in family developments is 2%. Based on this turnover rate, NYCHA anticipates a total of 2,274 vacancies in 102,914 zero-, one-, and two-bedroom apartments at family developments each year, resulting in a ratio of approximately 45 applicants for each vacancy (102,914/2,274).

The demand per vacancy is more than four times as great in elderly-only developments as compared to family developments. Making non-elderly disabled applicants eligible for the designated units would only increase the competition for this scarce resource and make it even less likely that low-income elderly and near-elderly households could secure an affordable apartment with amenities and services targeted for their particular needs.

7. Alternative Resources

- NYCHA has placed applicants for the Designated Housing Plan and Mainstream Housing Opportunity Program vouchers on its Section 8 waiting list and assigns the appropriate designation upon verification. All voucher recipients receive a detailed briefing and overview of the program, where they also receive referral lists for available apartments which include information on mobility access.

- Non-elderly applicants and residents with disabilities are also provided equal access with other non-elderly applicants to vacancies in NYCHA’s family developments. This includes vacancies among the 12,289 units in the LLC1 (Low-Income Tax Credit) developments. Based upon a 2024 turnover rate of 2.4% for LLC1 developments, NYCHA anticipates 301 vacancies per year.
- Non-elderly residents with disabilities are also provided a reasonable accommodation to suit their individual needs by making appropriate modifications to the unit, or by offering a vacant unit where those modifications already exist.
- Applicants with mobility impairments are given sole access to the 5,809 NYCHA apartments that were retrofitted to accommodate the accessibility needs of this population in the family developments.
- New York City is confronting an affordable housing crisis, and New Yorkers have called for more affordable housing. NYCHA has pledged to provide underused land (such as parking lots and storage spaces) for the creation of new, affordable apartments for both families and seniors.
 - Since 2015, NYCHA has closed on 18 transactions located in the Bronx, Brooklyn, Manhattan, and Queens. To date, 2,623 affordable apartments have been built, are under construction, or are in predevelopment. Many of these buildings will include community facilities and neighborhood retail that will serve new and current residents. Of the new units, over 1,200 are designated as senior units with set-asides for NYCHA residents in the housing lottery process.

8. No Eviction or Lease Termination and Eligibility of Near-Elderly Families

NYCHA’s Plan to extend the designation will apply only to new rentals or transfers at its elderly-only developments/buildings; no existing tenants in these developments will be evicted or asked to voluntarily relocate because of the designation. Since February 7, 2000, new vacancies at elderly-only developments/buildings have been offered only to applicants who are 62 years or older.

9. Fair Housing

NYCHA’s admission policies and procedures are governed by the Tenant Selection and Assignment Plan (TSAP). TSAP’s procedures are specifically designed to be fair and neutral, and TSAP has been approved by both U.S. Housing and Urban Development (HUD) and the U.S. Department of Justice.

10. Designated Housing Plan and Mainstream Vouchers

As of March 2025, NYCHA has 873 vouchers under lease for non-elderly disabled residents, as well as 239 “5-Year Mainstream Vouchers.” The tenants are categorized as NED (Non-Elderly

Person with Disabilities) and Mainstream Houses 5-Year, as applicable to their voucher type. NYCHA has placed applicants for the Designated Housing Plan and Mainstream Housing Opportunity Program vouchers on its Section 8 waiting list and assigns the appropriate designation upon verification. All voucher recipients receive a detailed briefing and overview of the program, where they also receive referral lists for available apartments which include information on mobility access. NYCHA's Housing Choice Voucher program has an additional 14,111 non-elderly households with disabilities renting apartments in New York City.

11 – Future Conversions of Developments in NYCHA's Designated Plan for Elderly-Only Developments

Since 1998, NYCHA has seen a steady decline in federal and State funding for both operations and capital projects, and federal capital funding has met only a fraction of capital needs since 2006. The majority of NYCHA's elderly-only units and buildings are in developments that were constructed over 50 years ago and have estimated 20-year physical needs of \$4.68 billion. NYCHA is leveraging new sources of revenue to preserve homes and renovate buildings through the Trust and the Permanent Affordability Commitment Together (PACT) programs. Through the Trust and PACT, developments convert to a more stable, federally funded program called Project-Based Section 8, through federal mechanisms such as the Rental Assistance Demonstration (RAD), Section 18 and Part 200 programs.

As noted in NYCHA's Final PHA Agency Plan for FY 2025 (pages 71 to 91) and *Table 1 – NYCHA's Proposed Elderly-Only Designated Developments* of this Plan, there is one elderly-only development with 226 units currently in NYCHA's proposed Designated Plan that has voted to join the Trust, and 14 elderly-only developments are scheduled to be converted through the PACT program. As of June 1, 2025, 2,599 of the 7,378 units proposed for elderly-only designation are also scheduled to be converted to Section 8 over the next five years. This encompasses 35% of the units proposed for designation. This number may increase in the future as more developments vote to join the Trust or are identified for PACT conversion. Please see the text on the following pages for more information on the Trust and PACT programs.

- **NYC Public Housing Preservation Trust**

In June 2022, the State legislature passed a bill establishing the Trust, and it was signed into law by Governor Kathy Hochul. To dramatically improve residents' quality of life through comprehensive building renovations while preserving all their rights and protections (including permanently affordable rent) and providing economic opportunities, under current State law, NYCHA can transfer a maximum of 25,000 apartments to the Trust. NYCHA will continue to own and manage the properties. NYCHA will enter into a long-term ground lease with the Trust to secure project-based vouchers, which have a subsidy worth more than NYCHA's current federal subsidy. Similar to how other government entities raise funding for capital improvements, the Trust will pursue conventional financing or bonds that fund comprehensive building renovations. Transfers to the Trust will not happen without extensive resident

engagement, and require a vote by residents at properties proposed for transfer on whether they want the transfer to occur.

In late 2023 and 2024, the first such resident votes occurred at Nostrand Houses, Coney Island Houses, Coney Island (Site 1B) (also known as Unity Towers) and Hylan Houses in Brooklyn and **Bronx River Addition (elderly-only designated development)** in the Bronx. One hundred days of public engagement at the developments were followed by 30 days of voting, during which time residents could choose from three ballot options: joining the Trust, entering the PACT program, or remaining Section 9. Votes could be placed by mail, online, or, during the last 10 days of the voting period, in person. Results were certified by an independent, third-party voting administrator. Nostrand Houses, Coney Island (Site 1B)/Unity Towers, Bronx River Addition, and Hylan Houses voted to enter the Trust while residents from Coney Island Houses elected to keep their development under the traditional Section 9 model. Please see *Table 5 - NYCHA's Proposed Designated Developments in the Trust and PACT Programs* on page 22 for more information on the number of designated units by bedroom size at Bronx River Addition to be converted under the Trust. Bronx River Addition will have a site-based preference for senior applicants after conversion to Trust.

The Trust is consistent with NYCHA's goals as noted on page 45 of the Final PHA Agency Plan for FY 2025 and the Five-Year Agency Plan for Fiscal Years 2025 to 2030 as well as with New York City's Consolidated Plan for 2021-2025. The Consolidated Plan includes Goal # 35, "Public Housing Preservation Trust" to address Priority Need # 25, "Public Housing: Renovation and Rehabilitation of Rental Units"¹⁸. As noted on page 224 of the Consolidated Plan, *"NYCHA intends to transfer a portion of its residential units to a newly created public entity – a Public Housing Preservation Trust – through 99-year ground leases, while remaining the permanent owner and property manager of these properties. Federal funding for these apartments will move from the current HUD Section 9 Public Housing subsidy to a larger and more reliable subsidy under the HUD Section 8 Housing Choice Voucher (project-based vouchers) program. The Public Housing Preservation Trust will raise additional financing to support large-scale renovation of these properties, and utilize alternative project delivery models, to allow repairs to be made more quickly and effectively."*

- **Permanent Affordability Commitment Together (PACT)**

Considering the multibillion-dollar decline in federal Section 9 funding and massive repair needs across its portfolio, NYCHA must pursue innovative ways to fund the building and apartment upgrades that residents deserve. Through NYCHA's Permanent Affordability Commitment Together (PACT) initiative, NYCHA uses the Rental Assistance Demonstration (RAD), Section 18 and Part 200 programs to unlock funding to complete comprehensive repairs, while also ensuring homes remain permanently affordable and residents have the same basic rights as they possess in the public housing program.

NYCHA's 2023 Physical Needs Assessment (PNA) estimates 20-year physical needs of \$78.3 billion, which is a 73 percent increase from the 2017 PNA's total estimated needs

¹⁸ Ibid. SP-45 Goals Summary - 91.215(a)(4), p. 219

of \$45.3 billion. As part of its PACT initiative, NYCHA will address overdue repairs in 62,000 apartments – a third of its units and home to approximately 140,000 New Yorkers. PACT relies on partnerships with private and non-profit development partners and converts developments to a more stable, federally funded program called Project-Based Section 8.

NYCHA will enter into public-private partnerships to undertake the major improvements to public housing developments while preserving long-term affordability and maintaining strong resident rights in line with public housing protections. To date, NYCHA has closed on financing over \$7 billion for capital repairs across the city. Over 25,000 apartments have converted to Project-Based Section 8, and over 13,000 apartments are in the planning and engagement phase of the program. NYCHA has made significant progress towards our goal of 62,000 apartments in the past several years.

All 62,000 apartments converted to Section 8 funding will remain permanently affordable. The Project-Based Section 8 program provides a more stable flow of federal subsidy and allows NYCHA and its development partners to raise external financing to address a development's capital repair needs. Once developments are converted, private managers will be responsible for the day-to-day maintenance and operation of the buildings. The PACT program provides residents with important rights and protections. Residents will only pay 30 percent of their household income towards rent, will not have their household applications re-screened, and will have the right to remain in their homes during the renovations.

The PACT program allows NYCHA to reinvest in, restore and rebuild publicly controlled affordable housing in a way that reflects the priorities of the communities it serves. The program has provided residents with new kitchens, bathrooms, windows, and common areas while addressing critical repairs to elevators, boilers, roofs, and facades. The PACT program also enhances on-site social services by funding valuable community programming catered to meet the needs of each development.

The PACT program is consistent with NYCHA's goals as noted on page 45 of the Final PHA Agency Plan for FY 2025 and the Five-Year Agency Plan for Fiscal Years 2025 to 2030 as well as with New York City's Consolidated Plan for 2021-2025. The Consolidated Plan includes Goal # 36, "Permanent Affordability Commitment Together (PACT)" to address Priority Need # 25, "Public Housing: Renovation and Rehabilitation of Rental Units."¹⁹ As noted on page 225 of the Consolidated Plan, NYCHA will utilize HUD tools like the Rental Assistance Demonstration (RAD) program to convert 62,000 units by 2028 in order to make comprehensive capital improvements while maintaining strong resident rights.

Please see *Table 5 - Elderly-Only Developments Scheduled for Conversion to the Trust and PACT Programs* for more information on the 14 designated developments, with their number of units (2,374) by bedroom size, to be converted through the PACT

¹⁹ Ibid. SP-45 Goals Summary - 91.215(a)(4), p. 219

program. These developments will have a site-based preference for senior applicants after conversion through PACT.

Table 5 – Elderly-Only Developments Scheduled for Conversion to the Trust & PACT Programs

AMP Number	Development	Potential Future PACT or Trust	Type	Total Units	Proposed to Continue Elderly-Only Designation				
					0 BR	1 BR	2 BR	Total Elderly Units	Percent Elderly Units
Bronx Developments									
NY005010320	Bronx River Addition	Trust	Elderly	226	151	75	0	226	100%
NY005010280	East 152nd St-Courtlandt Ave	PACT	Mixed	221	26	91	13	130	59%
NY005010670	Glebe Ave-Westchester Ave	PACT	Elderly	132	25	107	0	132	100%
NY005010630	Randall Ave-Balcom Ave	PACT	Elderly	252	56	196	0	252	100%
NY005012270	Twin Parks East (Site9)	PACT	Elderly	219	77	142	0	219	100%
NY005010450	West Tremont-Sedgwick Ave	PACT	Elderly	148	33	115	0	148	100%
Bronx Total				1,198	368	726	13	1,107	92%
Brooklyn Developments									
NY005012210	Stuyvesant Gardens II	PACT	Elderly	150	0	150	0	150	100%
Brooklyn Total				150	0	150	0	150	100%
Manhattan Developments									
NY005011340	Chelsea Addition	PACT	Elderly	96	0	96	0	96	100%
NY005010640	Corsi	PACT	Elderly	171	86	85	0	171	100%
NY005011000	Meltzer	PACT	Elderly	231	115	116	0	231	100%
NY005012410	Morris Park Senior Citizens Home	PACT	Elderly	97	52	36	9	97	100%
NY005011390	Robbins Plaza	PACT	Elderly	150	75	55	20	150	100%
NY005012410	UPACA (Site 5)	PACT	Elderly	200	0	200	0	200	100%
NY005012410	UPACA (Site 6)	PACT	Elderly	150	0	150	0	150	100%
NY005010090	White	PACT	Elderly	248	127	120	0	247	100%
Manhattan Total				1,343	455	858	29	1,342	100%
NYCHA Total				2,691	823	1,734	42	2,599	97%

12 – Conclusion

Given the pressing and growing need for senior housing in New York City as demonstrated throughout this plan, NYCHA respectfully requests approval of the Designated Plan for an additional five-year period. With a waiting list of over 64,000 elderly and near-elderly applicants, and very low turnover and vacancy rates, there is clearly a demonstrated need.

13 - Appendix - Additional Supporting Documentation

Number of Occupied and Vacant Units by Bedroom Size

As of May 1, 2025, there are 5,267 zero-bedroom units, 32,116 one-bedroom units, and 74,781 two-bedroom units in NYCHA's public housing inventory. The units in the proposed elderly-only developments/buildings comprise approximately 6.6% of NYCHA's total inventory of zero-, one-, and two-bedroom apartments. As of May 1, 2025, the overall vacancy rate for the elderly-only developments/buildings was 12%. The vacancy rate for all NYCHA apartments as of May 1, 2025, was 6%. For the purposes of this report, all dwelling units and types of vacancies are tabulated when computing the vacancy rate.

AMP #	Development Name	Type	Potential Future PACT or Trust	Total Proposed Designated Units	Occupancy Data as of May 1, 2025							
					Total Occupied Units	Total Vacant Units	Occupied Zero BR Units	Vacant Zero BR Units	Occupied One BR Units	Vacant One BR Units	Occupied Two BR Units	Vacant Two BR Units
Bronx Developments												
NY005010320	Bronx River Addition	Elderly	Trust	226	117	109	76	74	41	35	0	0
NY005013080	College Avenue-East 165th St	Elderly		95	90	5	25	0	65	5	0	0
NY005010280	East 152nd St-Courtlandt Ave	Mixed	PACT	130	109	21	18	8	79	12	12	1
NY005010670	Glebe Ave-Westchester Ave	Elderly	PACT	132	115	17	22	3	93	14	0	0
NY005011450	John P. Mitchel	Mixed		165	151	14	44	5	107	9	0	0
NY005012670	Morrisania Air Rights	Mixed		300	269	31	17	2	252	29	0	0
NY005010630	Randall Ave-Balcom Ave	Elderly	PACT	252	221	31	51	5	170	26	0	0
NY005012270	Twin Parks East (Site 9)	Elderly	PACT	219	183	36	67	10	116	26	0	0
NY005010450	West Tremont-Sedgwick Ave	Elderly	PACT	148	127	21	24	9	103	12	0	0
Bronx Total				1,667	1,382	285	344	116	1,026	168	12	1
Brooklyn Developments												
NY005011660	Bernard Haber	Elderly		380	349	31	48	3	259	22	42	6
NY005012430	Borinquen Plaza I	Mixed		144	138	6	20	4	118	2	0	0
NY005011350	Eleanor Roosevelt I	Mixed		159	157	2	4	0	153	2	0	0
NY005010100	Kingsborough Extension	Elderly		184	182	2	0	0	182	2	0	0
NY005012520	Marcus Garvey (Group A)	Mixed		86	83	3	19	1	64	2	0	0
NY005012520	Reverend Brown	Elderly		200	196	4	0	0	196	4	0	0
NY005012210	Stuyvesant Gardens II	Elderly	PACT	150	113	37	0	0	113	37	0	0
NY005011700	Surfside Gardens	Mixed		270	255	15	0	0	254	14	1	1
NY005011680	Van Dyke II	Elderly		112	109	3	4	0	77	3	28	0
NY005011940	Vandalia Avenue	Elderly		293	289	4	0	0	261	4	28	0
NY005011680	Woodson	Elderly		407	391	16	5	0	386	16	0	0
Brooklyn Total				2,385	2,262	123	100	8	2,063	108	99	7
Manhattan Developments												
NY005010600	Baruch Houses Addition	Elderly		197	181	16	40	4	140	12	1	0
NY005011340	Chelsea Addition	Elderly	PACT	96	80	16	0	0	80	16	0	0
NY005010640	Corsi	Elderly	PACT	171	145	26	74	12	71	14	0	0
NY005010220	Harborview Terrace	Mixed		195	184	11	74	4	110	7	0	0
NY005010760	LaGuardia Addition	Elderly		150	133	17	28	3	105	14	0	0
NY005011000	Lower East Side I Infill	Mixed		72	68	4	0	0	68	4	0	0
NY005011000	Meltzer	Elderly	PACT	231	186	45	86	28	100	17	0	0
NY005012410	Morris Park Senior Citizens Home	Elderly	PACT	97	70	27	38	14	25	11	7	2
NY005011390	Robbins Plaza	Elderly	PACT	150	141	9	71	4	50	5	20	0
NY005011270	Sondra Thomas Apartments	Elderly		87	85	2	0	0	85	2	0	0
NY005012410	UPACA (Site 5)	Elderly	PACT	200	162	38	0	0	162	38	0	0
NY005012410	UPACA (Site 6)	Elderly	PACT	150	123	27	0	0	123	27	0	0
NY005010090	White	Elderly	PACT	247	195	52	97	30	98	22	0	0
Manhattan Total				2,043	1,753	290	508	99	1,217	189	28	2
Queens Developments												
NY005011860	College Point Rehab	Elderly		13	12	1	12	1	0	0	0	0
NY005010910	Conlon LIHFE Towers	Elderly		216	206	10	49	2	154	8	3	0
NY005010910	International Tower	Elderly		159	155	4	0	0	144	3	11	1
NY005011860	Leavitt Street-34th Avenue	Elderly		83	82	1	18	0	64	1	0	0
NY005010910	Shelton House	Elderly		155	142	13	56	5	86	8	0	0
Queens Total				626	597	29	135	8	448	20	14	1
Staten Island Developments												
NY005011170	Cassidy-Lafayette	Elderly		380	345	35	65	11	280	24	0	0
NY005010350	New Lane	Elderly		277	248	29	1	0	223	23	24	6
Staten Island Total				657	593	64	66	11	503	47	24	6
NYCHA Total				7,378	6,587	791	1,153	242	5,257	532	177	17

Number of Accessible Units by Bedroom Size

As of January 1, 2025, there were 5,809 accessible units for people with mobility impairments within NYCHA's total inventory. This includes 185 zero-bedroom, 1,803 one-bedroom, 2,767 two-bedroom and 1,054 three-bedroom (or more) apartments. Of NYCHA's 5,809 accessible units, a total of 453 units are in elderly-only developments and buildings, comprising 8% of all accessible units. The table below shows the total number of accessible units per elderly-only developments and buildings by number of bedrooms.

AMP #	Development Name	Type	Total Proposed Designated Units	Total Accessible Units	Zero Bedroom	One Bedroom	Two Bedroom
Bronx Developments							
NY005010320	Bronx River Addition	Elderly	226	0	0	0	0
NY005013080	College Avenue-East 165th St	Elderly	95	6	0	6	0
NY005010280	East 152nd St-Courtlandt Ave	Mixed	130	0	0	0	0
NY005010670	Glebe Ave-Westchester Ave	Elderly	132	7	5	2	0
NY005011450	John P. Mitchel	Mixed	165	2	0	2	0
NY005012670	Morrisania Air Rights	Mixed	300	24	9	15	0
NY005010630	Randall Ave-Balcom Ave	Elderly	252	29	0	29	0
NY005012270	Twin Parks East (Site 9)	Elderly	219	0	0	0	0
NY005010450	West Tremont-Sedgwick Ave	Elderly	148	4	0	4	0
Bronx Total			1,667	72	14	58	0
Brooklyn Developments							
NY005011660	Bernard Haber	Elderly	380	28	1	27	0
NY005012430	Borinquen Plaza I	Mixed	144	4	0	4	0
NY005011350	Eleanor Roosevelt I	Mixed	159	0	0	0	0
NY005010100	Kingsborough Extension	Elderly	184	39	0	39	0
NY005012520	Marcus Garvey (Group A)	Mixed	86	6	0	6	0
NY005012520	Reverend Brown	Elderly	200	10	0	10	0
NY005012210	Stuyvesant Gardens II	Elderly	150	1	0	1	0
NY005011700	Surfside Gardens	Mixed	270	5	0	5	0
NY005011680	Van Dyke II	Elderly	112	5	1	4	0
NY005011940	Vandalia Avenue	Elderly	293	1	0	1	0
NY005011680	Woodson	Elderly	407	41	0	41	0
Brooklyn Total			2,385	140	2	138	0
Manhattan Developments							
NY005010600	Baruch Houses Addition	Elderly	197	20	0	20	0
NY005011340	Chelsea Addition	Elderly	96	11	0	11	0
NY005010640	Corsi	Elderly	171	9	8	1	0
NY005010220	Harborview Terrace	Mixed	195	9	6	3	0
NY005010760	LaGuardia Addition	Elderly	150	21	0	21	0
NY005011000	Lower East Side I Infill	Mixed	72	0	0	0	0
NY005011000	Meltzer	Elderly	231	20	9	11	0
NY005012410	Morris Park Senior Citizens Home	Elderly	97	5	5	0	0
NY005011390	Robbins Plaza	Elderly	150	0	0	0	0
NY005011270	Sondra Thomas Apartments	Elderly	87	9	0	9	0
NY005012410	UPACA (Site 5)	Elderly	200	8	0	8	0
NY005012410	UPACA (Site 6)	Elderly	150	10	0	10	0
NY005010090	White	Elderly	247	27	2	25	0
Manhattan Total			2,043	149	30	119	0
Queens Developments							
NY005011860	College Point Rehab	Elderly	13	0	0	0	0
NY005010910	Conlon LIHFE Towers	Elderly	216	22	4	18	0
NY005010910	International Tower	Elderly	159	23	0	23	0
NY005011860	Leavitt Street-34th Avenue	Elderly	83	3	0	3	0
NY005010910	Shelton House	Elderly	155	0	0	0	0
Queens Total			626	48	4	44	0
Staten Island Developments							
NY005011170	Cassidy-Lafayette	Elderly	380	28	12	16	0
NY005010350	New Lane	Elderly	277	16	0	12	4
Staten Island Total			657	44	12	28	4
NYCHA Total			7,378	453	62	387	4

Number of Resident-Initiated Requests for Transfers

The table below shows the total number of resident-initiated transfers into and out of the elderly-only developments and buildings from 1999 through December 31, 2024. There were 4,202 total transfers to and from these developments during this time period.

AMP #	Development Name	Type	Total Proposed Designated Units	Calendar Years 1999 Through 2024					
				Transfers In			Transfers Out		
				Total Transfers In	Elderly	Non- Elderly	Total Transfers Out	Elderly	Non- Elderly
Bronx Developments									
NY005010320	Bronx River Addition	Elderly	226	63	50	13	106	104	2
NY005013080	College Avenue-East 165th St	Elderly	95	26	22	4	10	9	1
NY005010280	East 152nd St-Courtlandt Ave	Mixed	130	26	26	0	11	10	1
NY005010670	Glebe Ave-Westchester Ave	Elderly	132	114	99	15	20	18	1
NY005011450	John P. Mitchel	Mixed	165	57	41	16	15	14	0
NY005012670	Morrisania Air Rights	Mixed	300	47	43	4	30	30	0
NY005010630	Randall Ave-Balcom Ave	Elderly	252	140	122	16	43	42	1
NY005012270	Twin Parks East (Site9)	Elderly	219	78	71	7	26	25	1
NY005010450	West Tremont-Sedgwick Ave	Elderly	148	34	31	3	12	12	0
Bronx Total			1,667	585	505	78	273	264	7
Brooklyn Developments									
NY005011660	Bernard Haber	Elderly	380	85	74	9	12	11	1
NY005012430	Borinquen Plaza I	Mixed	144	107	89	18	13	11	0
NY005011350	Eleanor Roosevelt I	Mixed	159	52	39	13	9	7	2
NY005010100	Kingsborough Extension	Elderly	184	202	172	27	29	29	0
NY005012520	Marcus Garvey (Group A)	Mixed	86	93	87	6	14	12	2
NY005012520	Reverend Brown	Elderly	200	49	43	6	10	9	1
NY005012210	Stuyvesant Gardens II	Elderly	150	90	81	9	3	3	0
NY005011700	Surfside Gardens	Mixed	270	130	111	19	31	28	3
NY005011680	Van Dyke II	Elderly	112	45	41	4	23	23	0
NY005011940	Vandalia Avenue	Elderly	293	260	238	22	15	14	1
NY005011680	Woodson	Elderly	407	143	135	8	49	40	5
Brooklyn Total			2,385	1,256	1,110	141	208	187	15
Manhattan Developments									
NY005010600	Baruch Houses Addition	Elderly	197	140	123	17	15	14	0
NY005011340	Chelsea Addition	Elderly	96	56	50	6	9	9	0
NY005010640	Corsi	Elderly	171	38	35	3	30	29	1
NY005010220	Harborview Terrace	Mixed	195	72	62	10	17	12	5
NY005010760	LaGuardia Addition	Elderly	150	90	81	9	9	9	0
NY005011000	Lower East Side I Infill	Mixed	72	48	46	1	9	8	1
NY005011000	Meltzer	Elderly	231	77	72	5	32	32	0
NY005012410	Morris Park Senior Citizens Home	Elderly	97	13	12	1	13	13	0
NY005011390	Robbins Plaza	Elderly	150	82	60	22	15	14	1
NY005011270	Sondra Thomas Apartments	Elderly	87	79	72	5	1	0	1
NY005012410	UPACA (Site 5)	Elderly	200	63	60	3	20	18	2
NY005012410	UPACA (Site 6)	Elderly	150	56	54	2	18	16	2
NY005010090	White	Elderly	247	85	72	13	61	59	2
Manhattan Total			2,043	899	799	97	249	233	15
Queens Developments									
NY005011860	College Point Rehab	Elderly	13	9	2	7	2	2	0
NY005010910	Conlon LIHFE Towers	Elderly	216	86	76	10	38	36	2
NY005010910	International Tower	Elderly	159	98	88	10	7	5	2
NY005011860	Leavitt Street-34th Avenue	Elderly	83	56	49	7	9	9	0
NY005010910	Shelton House	Elderly	155	61	55	6	22	20	2
Queens Total			626	310	270	40	78	72	6
Staten Island Developments									
NY005011170	Cassidy-Lafayette	Elderly	380	117	99	18	74	71	3
NY005010350	New Lane	Elderly	277	133	120	12	20	17	2
Staten Island Total			657	250	219	30	94	88	5
NYCHA Total			7,378	3,300	2,903	386	902	844	48

New Admissions into the Proposed Elderly-Only Developments and Buildings

The table below shows the total number of new admissions into the proposed elderly-only developments and buildings from 1999 through December 31, 2024. There were 10,246 new admissions during this time period. Elderly households comprised 9,748 (95%) of the total number of new admissions. The near elderly (ages 50 to 61) comprised 466 (4.5%) of the new admissions. As of May 2025, the average tenure in elderly-only units is 17 years.

AMP #	Development Name	Type	Total Proposed Designated Units	Total Number of New Admissions	New Admissions by Age from 1999 through 2024					
					Age 18 to 49	Percent Age 18 to 49	Age 50 to 61	Percent Age 50 to 61	Age 62 Plus & Older	Percent Age 62 & Older
Bronx Developments										
NY005010320	Bronx River Addition	Elderly	226	362	2	1%	35	10%	325	90%
NY005013080	College Avenue-East 165th St	Elderly	95	155	2	1%	9	6%	144	93%
NY005010280	East 152nd St-Courtlandt Ave	Mixed	130	177	0	0%	3	2%	174	98%
NY005010670	Glebe Ave-Westchester Ave	Elderly	132	158	3	2%	10	6%	145	92%
NY005011450	John P. Mitchel	Mixed	165	205	0	0%	4	2%	201	98%
NY005012670	Morrisania Air Rights	Mixed	300	461	1	0%	15	3%	445	97%
NY005010630	Randall Ave-Balcom Ave	Elderly	252	417	1	0%	21	5%	395	95%
NY005012270	Twin Parks East (Site9)	Elderly	219	342	2	1%	13	4%	327	96%
NY005010450	West Tremont-Sedgwick Ave	Elderly	148	202	0	0%	13	6%	189	94%
Bronx Total			1,667	2,479	11	0%	123	5%	2,345	95%
Brooklyn Developments										
NY005011660	Bernard Haber	Elderly	380	141	0	0%	12	9%	129	91%
NY005012430	Borinquen Plaza I	Mixed	144	303	0	0%	9	3%	294	97%
NY005011350	Eleanor Roosevelt I	Mixed	159	135	1	1%	2	1%	132	98%
NY005010100	Kingsborough Extension	Elderly	184	397	0	0%	8	2%	389	98%
NY005012520	Marcus Garvey (Group A)	Mixed	86	313	3	1%	10	3%	300	96%
NY005012520	Reverend Brown	Elderly	200	207	0	0%	11	5%	196	95%
NY005012210	Stuyvesant Gardens II	Elderly	150	209	1	0%	8	4%	200	96%
NY005011700	Surfside Gardens	Mixed	270	234	2	1%	10	4%	222	95%
NY005011680	Van Dyke II	Elderly	112	180	0	0%	5	3%	175	97%
NY005011940	Vandalia Avenue	Elderly	293	301	1	0%	7	2%	293	97%
NY005011680	Woodson	Elderly	407	766	2	0%	33	4%	731	95%
Brooklyn Total			2,385	3,186	10	0	115	4%	3,061	96%
Manhattan Developments										
NY005010600	Baruch Houses Addition	Elderly	197	201	0	0%	7	3%	194	97%
NY005011340	Chelsea Addition	Elderly	96	106	0	0%	8	8%	98	92%
NY005010640	Corsi	Elderly	171	287	0	0%	20	7%	267	93%
NY005010220	Harborview Terrace	Mixed	195	234	1	0%	6	3%	227	97%
NY005010760	LaGuardia Addition	Elderly	150	136	0	0%	7	5%	129	95%
NY005011000	Lower East Side I Infill	Mixed	72	43	0	0%	2	5%	41	95%
NY005011000	Meltzer	Elderly	231	255	0	0%	5	2%	250	98%
NY005012410	Morris Park Senior Citizens Home	Elderly	97	157	0	0%	13	8%	144	92%
NY005011390	Robbins Plaza	Elderly	150	186	1	1%	10	5%	175	94%
NY005011270	Sondra Thomas Apartments	Elderly	87	62	0	0%	1	2%	61	98%
NY005012410	UPACA (Site 5)	Elderly	200	245	1	0%	23	9%	221	90%
NY005012410	UPACA (Site 6)	Elderly	150	202	0	0%	19	9%	183	91%
NY005010090	White	Elderly	247	415	1	0%	25	6%	389	94%
Manhattan Total			2,043	2,529	4	0%	146	6%	2,379	94%
Queens Developments										
NY005011860	College Point Rehab	Elderly	13	16	0	0%	1	6%	15	94%
NY005010910	Conlon LIHFE Towers	Elderly	216	383	2	1%	31	8%	350	91%
NY005010910	International Tower	Elderly	159	188	1	1%	6	3%	181	96%
NY005011860	Leavitt Street-34th Avenue	Elderly	83	90	1	1%	2	2%	87	97%
NY005010910	Shelton House	Elderly	155	247	1	0%	12	5%	234	95%
Queens Total			626	924	5	1%	52	6%	867	94%
Staten Island Developments										
NY005011170	Cassidy-Lafayette	Elderly	380	762	2	0%	21	3%	739	97%
NY005010350	New Lane	Elderly	277	366	0	0%	9	2%	357	98%
Staten Island Total			657	1,128	2	0%	30	3%	1096	97%
NYCHA Total			7,378	10,246	32	0%	466	5%	9,748	95%

14. Agenda for Meetings with NYCHA's Resident Advisory Board (RAB)

**Resident Advisory Board Introduction Meeting
03/24/25 & 03/25/25
Agenda**

- Introductions
- Roll Call
- RAB Meetings Schedule & Topics
- NYCHA's Designated Plan for Elderly-Only Developments & Buildings
 - Designated Plan History at NYCHA
 - NYCHA's Current Elderly-Only Developments and Buildings
 - Current Wait List and Turnover
 - Description of Designated Housing and Services
- Comments and Questions