

## **Executive Summary**

The New York City Housing Authority (NYCHA) has prepared a Draft Designated Housing Plan for its current portfolio of elderly-only public housing developments and buildings and requests authorization from the U.S. Department of Housing and Urban Development (HUD) to designate the developments specified in the Plan for another five years as per the requirements of PIH 2005-2 (HA) and 24 CFR Part 945. NYCHA's elderly-only public housing 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 percent from the original 1999 approval of 9,849 units as a result of conversions of public housing through the Permanent Affordability Commitment Together (PACT) program. The Plan also discusses additional planned conversions as part of the PACT program and the New York City Public Housing Preservation Trust (Trust), which will further decrease the number of public housing units designated as elderly-only under the Plan.

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 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.

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 eight-hour shift.

Older adults are an integral part of the NYCHA community, and we strive to support older adults in our communities through connections to beneficial programs, services, and other resources from a range of quality providers. Information on the on-site services provided at several of the developments and buildings designated for elderly residents is available on pages 14 and 15 of the Draft Plan.

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) is available on page 13. The developments proposed for future conversion to the Section 8 program as part of the Trust and PACT programs are also identified in the table.

Please note that 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 percent

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 pages 21 to 24 for more information about the Trust and PACT programs.

Based on a 2024 apartment turnover rate of approximately 5 percent 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 percent. 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.

Given the pressing and growing need for senior housing in New York City as demonstrated throughout this plan and the expected growth in the senior population as noted in the City's Consolidated Plan for 2021-2025 and the Department for the Aging (Aging) 2024 Annual Plan Summary, 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.

**Note:**

*Please note that on June 24, 2025, NYCHA closed on the financing for the Northwest Bronx Scattered Sites, a \$593.7 million PACT project that will bring comprehensive renovations for more than 3,000 residents living in 14 residential buildings across eight developments in the Bronx. The buildings have now converted to Project-Based Section 8 through the federal Rental Assistance Demonstration (RAD) program, unlocking funding that will allow the PACT partner team to address the capital needs of the developments and begin fully rehabilitating 1,669 apartments, as well as shared spaces, grounds, and building infrastructure, to improve residents' quality of life. Twin Parks East (Site 9), an elderly-only development with 219 units, is included in this PACT project and was converted to Project-Based Section 8. It will not be included in the final Designated Plan. Please see pages 22 to 24 for more information about the PACT program.*