

NYCHA FACT SHEET



2024



NEW YORK CITY
HOUSING
AUTHORITY

What Is NYCHA?

The New York City Housing Authority (“NYCHA” or “the Authority”), the largest public housing authority in the nation, was created in 1934 to provide decent, affordable housing for low- and moderate-income New Yorkers. The first NYCHA development, First Houses, opened in 1935.

NYCHA residents are the backbone of the city – the teachers, police officers, and nurses who keep it running and keep it strong. Notable people who have called NYCHA home include Starbucks CEO Howard Schultz; Goldman Sachs leader Lloyd Blankfein; actress and comedian Whoopi Goldberg; NASA aerospace engineer Aprille Ericsson; journalist Errol Louis; and former New York City Health Commissioner Dr. Mary Bassett.

NYCHA is at a pivotal moment in its 90-year history. In recent years, NYCHA has been pursuing innovative and effective strategies to address the impacts of decades of federal disinvestment from public housing – that is, the nearly \$80 billion in major repairs needed across the portfolio – and improve residents’ quality of life. Along with the work to bring billions of dollars of investment to its buildings, NYCHA has also been working to improve operations and its service to residents through the organizational Transformation Plan.

Through its daily efforts, NYCHA aims to:

- Operate as an efficient and responsive landlord that provides quality services to residents;
- Repair and renovate its buildings comprehensively;
- Address critical health and safety issues in its buildings; and
- Connect residents to quality social services, programs, and economic opportunities that strengthen communities and enhance quality of life.

WITH 520,808* PEOPLE,
NYCHA IS LARGER THAN
ATLANTA, MIAMI, AND
NEW ORLEANS

*NUMBER SERVED BY NYCHA’S PUBLIC HOUSING,
PACT DEVELOPMENTS, AND SECTION 8 PROGRAM

NYCHA Overall in 2024

- NYCHA is home to 1 in 17 New Yorkers.
- NYCHA provides affordable housing to 520,808 authorized residents in over 177,569 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 36th in population size in the United States, and is larger than Atlanta and Miami; New York City is ranked first (April 2020 U.S. Census Estimate).
- Together, NYCHA public housing residents and Section 8 voucher holders occupy 11.3% of the city’s rental apartments and comprise 5.9% of New York City’s population.
- NYCHA serves 312,422 authorized residents in 156,865 apartments within 251 housing developments through the conventional public housing program (Section 9). NYCHA also serves 39,689 authorized residents in 20,704 apartments within 84 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 102,022 families (214,117 authorized residents) in locating and renting units.

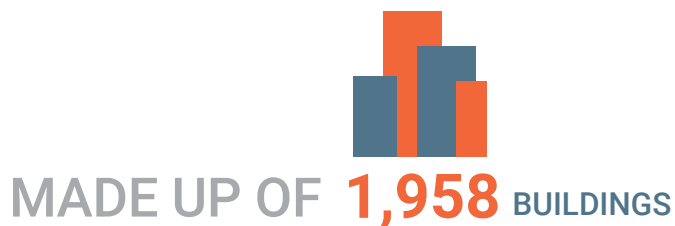


Public Housing Overview

- 312,422 authorized residents (147,778 families) live in NYCHA public housing, including 5,731 authorized Section 8 residents (2,365 families) living in former State- and City-funded developments
- NYCHA's public housing serves 306,691 authorized Section 9 residents (145,413 families)
- NYCHA public housing represents 6.9 percent of the city's rental apartments (2021 NYC Housing and Vacancy Survey) and houses 3.5 percent of the city's population (April 2020 U.S. Census Estimate)
- NYCHA has 156,865 public housing apartments in 1,958 residential buildings in 251 individual developments (130 consolidations) throughout the 5 boroughs
- As of December 31, 2023, there are 5,987 retrofitted apartments for families with persons who are mobility impaired (Section 504) in NYCHA's public housing program
- As of December 31, 2023, there are 3,041 elevators in NYCHA public housing developments
- As of December 31, 2023, there are 934 boilers in NYCHA public housing developments
- The turnover rate for public housing apartments was 2.2 percent during calendar year 2023
- As of December 31, 2023, the vacancy rate of apartments available for occupancy is 3.1%

Public Housing Demographics and Affordability

- The average public housing family's income is \$25,057
- The average public housing family's monthly rent is \$588
- 38.3% of NYCHA public housing families are working
- 14.5% of NYCHA public housing families receive public assistance
- 45.6% of families receive fixed income other than public assistance and employment (Social Security, SSI, pensions, veterans benefits, Survivor's Insurance, and other government programs)
- 23.9% of NYCHA's public housing population is under age 18 (74,532 authorized residents)
- 29.1% of NYCHA's public housing population is under age 21 (91,036 authorized residents)
- 26.3 years is the average tenure of a NYCHA public housing resident



THAT CONSIST OF  **177,569** APARTMENTS

CONTAINING OVER  **104,413,533**
MILLION
SQUARE FEET OF SPACE

*NUMBER SERVED BY NYCHA'S PUBLIC HOUSING AND PACT DEVELOPMENTS



Public Housing Borough Breakdown

- Bronx: 67 developments with 38,909 apartments and 79,656 residents
- Brooklyn: 64 developments with 47,729 apartments and 96,900 residents
- Manhattan: 79 developments with 50,220 apartments and 97,304 residents
- Queens: 21 developments with 15,348 apartments and 29,750 residents
- Staten Island: 10 developments with 4,510 apartments and 8,812 residents
- FHA Homes: 10 developments with 149 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: Castle Hill Houses (2,025 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

OLDEST DEVELOPMENT: **FIRST HOUSES** IN MANHATTAN, DEDICATED IN 1935



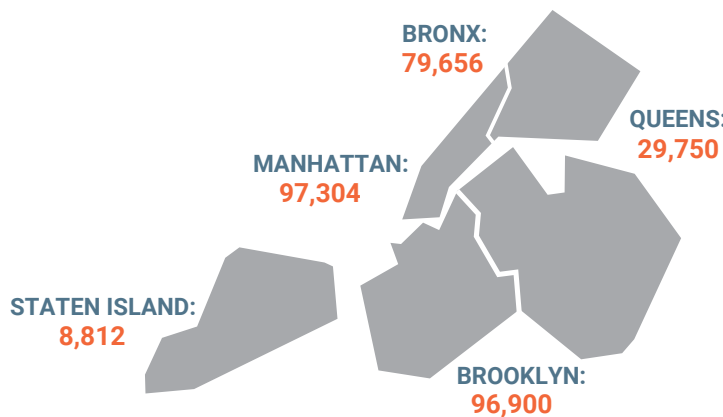
THE LARGEST DEVELOPMENT: **QUEENSBRIDGE NORTH & SOUTH HOUSES**, WITH 3,147 APARTMENTS

THE SMALLEST DEVELOPMENT: **STANTON STREET AND REHAB PROGRAM (COLLEGE POINT)**, WITH 13 APARTMENTS EACH

Public Housing Age of Developments

- 70+ years old: 52 developments
- 60-69 years old: 50 developments
- 50-59 years old: 89 developments
- 40-49 years old: 33 developments
- 30-39 years old: 21 developments
- 191 out of 251 developments are 50 years or older
- Oldest development: First Houses in Manhattan, dedicated in 1935

PUBLIC HOUSING RESIDENT POPULATION BY BOROUGH

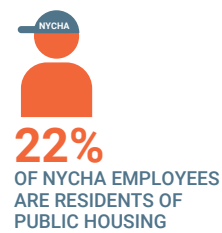


*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING DEVELOPMENTS



Public Housing Senior Demographics

- As of December 31, 2023, 24.5% of the NYCHA population is age 62 or older (76,477 authorized residents)
- 43.8% of households are headed by persons age 62 and older
- As of December 31, 2023, there are 34 senior-only developments (52 buildings) and 10 senior-only buildings and 1 stairhall/address in family developments



*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING DEVELOPMENTS

Public Housing and Section 8 Waiting Lists

- 241,178 families are on the waiting list for public housing as of December 31, 2023
- 8,296 families are on the waiting list for Section 8 housing as of December 31, 2023
- 2,637 families are on both waiting lists (public housing and Section 8)

NYCHA Employees

- As of December 31, 2023, NYCHA has 10,371 employees, of which 22 percent are public housing residents

Resident Programming

The Department of Resident Services, Partnerships, and Initiatives (RSPI) connects NYCHA residents to critical programs and services from external and internal partners, with a focus on economic opportunity, youth, seniors, and social services. RSPI also supports NYCHA's extensive network of resident leaders as part of its work to strengthen the relationship between residents and the Authority.

- In 2023, NYCHA facilitated 2,776 resident job placements
- In 2023, NYCHA conducted 489 Healthy Start inspections
- NYCHA has 9 Farms
- As of December 31, 2023, NYCHA has 250 active resident associations
- NYCHA has 133 community centers, 123 senior centers, 24 health care centers, and 139 daycare and head start educational centers that serve our residents



Section 8 Overview

- As of December 31, 2023, there are 102,022 Section 8 households (214,117 authorized residents) in NYCHA's Section 8 program. This total includes the 2,365 households (5,731 residents) who live in former State- and City-funded developments. Of this segment, 24% are seniors 62+ and 26% are minors below 18. 37% of families in this segment are working, 13% receive public assistance, and 48% of families are on fixed incomes.
- Average Section 8 household income: \$21,540
- Average Section 8 household rent: \$433
- Average Section 8 total tenant payment (includes rent share and utilities): \$523
- Total number of Section 8 families with minors: 28,773
- 26,310 participating private landlords
- 1,324 apartments located outside of NYC are utilizing Portability Vouchers as of December 31, 2023
- NYCHA's Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program: as of January 2024, there are 23,278 PBV units

Section 8 (PACT/RAD)

- 18,558 Section 8 families (39,689 authorized residents) live in 20,704 units in the 84 PACT/RAD developments formerly managed by NYCHA. Of this segment, 24% are seniors 62+ and 25% are minors below 18. 43% of families in this segment are working, 13% receive public assistance and 42% of families are on fixed incomes.
- Average Section 8 RAD/PACT household income: \$27,169
- Average Section 8 RAD/PACT household rent: \$592
- Average Section 8 RAD/PACT total tenant payment (includes rent share and utilities): \$662

Section 8 (Private Market):

- As of December 31, 2023, there are 81,213 Section 8 Private Market households (169,050 authorized residents) in NYCHA's Section 8 program. This total excludes both RAD/PACT and LLC cases. Of this segment, 24% are seniors 62+ and 27% are minors below 18. 36% of families in this segment are working, 13% receive public assistance and 49% of families are on fixed incomes.

SECTION 8 RESIDENTS BY THE NUMBERS



102,022
SECTION 8 FAMILIES



\$21,540
AVERAGE SECTION 8
HOUSEHOLD INCOME



26,310
PARTICIPATING
PRIVATE LANDLORDS



\$433
AVERAGE SECTION 8
HOUSEHOLD RENT



24%
SENIORS (62+)



48%
FIXED INCOME



28,773
TOTAL NUMBER OF
SECTION 8 FAMILIES
WITH MINORS



37%
WORKING FAMILIES

