

NYCHA FACT SHEET



2025



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:

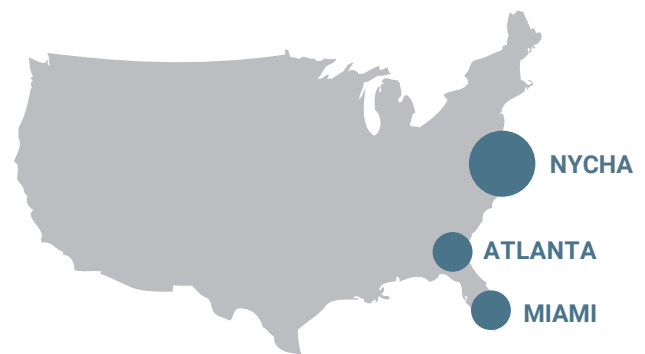
- Operate as an efficient and responsive landlord that provides quality services to residents;
- Repair and renovate its buildings comprehensively;
- Address critical health and safety issues in its buildings; and
- Connect residents to quality social services, programs, and economic opportunities that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

WITH 511,384* PEOPLE,
NYCHA IS LARGER THAN
ATLANTA OR MIAMI.

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

NYCHA Overall in 2025

- NYCHA is home to 1 in 16 New Yorkers.
- NYCHA provides affordable housing to 511,384 authorized residents in over 177,565 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 37th in population size in the United States, and is larger than Atlanta or Miami; New York City is ranked first (July 2023 U.S. Census Estimate).
- Together, NYCHA public housing residents and Section 8 voucher holders occupy 10.9% of the city’s rental apartments and comprise 6.2% of New York City’s population.
- NYCHA serves 298,206 authorized residents in 152,926 apartments within 243 housing developments through the conventional public housing program (Section 9). NYCHA also serves 46,455 authorized residents in 24,639 apartments within 92 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 107,979 families (223,114 authorized residents) in locating and renting units.



Public Housing Overview

- 298,206 authorized residents (142,974 families) live in NYCHA public housing, including 4,858 authorized Section 8 residents (2,064 families) living in former State- and City-funded developments
- NYCHA's public housing serves 293,348 authorized Section 9 residents (140,910 families)
- NYCHA public housing represents 6.5% of the city's rental apartments (2023 NYC Housing and Vacancy Survey) and houses 3.6% of the city's population (July 2023 U.S. Census Estimate)
- NYCHA has 152,926 public housing apartments in 1,882 residential buildings in 243 individual developments (125 consolidations) throughout the 5 boroughs
- As of December 31, 2024, there are 5,809 retrofitted apartments for families with persons who are mobility impaired (Section 504) in NYCHA's public housing program
- As of December 31, 2024, there are 3,009 elevators in NYCHA public housing developments
- As of December 31, 2024, there are 934 boilers in NYCHA public housing developments
- The turnover rate for public housing apartments was 2.1 percent during calendar year 2024
- As of December 31, 2024, the vacancy rate of apartments available for occupancy is 3.6%

Public Housing Demographics and Affordability

- The average public housing family's income is \$26,129
- The average public housing family's monthly rent is \$621
- 38.4% of NYCHA public housing families are working
- 15.4% of NYCHA public housing families receive public assistance
- 45.7% 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% of NYCHA's public housing population is under age 18 (68,706 authorized residents)
- 28.4% of NYCHA's public housing population is under age 21 (84,618 authorized residents)
- 26.9 years is the average tenure of a NYCHA public housing resident



THAT CONSIST OF  **177,565** APARTMENTS

CONTAINING OVER  **104,367,162**
MILLION
SQUARE FEET OF SPACE

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



Public Housing Borough Breakdown

- Bronx: 63 developments with 37,544 apartments and 75,783 residents
- Brooklyn: 64 developments with 47,725 apartments and 94,553 residents
- Manhattan: 77 developments with 48,284 apartments and 91,010 residents
- Queens: 21 developments with 15,348 apartments and 29,530 residents
- Staten Island: 8 developments with 3,876 apartments and 7,330 residents
- FHA Homes: 10 developments with 149 apartments
- Largest public housing developments per borough:
 - Queens: Queensbridge North & South Houses (3,147 apartments)
 - Brooklyn: Red Hook Houses East and West (2,887 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 & South Houses, with 3,147 apartments

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



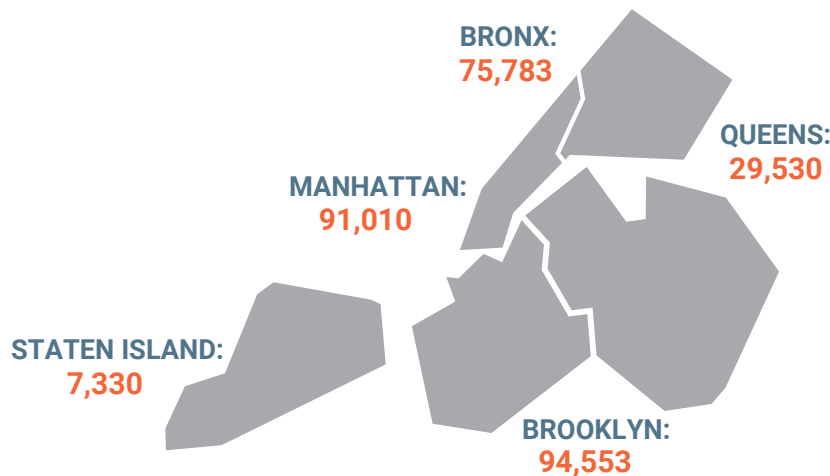
THE LARGEST DEVELOPMENT: **QUEENSBRIDGE NORTH & SOUTH HOUSES** WITH 3,147 APARTMENTS

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

Public Housing Age of Developments

- 70+ years old: 59 developments
- 60-69 years old: 55 developments
- 50-59 years old: 78 developments
- 40-49 years old: 26 developments
- 30-39 years old: 22 developments
- 192 out of 243 developments are 50 years or older
- Oldest development: First Houses in Manhattan, dedicated in 1935

RESIDENT POPULATION BY BOROUGH



*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING DEVELOPMENTS



Public Housing Senior Demographics

- As of January 2025, 25.5% of the NYCHA population is age 62 or older (76,042 authorized residents)
- 45% of households are headed by persons age 62 and older
- As of December 31, 2024, there are 31 senior-only developments (42 buildings) and 10 senior-only buildings and 1 stairhall/address in family developments



25.5% SENIORS
62 YEARS OLD OR OLDER



23% CHILDREN
UNDER 18 YEARS OLD



45%
OF HEADS OF HOUSEHOLDS
ARE 62 YEARS OLD OR OLDER



16%
OF NYCHA EMPLOYEES
ARE RESIDENTS OF
PUBLIC HOUSING

*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING DEVELOPMENTS

Public Housing and Section 8 Waiting Lists

- 182,549 families are on the waiting list for public housing as of December 31, 2024
- 203,236 families are on the waiting list for Section 8 housing as of December 31, 2024
- 24,530 families are on both waiting lists (public housing and Section 8)

NYCHA Employees

- As of December 31, 2024, NYCHA has 12,559 employees, of which 16% 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 2024, NYCHA facilitated 2,278 resident job placements
- In 2024, NYCHA conducted 219 Healthy Start inspections
- NYCHA has nine farms
- As of December 31, 2024, NYCHA has 194 active public housing resident associations
- NYCHA has 111 community centers, 89 senior centers, eight health care centers, and 66 day care centers that serve our residents



2,278
RESIDENT JOB PLACEMENTS IN 2024



219
HEALTHY START INSPECTIONS IN 2024



9
FARMS AT NYCHA



194
RESIDENT ASSOCIATIONS



Section 8 Overview

- As of January 2025, there are 107,979 Section 8 households (223,114 authorized residents) in NYCHA's Section 8 program. Of this segment, 25% are seniors 62+ and 26% are minors below 18. 38% of families in this segment are working, 14% receive public assistance, and 47% of families are on fixed incomes.
- Average Section 8 household income: \$23,231
- Average Section 8 household rent: \$472
- Average Section 8 total tenant payment (includes rent share and utilities): \$566
- Total number of Section 8 families with minors: 29,361
- 26,933 participating private landlords
- 1,474 apartments located outside of NYC are utilizing Portability Vouchers as of December 31, 2024
- NYCHA's Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program: as of January 2025, there are 26,826 PBV units

Section 8 (PACT/RAD)

- 22,016 Section 8 families (46,455 authorized residents) live in 24,639 units in the 92 PACT/RAD developments formerly managed by NYCHA. Of this segment, 24% are seniors 62+ and 25% are minors below 18. 44% of families in this segment are working, 14% receive public assistance, and 42% of families are on fixed incomes.
- Average Section 8 RAD/PACT household income: \$29,519
- Average Section 8 RAD/PACT household rent: \$634
- Average Section 8 RAD/PACT total tenant payment (includes rent share and utilities): \$721

Section 8 (Private Market):

- As of January 2025, there are 84,045 Section 8 private market households (172,220 authorized residents) in NYCHA's Section 8 program. This total excludes both RAD/PACT and LLC cases. Of this segment, 25% are seniors 62+ and 26% are minors below 18. 36% of families in this segment are working, 14% receive public assistance and 49% of families are on fixed incomes.



\$23,231

AVERAGE SECTION 8
HOUSEHOLD INCOME



\$472

AVERAGE SECTION 8
HOUSEHOLD RENT



48,309

TOTAL NUMBER OF
SECTION 8 SENIOR
HOUSEHOLDS



29,361

TOTAL NUMBER OF
SECTION 8 FAMILIES
WITH MINORS

*NUMBER SERVED BY NYCHA'S SECTION 8 PROGRAM

