

Executive Summary

The New York City Housing Authority (NYCHA) has prepared the Designated Housing Plan (“Designated 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 constructed between 1964 and 1994, and its Designated Plan was first approved 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 Plan was approved through June 12, 2025. The letter states that in 2025, NYCHA must submit a new Designated 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 Designated 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 October 1, 2025, this proposed designation encompasses 5,918 units in 23 “elderly-only” developments and 8 “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 1,028 zero-bedroom units, 4,718 one-bedroom units, and 172 two-bedroom units in this Designated 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 ambulances 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 8 and 9 of the Designated 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 6. 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 and encompass 19% (1,139/5,918) 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 15 to 18 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 267 vacancies in zero-, one-, and two-bedroom apartments each year for the duration of the Designated Plan. There are approximately 244 elderly and near-elderly applicants for every anticipated vacancy (65,065/267). 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 five 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 62,000 elderly and near-elderly applicants, and very low turnover and vacancy rates, there is clearly a demonstrated need.

Note:

Please note that since the original Draft Designated Housing Plan was released for public review on June 13, 2025, the following elderly-only developments with 616 units have converted to PACT and will not be included in the Final Designated Plan. Please see pages 16 to 18 for more information about the PACT program.

- *NY005012270 - Twin Parks East (Site 9) in the Bronx with 219 units converted to PACT on June 24, 2025.*
- *NY005012210 - Stuyvesant Gardens II in Brooklyn with 150 units converted to PACT on September 25, 2025.*
- *NY005010090 - White in Manhattan with 247 units converted to PACT on September 25, 2025.*

In addition, the elderly-only development and building with 844 total units, listed below, will be converting to PACT by the end of 2025 and will not be included the Final Designated Plan.

- *NY005010280 East 152nd St-Courtlandt Ave in the Bronx with 130 units (one building)*
- *NY005011340 Chelsea Addition in Manhattan with 96 units*
- *NY005010640 - Corsi in Manhattan with 171 units*
- *NY005012410 - Morris Park Senior Citizens Home in Manhattan with 97 units*
- *NY005012410 - UPACA (Site 5) in Manhattan with 200 units*
- *NY005012410 - UPACA (Site 6) in Manhattan with 150 units*