



# NYCHA 2023 FACT SHEET

## What Is NYCHA?

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

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; 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 nearly 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 more than \$40 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 528,105\* PEOPLE,**  
**NYCHA’S POPULATION IS**  
**LARGER THAN ATLANTA,**  
**MIAMI, OR SACRAMENTO.**

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



## NYCHA Overall 2023

- NYCHA is home to 1 in 17 New Yorkers, providing affordable housing to 528,105 authorized residents through public housing and Permanent Affordability Commitment Together (PACT) programs as well as Section 8 housing.

NYCHA serves 360,970 residents in 177,569 apartments across 335 conventional public housing and PACT developments. There are 330,118 residents in 161,585 apartments within 274 conventional public housing program (Section 9) developments, and 30,852 authorized residents in 15,984 apartments within 61 PACT developments.

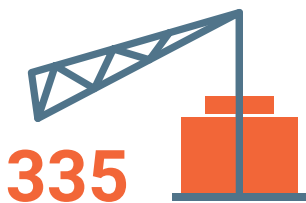
Through federal rent subsidies (the Section 8 Housing Choice Voucher Program), NYCHA also provides rental subsidies to 167,135 residents so they can rent apartments in the private market. In addition, NYCHA facilitates access to social services through a variety of programs.

- If NYCHA were a city, it would rank 35th in population size in the United States, and is larger than Sacramento, Atlanta, and Miami; New York City is ranked first (April 2020 U.S. Census Estimate).
- Together, NYCHA residents (public housing and PACT programs and Section 8 housing) occupy 11.2 percent of the city’s rental apartments and comprise 6 percent of New York City’s population.
- NYCHA public housing represents 7.1 percent of the city’s rental apartments (2021 NYC Housing and Vacancy Survey) and houses 3.7 percent of the city’s population (April 2020 U.S. Census Estimate).



## Public Housing Overview

- 330,118 authorized residents (154,202 families) live in NYCHA public housing, including 5,865 Section 8 residents (2,367 families) living in former State- and City-funded developments
- NYCHA's public housing serves 324,253 authorized Section 9 residents (151,835 families)
- NYCHA has 161,585 public housing apartments in 2,103 residential buildings in 274 individual developments (134 consolidations) throughout the 5 boroughs
- As of February 28, 2023, there are 36 seniors-only developments (54 buildings) and 11 seniors-only buildings and 2 stairhalls/addresses in family developments
- As of February 2023, there are 6,109 retrofitted apartments for families with persons who are mobility impaired (Section 504) in NYCHA's public housing program
- As of February 2023, there are 3,090 elevators in NYCHA public housing developments
- The turnover rate for public housing apartments was 2.3 percent during calendar year 2022
- As of January 31, 2023, the vacancy rate of apartments available for occupancy is 3%



DEVELOPMENTS

MADE UP OF **2,411** BUILDINGS

THAT CONSIST OF  **177,569** APARTMENTS

CONTAINING OVER



**106,985,066**  
**MILLION**

SQUARE FEET OF SPACE

\*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING AND PACT PROGRAMS

## PACT Overview

- 14,347 Section 8 families (30,852 authorized residents) live in 15,984 units in the 61 PACT developments formerly managed by NYCHA

## PACT Borough Breakdown

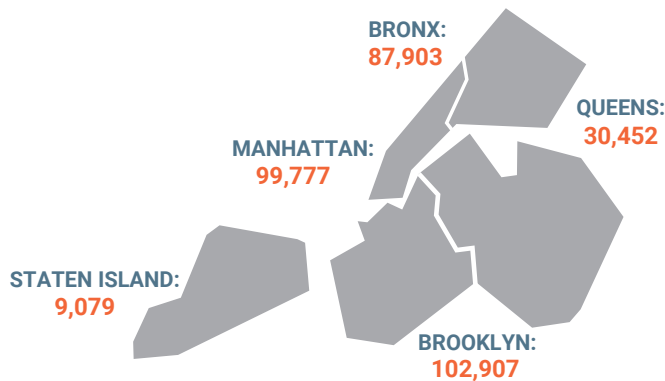
- Largest PACT developments per borough:
  - Queens: Ocean Bay (Bayside), with 1,395 units
  - Brooklyn: Williamsburg, with 1,621 units
  - Manhattan: Harlem River, with 577 units
  - Bronx: Baychester, with 441 units
  - Staten Island: N/A
- PACT's smallest public housing developments are Samuel (MHOP) II & Samuel (MHOP) III, with 10 units in each
- PACT's largest public housing development is Williamsburg, with 1,621 units



# Public Housing Borough Breakdown

- Bronx: 75 developments with 41,931 apartments and 87,903 residents
- Brooklyn: 79 developments with 49,427 apartments and 102,907 residents
- Manhattan: 79 developments with 50,220 apartments and 99,777 residents
- Queens: 21 developments with 15,348 apartments and 30,452 residents
- Staten Island: 10 developments with 4,510 apartments and 9,079 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: Edenwald Houses (2,039 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

## RESIDENT POPULATION BY BOROUGH



\*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING DEVELOPMENTS

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** WITH 13 APARTMENTS

## Public Housing Age of Developments

- 70+ years old: 49 developments
- 60-69 years old: 51 developments
- 50-59 years old: 82 developments
- 40-49 years old: 45 developments
- 30-39 years old: 39 developments
- 182 out of 274 developments are 50 years or older
- Oldest development: First Houses in Manhattan, dedicated in 1935

## Public Housing Demographics and Affordability

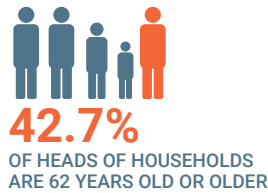
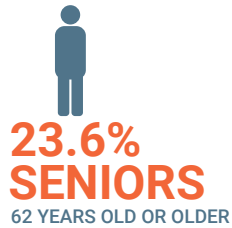
- The average public housing family's income is \$25,605
- The average public housing family's monthly rent is \$557
- 42.1 percent of NYCHA public housing families are working
- 14.7 percent of NYCHA public housing families receive public assistance
- 42.8 percent of families receive fixed income other than public assistance and employment (Social Security, SSI, pensions, veterans benefits, Survivor's Insurance, and other government programs)
- 24.6 percent of NYCHA's public housing population is under age 18 (81,240 authorized residents)
- 29.9 percent of NYCHA's public housing population is under age 21 (98,656 authorized residents)
- 25.4 years is the average tenure of a NYCHA public housing resident



## Public Housing Senior Demographics

- As of March 2022, 23.6 percent of the NYCHA population is age 62 or older (77,801 authorized residents)
- 42.7 percent of households are headed by persons age 62 and older

### NYCHA RESIDENTS BY THE NUMBERS



\*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING DEVELOPMENTS

## Public Housing and Section 8 Waiting Lists

- 274,745 families are on the waiting list for public housing as of January 31, 2023
- 17,576 families are on the waiting list for Section 8 housing as of January 31, 2023
- 6,306 families are on both waiting lists (public housing and Section 8)

## NYCHA Employees

- As of February 2023, NYCHA has 12,613 employees, of whom 18 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.

- Since 2014, NYCHA has facilitated more than 23,000 resident job placements. In 2022 alone, it:
  - Hosted 362 partner events
  - Facilitated 5,880 resident connections to services, including resident referrals and event attendance
  - Enrolled 310 residents in partner job training programs
  - Enrolled 302 residents in the NYCHA Resident Training Academy
- Provided residents with access to a network of over 450 community centers, senior centers, health care centers, and daycare and Head Start educational centers
- Streamlined the elections process for more than 200 resident associations
- Conducted safer home inspections for approximately 600 households that voluntarily disclosed a pregnancy to NYCHA and connected them to relevant resources
- Supported 7 community baby shower events



MORE THAN **23,000 NYCHA RESIDENT** JOB PLACEMENTS SINCE 2014



CONDUCTED SAFER HOME INSPECTIONS FOR APPROXIMATELY **600 HOUSEHOLDS** THAT VOLUNTARILY DISCLOSED A PREGNANCY TO NYCHA



NETWORK OF OVER **450 COMMUNITY CENTERS, SENIOR CENTERS, HEALTH CARE CENTERS, AND DAYCARE AND HEAD START EDUCATIONAL CENTERS**



HEALTHY START SUPPORTED **7 COMMUNITY BABY SHOWER EVENTS** ACROSS ALL FIVE BOROUGHS

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



## Section 8 Overview

- As of February 2023, there are 79,019 Section 8 households (167,135 authorized residents) in NYCHA’s Section 8 Housing Choice Voucher Program (private market). (This excludes NYCHA residents who live in former State- and City-funded developments [LLCs] and PACT developments)
- Average Section 8 household income: \$18,621
- Average Section 8 household rent: \$359
- Average Section 8 total tenant payment (includes rent share and utilities): \$448
- Total number of Section 8 families with minors: 21,838
- Total number of Section 8 senior households: 34,483
- 25,302 participating private landlords
- 1,369 apartments located outside of NYC are utilizing Portability Out Vouchers as of February 2023
- NYCHA’s Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program: as of February 2023, there are 19,162 PBV units



**\$18,621**

AVERAGE SECTION 8 HOUSEHOLD INCOME



**\$359**

AVERAGE SECTION 8 HOUSEHOLD RENT



**34,483**

TOTAL NUMBER OF SECTION 8 SENIOR HOUSEHOLDS



**21,838**

TOTAL NUMBER OF SECTION 8 FAMILIES WITH MINORS

\*POPULATION SERVED BY SECTION 8 PROGRAM (PRIVATE MARKET ONLY)

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