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Is nycha hud

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HUD Secretary Ben Carson and New York City Mayor Bill de Blasio announced on January 31 that they reached an agreement on how to address problems related to health, safety, and agency operations at the New York City Housing Authority (NYCHA). The agreement avoids HUD having to place NYCHA into receivership, which was a concern to advocates (see Memo, 12/17/18). Instead, HUD and the U.S. District Court for the Southern District of New York (SDNY), after consultation with NYCHA and the City, will appoint a federal monitor to be chosen "on the basis of merit." The agreement also sets out detailed requirements for addressing past problems pertaining to mold, elevator outages, pest infestations, and lack of heat. The MonitorThe agreement clearly states that the monitor will not be responsible for NYCHA's day-to-day operations. The monitor will report quarterly to HUD, SDNY, and the U.S. Environmental Protection Agency, and these quarterly reports ("or a summary") must be publicly available on NYCHA's website. The monitor must engage with NYCHA stakeholders, including residents and resident groups. The monitor must convene, at least quarterly, a Community Advisory Committee consisting of NYCHA stakeholders such as the Resident Advisory Board (RAB) and representatives for residents, the community, employees, and senior NYCHA managers. NYCHA must prepare Action Plans setting forth policies, practices, and specific actions to address heating outages, mold, elevator outages, pests, and annual inspections. Each Action Plan must be submitted to the monitor for approval, with copies sent to HUD and SDNY. Each monitor-approved Action Plan must be posted on NYCHA's website. The City will pay all the costs associated with the monitor and any staff, expert consultants, or third-party contractors. Shifting the Financial Burden from HUD to the CityThe City agrees to provide a total of nearly \$2 billion for capital expenses and \$972 million for operating expenses spread out in smaller increments from fiscal years 2018 to 2027, as outlined in Appendix C. As promised previously, the City will also provide an additional \$1 billion for capital repairs over four years and an additional \$200 million for such uses each year for at least six years after the first four years. HUD will not, however, increase funding for NYCHA's estimated \$32 billion capital shortfall. HUD agrees to support NYCHA's PACT plan to convert approximately 62,000 units of public housing under the Rental Assistance Demonstration (RAD), with a unique use of HUD's Section 18 demolition/disposition process that will grant waivers to allow tenant protection vouchers to be converted to project-based vouchers for a portion of the units (see Memo, 12/17/18). Addressing Lead-based Paint, Heat Outages, Mold, Elevator Repairs, and Pest Infestations Exhibit A of the agreement details requirements for addressing lead-based paint problems. Within 30 days NYCHA must identify all developments built before January 1, 1978 (when lead-based paint was eliminated from the market) and the units in them, termed "Lead Paint Units." NYCHA must create an "Immediate Action List" that identifies a subset of those units that NYCHA has reason to believe are occupied by or routinely visited by a child under the age of six. Also within 30 days, NYCHA has to perform at least one visual assessment of each Lead Paint Unit on the Immediate Action List. NYCHA must eliminate any lead-based paint hazards in these homes by undertaking interim control measures or by abating the hazards. Exhibit A also lays out a 20-year goal, in five-year increments, for abating lead-based paint in 100% NYCHA's apartments. Exhibit B of the agreement details requirements for addressing the provision of heat, remediating mold, repairing elevators, and combating pest infestations. Organizational ChangesThe agreement also sets out key institutional changes for NYCHA, including a process for selecting a permanent agency chair and CEO, and engaging a third-party management consultant to make recommendations to the City for changing NYCHA's management, organizational, and workforce structure. NYCHA must create an Environmental Health and Safety Department and a Quality Assurance Unit. NYCHA agrees that it will not use deceptive practices with respect to Public Housing Assessment System (PHAS) inspections, and that it will make all improvements in accordance with Uniform Physical Conditions Inspection Standards (UPCS). Advocates' ResponsesThe Community Service Society of New York (CSS) expressed relief that a HUD receivership was averted and that the agreement sidesteps the federal court (because SDNY has agreed to dismiss the case), thus avoiding delays and uncertainties in getting a new consent decree (see Memo, 12/17/18).

The continued involvement of SDNY in the monitoring process provides some assurance that, if NYCHA falls short in its compliance, a new suit could be brought in federal court. CSS notes, however, that the success of the agreement is highly dependent on who is appointed as the monitor. In addition, CSS states that "the major disappointment is that HUD will simply continue to fund NYCHA as it has in the past, there will be no increase in Washington commitments to the new federal-local partnership." "Today's agreement is devoid of increased funding necessary for NYCHA to fully rehabilitate developments across the city and to provide tenants a decent quality of life," stated Judith Goldiner, attorney-in-charge of the Law Reform Unit at the Legal Aid Society. "The Housing Authority needs billions of dollars, and this settlement fails to appropriate resources of that scale. Once again, we call on Washington, Albany, and City Hall to fully fund NYCHA at a sufficient level to ensure that residents have reliable heat and hot water, roofs that don't leak, apartments free of mold and vermin, and working elevator service." "The fundamental challenge that NYCHA faces is lack of funding for urgently needed repairs," said Diane Yentel, NLIHC president and CEO. "After decades of federal disinvestment, many public housing homes have fallen into serious disrepair. In the last 15 years, federal funding for public housing repairs has been cut in half. In his recent budget proposal, President Trump proposed eliminating funding for public housing repairs altogether. Because of this continuous underfunding of public housing repairs, today there is a nearly \$50 billion backlog in needed repairs. NYCHA accounts for almost \$32 billion of that amount. . . . With this agreement, HUD must take great care in appointing a federal monitor with deep expertise and a proven track record in running successful public housing programs." The agreement is at: Yentel's statement is at: CSS statement is at: Public development corporation responsible for New York City's public and leased housing New York City Housing AuthorityAgency overviewFormed January 20, 1954 (1934-01-20)JurisdictionNew York CityHeadquarters250 Broadway, Manhattan, NYEmployees13,000Agency executivesLisa Bova-Hiatt, CEOJamie Rubin, ChairKey documentPublic Housing LawWebsiteenyc.gov/nycha The New York City Housing Authority (NYCHA) is a public development corporation which provides public housing in New York City, and is the largest public housing authority in North America. Created in 1934 as the first agency of its kind in the United States, it aims to provide decent, affordable housing for low- and moderate-income New Yorkers throughout the five boroughs of New York City.[1][2] NYCHA also administers a citywide Section 8 Leased Housing Program in rental apartments. NYCHA developments include single and double family houses, apartment units, singular floors, and shared small building units, and commonly have large income disparities with their respective surrounding neighborhood or community. These developments, particularly those including large-scale apartment buildings, are often referred to in popular culture as "projects." The New York City Housing Authority's goal is to increase opportunities for low- and moderate-income New Yorkers by providing affordable housing and facilitating access to public service and community services.[3] More than 360,000 New Yorkers reside in NYCHA's 335 public housing developments across the City's five boroughs.[4] Another 235,000 receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Leased Housing Program. List of properties NYCHA Map[5] Main article: List of New York City Housing Authority properties ! Neighborhood/Subsection ! No.# of Buildings ! No.# of Stories ! No.# of Apartments ! Date of Completion ! Date of Demolition ! Notes ==Buildings== This list is incomplete; you can help by adding missing items. (August 2008) NYCHA Developments in Manhattan Isaacs Houses, Yorkville / East Harlem Amsterdam Houses, Upper West Side Drew-Hamilton Houses, Harlem East River Houses, Spanish Harlem Harborview, Hell's Kitchen Metro North Plaza, Spanish Harlem Rangel Houses, Harlem Fort Washington Ave. Rehab, Washington Heights Manhattan NYCHA Property Neighborhood/Subsection No.# of Buildings No.# of Stories No.# of Apartments Date of Completion Date of Demolition Notes Alfred E. Smith Houses Lower East Side 12 17 1,931 October 30, 1950 Audubon Houses Washington Heights 1 20 167 April 30, 1962 Amsterdam Addition Upper West Side 1 27 175 January 31, 1974 Amsterdam Houses Upper West Side 13 6 and 13 1,080 December 17, 1948 Baruch Addition Lower East Side 1 23 197 April 30, 1977 Senior-Only Housing Baruch Houses Lower East Side 17 8 and 14 2,193 June 30, 1959 Bethune Gardens Washington Heights 1 22 210 March 31, 1967 Bracetti Plaza East Village 1 7 108 May 31, 1974 Campos Plaza East Village 2 10 and 20 270 September 30, 1979 Carver Houses East Harlem 13 6 and 15 1,246 January 31, 1958 Chelsea Houses Chelsea 2 21 426 May 31, 1964 Combined with Elliott Houses Chelsea Addition Chelsea 1 14 96 April 30, 1968 Senior-Only Housing; Combined with Elliott Houses Clinton Houses East Harlem 6 9 and 18 749 October 31, 1965 Corsi Houses East Harlem 1 16 171 November 30, 1973 Senior-Only Housing De Hostos Apartments Upper West Side 1 22 219 February 28, 1969 Drew Hamilton Houses Harlem 5 21 1,207 September 30, 1965 Dyckman Houses Inwood 7 14 and 15 1,167 April 25, 1951 East River Houses East Harlem 10 6, 10 and 11 1,158 May 30, 1941 Elliott Houses Chelsea 4 11 and 12 608 July 15, 1947 Fabria Houses East Village 3 5 40 May 1, 1985 First Houses East Village 8 4 and 5 126 May 31, 1936 Oldest public housing development out of all of the boroughs in the city. Fort Washington Avenue Rehab Washington Heights 1 7 226 September 30, 1984 Senior-Only Housing Frederick Douglass Addition Upper West Side 1 16 135 June 30, 1965 Frederick Douglass Houses Upper West Side 17 5, 9, 12, 17, 18 and 20 2,054 May 31, 1958 Frederick E. Samuel Apartments Harlem 40 5, 6 and 7 659 June 30, 1993 Fulton Houses Chelsea 11 6 and 25 945 March 31, 1965 Gompers Houses Lower East Side 2 20 474 April 30, 1964 Grampion Houses Harlem 1 7 35 May 31, 1977 Grant Houses Manhattanville 9 13 and 21 1,940 September 30, 1957 Harborview Terrace Clinton 2 14 and 15 377 June 30, 1977 Harlem River Houses Harlem 7 4 and 5 571 October 1, 1937 Hernandez Houses Lower East Side 1 17 149 August 31, 1971 Holmes Towers Yorkville 3 24 635 July 31, 1965 Jackie Robinson Houses East Harlem 1 8 189 May 31, 1973 Jefferson Houses East Harlem 18 7, 13 and 14 1,487 June 30, 1959 Johnson Houses East Harlem 10 14 1,308 December 27, 1948 King Towers Harlem 10 13 and 14 1,373 October 31, 1954 LaGuardia Addition Lower East Side 1 16 150 August 31, 1965 Senior-Only Housing LaGuardia Houses Lower East Side 9 16 1,093 July 31, 1957 Lehman Village East Harlem 4 20 619 November 30, 1963 Lexington Houses Harlem 4 14 448 March 16, 1951 Lincoln Houses Harlem 14 6 and 14 1,282 December 29, 1948 Lower East Side II Lower East Side 4 3 188 November 1, 1988 Lower East Side III Lower East Side 2 4 56 April 30, 1997 Lower East Side Rehab Lower East Side 2 6 55 December 1, 1986 Lower East Side I Infill Lower East Side 5 4 and 9 189 April 30, 1988 Manhattanville Houses Manhattanville 19 6, 20 and 21 1,272 June 30, 1961 Marshall Plaza Washington Heights 1 20 180 June 30, 1986 Meltzer Tower East Village 1 20 230 August 31, 1971 Metro North Plaza East Harlem 3 7, 8 and 11 269 August 31, 1971 Metro North Rehab East Harlem 17 6 321 September 30, 1989 Milbank-Frawley East Harlem 2 5 and 6 82 July 31, 1988 Polo Grounds Towers Harlem 4 30 1,614 June 30, 1968 Rangel Houses Harlem 8 14 984 September 30, 1951 Riis Houses East Village 13 6, 13 and 14 1,187 January 17, 1949 Riis II East Village 6 6, 13 and 14 577 January 31, 1949 Robbins Plaza Lenox Hill 1 20 150 February 28, 1975 Senior-Only Housing Robert F. Wagner Houses East Harlem 22 7 and 16 2,154 May 31, 1958 Rutgers Houses Lower East Side 5 20 721 March 31, 1965 St. Nicholas Houses Harlem 13 14 1,523 September 30, 1954 Straus Houses Rose Hill 2 19 and 20 267 January 31, 1965 Taft Houses East Harlem 9 19 1,464 December 31, 1962 Two Bridges URA (SITE 7) Two Bridges 1 26 250 April 30, 1975 Viadock Houses I Lower East Side 20 6 250 November 25, 1940 Viadock Houses II Lower East Side 4 6 238 October 25, 1940 Wald Houses Lower East Side 16 10, 11, 13 and 14 1,857 October 14, 1949 Washington Houses East Harlem 14 12 and 14 1,510 July 31, 1957 Wilson Houses East Harlem 3 20 398 June 30, 1961 Wise Houses Upper West Side 2 19 399 January 31, 1965 WSVR Brownstones Upper West Side 36 3, 4, and 6 236 June 30, 1968 Bronx NYCHA Developments in the Bronx Betances Houses, Mott Haven Morris Houses, Mott Haven Morris Houses, Morrisania Pelham Pkwy Houses, Pelham Parkway Bronx River Houses, Soundview, Bronx Sedgwick Houses, Morris Heights NYCHA Property Neighborhood/Subsection No.# of Buildings No.# of Stories No.# of Apartments Date of Completion Date of Demolition Notes 1010 East 170th Street West Farms 1 21 219 March 31, 1971 1162-1176 Washington Avenue Morrisania 1 6 64 December 31, 1975 1471 Watson Avenue Soundview 1 6 96 December 31, 1970 Adams Houses Melrose 7 15 and 21 925 August 31, 1964 Bailey Avenue-West 193rd Street University Heights 1 19 232 May 31, 1973 Baychester Houses Edenwald 11 6 441 May 31, 1963 Dr. Ramon E. Betances I Mott Haven 13 3, 4, 11 and 19 308 May 31, 1973 Dr. Ramon E. Betances II, 13 Mott Haven 2 6 26 July 31, 1973 Dr. Ramon E. Betances III, 18 Mott Haven 2 5 19 July 31, 1973 Dr. Ramon E. Betances III, 9A Mott Haven 2 6 26 July 31, 1973 Dr. Ramon E.



Betances IV Mott Haven 8 3, 4 and 5 282 December 31, 1973 Dr. Ramon E. Betances V Mott Haven 9 5 and 6 152 February 28, 1974 Dr. Ramon E. Betances VI Mott Haven 3 5 and 6 155 September 30, 1982 Baychester Houses Edenwald 11 6 441 May 31, 1963 Boston Road Plaza Houses Bronxdale 1 20 230 August 31, 1972 Boston Secor Houses Eastchester 4 13, 14, 17 and 18 538 April 30, 1969 Boynton Avenue Rehabs Soundview 3 4 20 1928 Bronx River Addition Soundview 2 6 and 12 225 February 28, 1966 Bronx River Houses Soundview 9 14 1,260 February 28, 1951 Bronxchester Houses Melrose 1 18 208 June 30, 1978 Bryant Avenue-East 174th Street Crotona Park East 1 6 111 1973 Butler Houses Morrisania 6 21 1,476 December 31, 1964 Castle Hill Houses Castle Hill 14 12 and 20 2,025 November 30, 1960 Claremont Parkway-Franklin Avenue Area Morrisania 3 3 and 7 1,888 December 31, 1986 Claremont Rehab (Group 2) Concourse 6 5 and 6 107 April 30, 1987 Claremont Rehab (Group 3) Concourse 5 5 112 December 31, 1984 Claremont Rehab (Group 4) Concourse 9 4 and 5 150 October 31, 1986 Claremont Rehab (Group 5) Concourse 3 5 132 November 30, 1985 Clason Point Gardens Soundview 45 2 433 1941 Oldest public housing development in the borough. College Avenue-East 165th Street Concourse 1 6 95 1972 Davidson Houses Morrisania 1 8 177 August 31, 1973 Eagle Avenue-East 165th Street Morrisania 1 6 66 May 31, 1971 East 152nd Street-Courtlandt Avenue Melrose 2 11 and 14 1973 East 165th Street-Bryant Avenue Longwood 5 3 111 1987 East 173rd Street-Vyse Avenue East Harlem 7 3 1995 East 180th Street-Monterey Avenue East Tremont 1 10 239 September 30, 1973 Edenwald Houses Edenwald 40 3 and 14 2,034 October 15, 1953 Largest public housing development in the borough. Forest Houses Morrisania 15 9, 10 and 14 1,349 December 31, 1956 Fort Independence Street-Heath Avenue Kingsbridge Heights 1 21 344 November 30, 1974 Franklin Avenue I (Conventional) Morrisania 3 5 1910 Franklin Avenue I M.H.O.P. (Multi Family Homeownership Program) Morrisania 2 5 1910 Franklin Avenue II (Conventional) Morrisania 3 5 1910 Franklin Avenue III (Conventional) Morrisania 1 5 1910 Franklin Avenue III M.H.O.P. (Multi Family Homeownership Program) Morrisania 3 5 1910 Glebe Avenue-Westchester Avenue Westchester Square 1 6 132 December 31, 1971 Gun Hill Houses Williamsbridge 6 13, 14 and 15 733 November 30, 1950 Harrison Avenue Rehab (Group A) Morris Heights 4 4 and 5 1926 Highbridge Gardens Highbridge 6 13 and 14 699 June 30, 1954 Highbridge Rehabs (West 166th Street-Anderson Avenue) Highbridge Highbridge Rehabs (Nelson Avenue) Highbridge Hoe Avenue-East 173rd Street East Morrisania 1 6 630 June 30, 1963 Jennings Street M.H.O.P. (Multi Family Homeownership Program) Morrisania 3 5 Longfellow Avenue Rehab Longwood 2 5 75 June 30, 1990 Macombs Road Morris Heights Marble Hill Houses Marble Hill 11 14 and 15 1,682 March 3, 1952 McKinley Houses Morrisania 5 16 1,633 July 31, 1962 Melrose Houses Melrose 8 14 1,020 March 3, 1952 Middleton Plaza Pelham Bay 1 15 178 August 31, 1973 Mill Brook Houses Mott Haven 9 16 and 17 1,255 May 31, 1959 Mill Brook Extension Mott Haven 1 16 125 January 31, 1962 Mitchell Houses Mott Haven 10 17, 19 and 20 1,729 February 28, 1966 Monroe Houses Soundview 12 8, 14 and 15 1,102 September 30, 1961 Moore Houses Mott Haven 2 20 463 March 31, 1964 Morris Heights Rehab Morris Heights Morris I Morrisania 10 16, 17 and 20 1,084 August 31, 1965 Morris II Morrisania 7 16, 17 and 20 801 August 31, 1965 Morrisania Air Rights Melrose 3 19, 23 and 29 843 February 29, 1980 Morrisania Houses Morrisians 2 16 And 17 205 May 31, 1963 Mott Haven Houses Mott Haven 8 20 and 22 993 March 31, 1965 Murphy Houses East Morrisania 2 20 281 March 31, 1964 Parkside Houses Allerton 14 6, 8, 14 and 15 879 June 12, 1951 Patterson Houses Mott Haven 15 6 and 13 1,788 December 31, 1950 Pelham Parkway Houses Pelham Parkway 23 6 1,266 June 30, 1950 Prospect Avenue M.H.O.P. (Multi Family Homeownership Program) Morrisania 1 5 PSS Grandparent Family Apartments Morrisania 1 6 Randall-Balcom Houses Throgs Neck 3 6 230 1971 Sack Wern Houses Soundview 7 6 410 May 31, 1977 Saint Mary's Park Houses Melrose 6 21 and 22 1,007 April 30, 1959 Sedgwick Houses Morris Heights 7 14 and 15 784 March 23, 1951 Sotomayor Houses Soundview 28 7 1,496 January 31, 1955 Originally known as Bronxdale Houses. Soundview Houses Soundview 13 7 1,255 December 31, 1954 South Bronx Area (Site 402) Melrose 4 3 1986 Southern Boulevard M.H.O.P. (Multi Family Homeownership Program) Mott Haven Stebbins Avenue-Hewitt Place Longwood 2 3 1986 Teller Avenue-East 166th Street Concourse 1 6 91 1972 Throgs Neck Addition Throgs Neck 4 8 and 11 287 September 30, 1971 Throgs Neck Houses Throgs Neck 29 3 and 7 1,185 November 30, 1953 Twin Park East (Site 9) Houses East Tremont 1 14 219 November 30, 1981 Twin Park West (Site 1 and 2) Houses Tremont 1 16 312 September 30, 1974 Union Avenue-East 163rd Street Morrisania 1 9 200 March 31, 1985 Union Avenue-East 166th Street Morrisania 6 3 120 April 30, 1988 University Avenue Rehab Morris Heights 4 6 230 January 31, 1985 Webster Houses Morrisania 5 21 605 September 30, 1965 West Farms Square Rehab East Houses 4 6 1915 West Farms Square (Conventional) East Morrisania 1 5 1915 West Farms Square M.H.O.P. (Multi Family Homeownership Program) East Morrisania 2 5 and 6 1915 West Tremont Avenue-Sedgwick Avenue Area Morris Heights 1 11 148 July 31, 1973 West Tremont Rehab (Group 1) Morris Heights 2 5 and 6 97 March 31, 1983 West Tremont Rehab (Group 2) Morris Heights 2 6 99 May 31, 1989 West Tremont Rehab (Group 3) Morris Heights 3 5 85 May 31, 1989 Brooklyn NYCHA Developments in Brooklyn Coney Island Houses, Coney Island Cooper Park Houses, East Williamsburg Ingersoll Houses, Fort Greene Lafayette Houses, Clinton Hill Marlboro Houses, Gravesend Sheepshead Houses, Sheepshead Bay Unity Tower, Coney Island Wyckoff Gardens, Boerum Hill Vanderveer Estates Apartments nka Flatbush Gardens,[6] Tiffany Towers nka TiVo Towers,[7] Ebbsfield Field Apartments[8] and Towers of Bay Ridge[9] and Rutland Rd Houses in Brooklyn, all five includes rent, gas & electric (AC including) in the lease, so it's not projects or developments owned by NYCHA, even though all five take Section 8. NYCHA Property Neighborhood/Subsection No.# of Buildings No.# of Stories No.# of Apartments Date of Completion Date of Demolition Notes 104-14 Tapscott Street Brownsville 1 4 30 October 31, 1972 303 Vernon Avenue Bedford-Stuyvesant 1 24 234 May 31, 1967 572 Warren Street Boerum Hill 1 6 1971 Albany Houses I Crown Heights 6 14 824 October 2, 1950 Albany Houses II Crown Heights 3 13 and 14 396 January 31, 1957 Armstrong Houses I Bedford-Stuyvesant 11 4 and 6 369 May 31, 1973 Armstrong Houses II Bedford-Stuyvesant 5 5 248 October 31, 1974 Atlantic Terminal Site 4B Fort Greene 1 31 300 April 30, 1976 The tallest residential property owned by NYCHA, reaching 31 stories. Bay View Houses Canarsie 23 8 1,610 May 31, 1956 Belmont-Sutter Area East New York 3 3 72 February 28, 1986 Bernard Haber Houses Coney Island 3 14 380 June 30, 1965 Berry Street-South 9th Street Williamsburg 4 3 and 6 148 September 30, 1995 Borinquen Plaza I Williamsburg 8 7 509 February 28, 1975 Borinquen Plaza II Williamsburg 7 7 425 December 31, 1975 Boulevard Houses East New York 18 6 and 14 1,436 March 22, 1951 Tallest six 14 story multi residential property from 1951-1960. Breukelen Houses Canarsie 30 3 and 7 1,595 October 31, 1952 Brevoort Houses Bedford-Stuyvesant 13 7 894 August 31, 1955[10] Brown Houses Ocean Hill 2 6 200 July 31, 1985 Brownville Houses Brownsville 27 6 1,319 April 16, 1948 Bushwick-Hylan Houses Williamsburg 8 13 and 20 1,221 March 31, 1960 Bushwick II & Bushwick CDA Bushwick 5 3 276 December 31, 1986 Carey Gardens Coney Island 3 15 and 17 683 November 30, 1970 Crown Heights Houses Crown Heights 8 4 1910 Coney Island Houses Coney Island 5 14 535 January 31, 1957 Cooper Park Houses East Williamsburg 11 7 609 June 8, 1953 Cypress Hills Houses East New York 15 7 1,442 May 31, 1955 East New York City Line Houses East New York 33 3 63 March 31, 1976 Farragut Houses Downtown Brooklyn 10 13 and 14 1,390 April 30, 1952 Fenimore Houses East Flatbush 18 2 36 September 30, 1969 Fiorentino Houses East New York 8 4 160 October 31, 1971 Glenmore Plaza Brownsville 4 10, 18, and 24 438 April 30, 1968 Glenwood Houses Flatlands 20 6 1,187 July 14, 1950 Gowanus Houses Gowanus 14 4, 6, 9 and 13 1,134 June 14, 1949 Gravesend Towers Houses Coney Island 15 7 634 June 30, 1954 Hope Gardens Bushwick 4 7 and 14 324 August 31, 1981 Hosts Left Hook NYC in its community center Howard Houses Brownsville 10 7 and 13 814 December 31, 1955 Howard Av. Houses Crown Heights 8 3 1992 Howard Av.-Park Place Crown Heights 8 3 155 August 31, 1994 Independence Towers Williamsburg 6 21 744 October 31, 1965 Ingersoll Houses Fort Greene 20 6 and 11 1,802 February 24, 1944 Johnathan Williams Plaza Williamsburg 5 14 and 21 577 April 15, 1964 Kingsborough Houses-Kingsborough Extension Crown Heights 16 6 1,148 October 31, 1941 Lafayette Gardens Clinton Hill 7 13, 15 and 20 880 July 31, 1962 Langston Hughes Apartments Brownsville 3 22 508 June 30, 1968 Lenox Road-Rockaway Parkway Brownsville 3 4 74 May 31, 1985 Linden Houses East New York 19 8 and 14 1,586 June 30, 1958 Long Island Baptist Houses East New York 4 6 233 June 30, 1981 Louis Heaton Pink Houses East New York 22 8 1,500 September 30, 1959 Marcus Garvey Houses Brownsville 3 6 and 14 321 February 28, 1975 Marcy Houses Bedford-Stuyvesant 27 6 1,705 January 19, 1949 Marcy-Greene Avs. Houses Bedford-Stuyvesant 3 3 1994 Marlboro Houses Gravesend 28 7 and 16 1,765 January 31, 1958 Nostrand Houses Marine park 16 6 1,148 December 14, 1950 O'Dwyer Gardens Houses Coney Island 6 15 and 16 573 December 31, 1969 Ocean Hill Apartments Ocean Hill 3 14 236 March 31, 1968 Ocean Hill-Brownsville Ocean Hill-Brownsville 5 4 1910 Palmetto Gardens Bushwick 1 6 115 March 31, 1977 Penn. Av. Rehab. East New York Penn.-Wortman Avs.



Houses East New York 3 8 and 16 336 September 30, 1972 Park Rock Rehab.



Crown Heights 9 134 February 28, 1986 Prospect Plaza Ocean Hill 4 12 and 15 368 June 30, 1974 Summer of 2014 First NYCHA development to be demolished Ralph Av. Rehab Brownsville 5 4 118 December 31, 1986 Red Hook East Houses Red Hook 27 2 and 6 2,528 November 20, 1939 Red Hook West Houses Red Hook 3 3 and 14 345 May 31, 1955 the location of the 1991 film, *Straight Out of Brooklyn* Roosevelt Houses Bedford-Stuyvesant 6 14, 15 and 16 762 September 30, 1964 Rutland Towers East Flatbush 1 6 61 May 31, 1977 Saratoga Square Bedford-Stuyvesant 2 12 and 13 251 November 30, 1980 Seth Low Houses Brownsville 4 17 and 18 536 December 31, 1967 Sheepshead Bay Houses Sheepshead Bay 18 6 1,056 August 8, 1950 Sterling Pl. Rehabs Crown Heights 5 4 83 January 31, 1991 Summer Houses Bedford-Stuyvesant 13 7 and 12 1,098 April 30, 1958 Stuyvesant Gardens I Bedford-Stuyvesant 5 4 330 August 31, 1972 Stuyvesant Gardens II Bedford-Stuyvesant 1 7 150 February 28, 1986 Surfside Gardens Coney Island 5 14 and 15 597 June 30, 1969 Tapscott St. Rehab Brownsville 8 4 155 January 31, 1986 Tilden Houses Brownsville 8 16 998 June 30, 1961 Tompkins Houses Bedford-Stuyvesant 8 8 and 16 1,048 July 31, 1964 Taylor/Wythe Houses Williamsburg 5 8, 11, 12 and 13 525 June 30, 1974 Unity Plaza East New York 5 6 462 November 30, 1973 Van Dyke Houses Brownsville 22 3 and 14 1,602 May 31, 1955 the location of the 2010 film, *Brooklyn's Finest* Vandalia Av. Houses East New York 2 10 289 May 31, 1983 Vernon Houses Bedford-Stuyvesant Walt Whitman Houses Fort Greene 15 6 and 13 1,636 February 24, 1944 Weeksville Gardens Crown Heights 2 4 and 5 257 April 30, 1974 William Reid Houses East Flatbush 1 20 228 November 30, 1969 Williamsburg Houses Williamsburg 20 4 1,620 April 10, 1938 Oldest public housing development in the borough. Woodson Houses Brownsville 2 10 and 25 407 August 31, 1970 Wyckoff Gardens Boerum Hill 3 21 528 December 31, 1966 Queens Astoria Houses The Queensbridge Houses NYCHA Property Neighborhood/Subsection No.# of Buildings No.# of Stories No.# of Apartments Date of Completion Date of Demolition Notes Astoria Houses Astoria 22 6 and 7 1,102 November 9, 1951 Baisley Park Houses South Jamaica 5 8 385 April 30, 1961 Beach 41st Street-Beach Channel Drive Houses Far Rockaway 4 13 712 November 30, 1973 Bland Houses Flushing 5 10 400 April 30, 1952 Carleton Manor Arverne 1 11 170 March 31, 1967 Conlon L.I.H.F.E. Towers Jamaica 1 13 216 March 31, 1971 Forest Hills Co-op Houses Forest Hills 3 12 430 November 30, 1975 Left NYCHA in 2017 to become a tenant-managed co-op. Hammel Houses Rockaway Beach 14 6 and 7 712 April 30, 1955 International Tower South Jamaica 1 10 153 May 31, 1983 Latimer Gardens Flushing 4 10 434 September 30, 1970 Leavitt House Flushing 1 6 83 Oct 17, 1974 managed by Latimer Gardens Ocean Bay Apartments (Bayside) Far Rockaway 24 7 and 9 1,378 September 25, 1961 formerly known as Edgemere Houses Ocean Bay Apartments (Oceanside) Far Rockaway 7 6 417 February 28, 1951 formerly known as Arverne Houses Pomonok Houses Flushing 35 3, 7 and 8 2,070 June 30, 1952 Queensbridge Houses (North and South) Long Island City 26 6 3,142 March 15, 1940 the largest public housing complex in the United States. The oldest Public Housing development in Queens Ravenswood Houses Long Island City 31 6 and 7 2,167 July 31, 1951 Redfern Houses Far Rockaway 9 6 and 7 604 June 1, 1959 Rehab Program College Point Shetlon Houses South Jamaica 1 12 155 October 31, 1978 South Jamaica I Houses South Jamaica 11 3 and 4 440 August 1, 1940 South Jamaica II Houses South Jamaica 16 3 and 7 600 October 25, 1954 Woodside Houses Woodside 20 6 1,358 December 30, 1949 Staten Island NYCHA Property Neighborhood/Subsection No.# of Buildings No.# of Stories No.# of Apartments Date of Completion Date of Demolition Notes Berry Houses Dongan Hills 8 6 506 October 30, 1950 Cassidy-Lafayette Houses Randall Manor 4 6 381 September 30, 1971 Mariners Harbor Houses Mariners Harbor 22 3 and 6 605 August 31, 1954 New Lane Shores Houses Shore Acres 1 10 304 July 31, 1984 Richmond Terrace Houses New Brighton 6 8 489 October 12, 1964 South Beach Houses South Beach 8 6 422 March 20, 1950 Stapleton Houses Stapleton 6 8 693 May 31, 1962 Largest public housing development in the borough. West Brighton Houses West New Brighton 8 8 490 December 31, 1962 Todt Hill Houses Manor Heights 7 6 502 June 1, 1950 History NYCHA was created in 1934 to help alleviate the housing crisis caused by the Great Depression during Mayor Fiorello H. LaGuardia's administration and was the first agency in the United States to provide publicly funded housing.[11][12][11] The agency used the developments to practice slum-clearance and establish model affordable housing for the city. In 1935, NYCHA completed its first development, the First Houses, located on the Lower East Side of Manhattan. The parcel of land the houses were located on were purchased from Vincent Astor and the city used eminent domain to secure the remaining property. However, the construction of the First Houses used existing apartment buildings to renovate which proved too costly.[13][11] NYCHA's first two "new from the ground up" developments were Harlem River in 1937 and Williamsburg in 1938. Both are noted for their art-deco style of architecture, which are unique in public housing. These developments were segregated based on race with Harlem River being black-only and Williamsburg white-only.[13][11] The Authority boomed in partnership with Robert Moses after World War II as a part of Moses' plan to clear old tenements and remake New York as a modern city. Moses indicated later in life that he was disappointed at how the public housing system fell into decline and disrepair. The majority of NYCHA developments were built between 1945 and 1965. Unlike most cities, New York depended heavily on city and state funds to build its housing after the Federal Housing Act of 1937 expired and a new bill wasn't agreed upon until the Federal Housing Act of 1949, rather than just the federal government.[14] Most of the postwar developments had over 1,000 apartment units each, and most were built in the modernist, tower-in-the-park style popular at the time. In the 1950s and 1960s, many New Yorkers, including supporters, became more critical of the agency and in response NYCHA introduced a new look that included variations of height, faster elevators, and larger apartments. In 1958, Mayor Robert F. Wagner Jr. began to shift construction away from megaprojects to smaller sites which retained the street grid and had under 1,000 units.[1] In 1964, NYCHA ended a policy that held apartments for white tenants in an attempt to integrate the developments. Tenants organized a rent strike in opposition to the policy and the State Commission of Human Rights questioned if the policy was in accordance to the state's laws on discrimination.[15] In 1995, the New York City Housing Authority Police Department and the New York City Transit Police were merged into the New York City Police Department by NYC Mayor Rudolph W. Giuliani and continues today as the New York City Police Department Housing Bureau. Governance and operations NYCHA is a public-benefit corporation, controlled by the Mayor of New York City, and organized under the State's Public Housing Law.[11][16] The NYCHA ("NYCHA Board") consists of seven members, of which the chairman is appointed by and serves at the pleasure of the Mayor of New York City, while the others are appointed for three-year terms by the mayor.[17] The board includes three members who are residents of public housing, and a board chair who also serves as NYCHA's chief executive officer.[18] On September 15, 2022, Mayor Eric Adams announced a new two person leadership structure for NYCHA with a split between the NYCHA Chair and CEO roles, with the CEO managing the day-to-day operations and the Chair overseeing the NYCHA Board. The Authority is the largest public housing authority (PHA) in North America. In spite of many problems, it is still considered by experts to be the most successful big-city public housing authority in the country.



Whereas most large public housing authorities in the United States (Chicago, St. Louis, Baltimore, etc.) have demolished their high-rise projects and in most cases replaced them with lower density housing, New York's continue to be fully occupied. Most of its market-rate housing is also in high-rise buildings. NYCHA also administers a citywide Section 8 Leased Housing Program in rental apartments. However, new applications for Section 8 have not been accepted since December 10, 2009.[19] New York also maintains a long waiting list for its apartments. Because of demand, the Housing Authority in recent years, has selected more "working families" from applicants to diversify the income structure of occupants of its housing, as had been typical of residents who first occupied the facilities.[citation needed] NYCHA's Conventional Public Housing Program has 175,636 apartments (as of 2018) in 325 developments throughout the city.[20] NYCHA has approximately 13,000 employees serving about 173,946 families and approximately 392,259 authorized residents.[20] Based on the 2010 census, NYCHA's Public Housing represents 8.2% of the city's rental apartments and is home to 4.9% of the city's population. NYCHA residents and Section 8 voucher holders combined occupy 12.4% of the city's rental apartments.[21] List of chairpersons No. Chairperson Term Mayor Previous Position 1. Langdon Post February 17, 1934 – December 1, 1937 Fiorello H. La Guardia U.S.Assistant Federal Relief Administrator 2. Alfred Rheinstein December 17, 1937 – October 9, 1939 Fiorello H. La Guardia Chairman & CEO, Rheinstein Construction Company 3. Gerard Swope December 11, 1939 – January 26, 1942 Fiorello H. La Guardia President, General Electric Company 4. Edmond Borgia Butler May 2, 1942 – July 1, 1947 Fiorello H. La Guardia Professor, Fordham University Law School 5. Thomas Francis Farrell July 1, 1947 – September 15, 1950 William O'Dwyer Chief of Field Operations, The Manhattan Project 6. Philip J. Cruise September 15, 1950 – April 3, 1958 Impellitteri (acting mayor) Assistant Chairman, New York City Housing Authority 7. William Reid April 1958 – December 31, 1965 Robert F. Wagner Jr. Chairman, Hudson and Manhattan Railroad 8. Missing Name January 1966 – 9. Gerald J. Carey 1966 John V. Lindsay General manager, New York City Housing Authority 10. Walter Edward Washington 1966 – 1967 John V. Lindsay Exec. Dir. National Capital Housing Authority, DC 11.



Albert Walsh October 31, 1967 – January 7, 1970 John V. Lindsay Deputy Commissioner, NYS Division Housing & Urban Renewal 12. Simeon Golar January 16, 1970 – May 31, 1973 John V. Lindsay Chairman, NYC Commission on Human Rights 13. Joseph J. Christian 1973 – December 31, 1985 John V. Lindsay, Abraham D. Beame, Edward I. Koch Commissioner of Development, NYC Housing and Development Administration 14. Emanuel P. Popolizio January 4, 1986 – November 1990 Edward I. Koch Chairman, NYC Conciliation and Appeals Board 15. Laura D. Blackburne November 1990 – February 22, 1992 David N. Dinkins President & CEO, Institute for Mediation and Conflict Resolution, NYC 16. Sally B. Hernandez-Pinero February 22, 1992 – January 1994 David N. Dinkins NYC Deputy Mayor for Finance and Economic Development 17. Ruben Franco January 31, 1994 – January 7, 1999 Rudy Giuliani Pres. and General Counsel, Puerto Rican Legal Defense and Education Fund 18. John G. Martinez April 19, 1999 – April 1, 2001 Rudy Giuliani First Vice-president, Paine Webber Inc. 19. Tino Hernandez April 1, 2001 – December 12, 2008 Rudy Giuliani, Michael R. Bloomberg Commissioner, New York City Department of Juvenile Justice 20. Ricardo Elias Morales December 15, 2008 – May 13, 2009 Michael R. Bloomberg NYCHA General Counsel & Chief Ethics Officer 21. John B. Rhea June 1, 2009 – December 30, 2013 Michael R. Bloomberg Managing Director & Co-Head of Global Consumer/Retail Group, Barclays Capital 22. Shola Olatoye February 8, 2014 – April 30, 2018[22] Bill de Blasio Vice Chair of NYCHA Board of Directors * Stanley Brezenoff (Interim Chair & CEO*) June 1, 2018 – February 15, 2019 Bill de Blasio NYCHA Interim CEO, NYC Health and Hospitals Corporation * Kathryn Garcia (Interim Chair & CEO*) February 5, 2019 – July, 2019 Bill de Blasio Commissioner, NYC Department of Sanitation (continuing as) 23. Gregory Huss Appointed June 18, 2019, effective August 12, 2019 – September 19, 2022 Bill de Blasio, Eric Adams Executive director & CEO, Minneapolis Public Housing Authority * Lisa Bova-Hiatt (Interim CEO*) September 19, 2022 – July 6, 2023 Eric Adams NYCHA Executive Vice President of Legal Affairs and General Counsel 24. Lisa Bova-Hiatt (CEO) Jamie Rubin (Board Chair) July 6, 2023 – Eric Adams NYCHA Interim CEO (Lisa Bova-Hiatt), Chief Investment Officer (CIO) Aligned Climate Capital (Jamie Rubin) Capital needs In 2004, NYCHA contracted with the Architectural/Engineering firm Parsons Brinckerhoff Quade and Douglas to perform a needs assessment survey of all 2500+ properties owned by the agency (excluding FHA Homes, which were inspected by in-house NYCHA personnel in about 2007). In 2005, a report was released detailing the conditions of every aspect and building component of each individual property, based on a scale of 1 to 5 (in this case, 1 being the highest or best rating, and 5 being the lowest, or poorest rating). This report identified \$6.9 billion in needs required to bring the Authority's structures into a state of good repair. In 2011/12, a second needs assessment survey was done by PBQ&D, which identified \$16.5 billion in needs. This represented an average of \$93,000 per unit. It is anticipated that an upcoming needs assessment contract will reveal capital needs in excess of \$25 billion.[24] The needs assessment survey is divided into five broad categories, which are: Architectural, Mechanical, Electrical, Site, and Apartments. Given the large number of apartment units within NYCHA, the report's findings on apartments are based upon an inspection of 5% of NYCHA's total inventory. In mid-2007, NYCHA faced a \$225 million budget shortfall.[25] In late 2015, NYCHA announced the formation of the Fund for Public Housing,[26] a nonprofit organization that will seek to raise \$200 million over three years to supplement NYCHA's efforts and improve the lives of NYC public housing residents. The Fund received its first donation of \$100,000 from the Deutsche Bank in December 2015.[27] Also in 2015 Mayor Bill de Blasio released a plan called Next-Gen NYCHA[41][42] Then in July, 2020 NYCHA announced a new plan called A Blueprint for Change which would transfer 110,000 apartments to a newly created public entity - a Public Housing Preservation Trust.[43] In February, 2021 the Chelsea NYCHA Working Group released their plan for the Elliott-Chelsea Houses and the Fulton Houses and the city released an RFP for it.[44][45] Hurricane Sandy and its impact on NYCHA In October, 2012, Hurricane Sandy turned out to be the single most destructive event in the history of the New York City Housing Authority. The storm impacted approximately 10% of NYCHA's developments, which left 400 buildings without power, and 386 buildings without heat and hot water.[46] In February 2014, NYCHA's Recovery and Resilience Department was created bringing about initial agreements in over \$3 billion in funding for over 33 developments by March 2015. In August 2015, the first construction began on Lower East Side V. In December 2015, NYCHA received \$3 billion in disaster recovery funding and by December 2016, \$201 million of construction was underway. By December 2017, \$1.85 billion in contracts were awarded, and construction was underway at 27 developments. Construction at all Sandy-impacted sites are expected to be completed by the end of 2021.[46] Lawsuits Tenant lawsuit In February 2018, attorney Jim Walden filed a lawsuit on behalf of 400,000 NYCHA tenants living in squalid conditions. The suit demands that the court appoint an independent monitor to oversee NYCHA because the agency failed to provide tenants with heat and hot water, keep residents safe from lead, involve tenants in policy-making, and hire residents, as required under federal law.[47] In April 2018, under intense pressure from the lawsuit, chairwoman Shola Olatoye resigned.[22] Federal lawsuit On June 11, 2018, U.S. Attorney Geoffrey Berman filed a lawsuit accusing NYCHA of violating health and safety regulations, exposing children to lead paint, and training its workers to deceive inspectors under the oversight of chairwoman Shola Olatoye from 2012 to 2016.[48][49] According to federal prosecutors, deceptions NYCHA workers used included shutting off buildings' water supplies during inspections to hide leaks and building false walls out of plywood to hide dilapidated rooms from inspectors.[48] That day, NYCHA settled the lawsuit by admitting to the allegations, agreeing to spend an additional \$1 billion over the next four years, and by agreeing to oversight by a federal monitor.[48][50] In 2019, the federal government reached an agreement with the city to appoint a federal monitor and \$2.2 billion spent by the city over the next decade on repair to avoid a federal takeover.[51] In February 2019, federal officials chose Bart Schwartz as the NYCHA monitor.[52] Statistics 335 developments in New York City[53] Staten Island has 9 developments with 4,499 apartments Queens has 22 developments with 17,126 apartments The Bronx has 100 developments with 44,500 apartments Brooklyn has 98 developments with 58,669 apartments Manhattan has 102 developments with 53,890 apartments[21] The Bronx's largest development is Edenwald Houses in Edenwald with 2,036 apartments. Brooklyn's largest development is Red Hook Houses in Red Hook with 2,878 apartments. Queens's largest development is Queensbridge Houses in Long Island City with 3,142 apartments Manhattan's largest development is Baruch Houses on the Lower East Side with 2,391 apartments Staten Island's largest development is Stapleton Houses in Stapleton with 693 apartments.[21] 10 developments consisting of FHA Acquired Homes are located in more than one borough and total 200 apartments 42 developments are for seniors only: 15 seniors-only buildings exist within mixed-population developments NYCHA has approximately 9,822 apartments designated for seniors only There also are 7,639 retrofitted apartments for families of persons who are mobility impaired as of September 30, 2007 As of April 13, 2017: 14 developments are at least 70 years old; a total of 60 developments are 60 to 69 years old; there are 75 developments 50 to 59 years old; another 89 developments are 40 to 49 years old, and 52 developments are 30 to 39 years old. The combined demographics of all public housing developments in New York City is about 46% Black, 44% Hispanic, 4% White, 5% Asian, and 1% other.[54] NYCHA residents in Chelsea earn significantly less money than the average Chelsea resident and are almost half as likely to have a college degree.[5] The Queensbridge Houses in Long Island City, Queens, is now North America's largest housing project with 3,142 apartments, following the demolition of several larger Chicago housing projects, including the Cabrini-Green Homes and the Robert Taylor Homes (whose 4,321 three, four and five bedroom apartments once made it the largest public housing project in the world).[55] The Bronzeville section of Chicago now has the highest concentration of low income public housing in America, following the demolition of a huge 5-mile long tract of public housing stretching along State and Federal on Chicago's South Side. While pre-Plan For Transformation Chicago Housing Authority high-rise developments tended to be much larger and more concentrated than those of the NYCHA, the NYCHA operates several times as many apartments and houses three times as many residents. East Harlem in Manhattan has the second highest concentration of public housing in the nation, closely following Bronzeville. See also Public housing in the United States Mitchell-Lama Housing Program La Guardia and Wagner Archives Rent control in New York Developing Lives New York City Department of Housing Preservation and Development Project Lives Panorama of NYCHA houses References ^ a b c d e Bloom, Nicholas Dagen; Lasner, Matthew Gordon (2016). *Affordable Housing in New York: The People, Places, and Policies That Transformed a City*. Princeton University Press. ISBN 9780691167817. ^ "NYCHA Fact Sheet 2021" (PDF). Retrieved 2021-09-24.{{cite web}}: CS1 maint: url-status (link) ^ "NYCHA - About". www1.nyc.gov. 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Official website La Guardia and Wagner Archives/New York City Housing Authority Collection New York City Housing Authority collected news and commentary The New York Times Retrieved from "