



NEW YORK
**ALLIANCE FOR
INCLUSION & INNOVATION**



**Council on
Developmental
Disabilities**

NYC and Housing



Rent Controlled Apartments

- Living in a building constructed before 1947
- Tenant living in apartment continually since 1971
- Median gross rent \$1,039
- About 16,400 apartments (~1% of the city rental stock)
- Will gradually convert to *Rent Stabilized* or deregulated
- Very difficult to get, unless through family succession rights

Rent Stabilized Apartments

- Built between 1947 & 1974 with more than 6 units
- Just over 960,600 apartments in NYC (~41% of rental stock)
- Most have no income limits
- No limit to rent stabilized rent
- Rent increases controlled by Rent Guidelines Board
 - Example: 2024 1BR /1Year increase 2.75%

2024
Price Index
of Operating
Costs
April 18, 2024

New York City Rent Guidelines Board

NYC Housing Departments



Affiliated Boards and Commissions: 9/11 Memorial & Museum Board | Advisory Council for the NYC Civil Courts Housing | Atlantic Yards Community Development Corporation | Board of Standards and Appeals | Brooklyn Public Library | Brooklyn Bridge Park Corporation | Brooklyn Bridge Park Development Corporation | Brooklyn Historical Society | Brooklyn Navy Yard | Development Corporation | Build NYC | Central Park Conservancy | City Planning Commission | Convention Center Development Corporation | Convention Center Operating Corporation | Council for Airport Opportunity | Cultural Affairs Advisory Commission | Cultural Institution Group | DCLA Citizens' Advisory Committee | Empire State Development Corporation | Flushing Meadows-Corona Park Alliance | Forest Park Trust | Greenbelt Conservancy | Hudson River Park Trust | Hudson River Valley Greenway Communities Council | In REM Foreclosure Release Board | Industrial and Commercial Incentive Board | Industrial Development Agency | Jamaica Bay-Rockaway Parks Conservancy | Jazz at Lincoln Center | Latin Media and Entertainment Commission | Libraries Loft Board | Lower Manhattan Development Corporation | Moynihan Station Development Corporation | Museum of Modern Art | New York Community Trust Distribution Committee | New York Public Library | Nightlife Advisory Board | NYC Empowerment Zones | NYC Housing Development Corporation | NYC Land Development Corporation | NYC Rent Guidelines Board | NYS Department of Economic Development | Prospect Park Alliance | Queens Borough Public Library | Randall's Island Park Alliance, Inc. | Residential Mortgage Insurance Corporation | Roosevelt Island Operating Corporation | Temporary Commercial Incentive Area Boundary Commission | Theater Subdistrict Council LDC | Trust for Cultural Resources | Trust for Governors Island | United Nations Development Corporation | Waterfront Management Advisory Board | World Trade Center Performing Arts Center

NYCHA

- **NY City Housing Authority**
- **Funded via US Department of Housing and Urban Development (HUD)**
- **Some infusion of City and State funds for special projects**
- **Serve 528,105 people**
- **Plus 167,135 Rental subsidies**

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).

Changing Public Housing



PACT-RAD

Scattered Sites in Brooklyn and Manhattan



Fast Facts

Resident Impact

- No displacement – PACT calls for in-place rehabilitation
- Will not raise residents' rents above 30% of adjusted gross income
- Residents are consulted throughout the conversion process
- Resident rights are maintained in line with public housing protections

Benefits

- More stable federal funding
- Permanent affordability for residents
- Preservation of public housing developments
- Ability to raise funds for apartment repairs
- Opportunity to address infrastructure and underlying building issues

Ownership

- NYCHA maintains ownership of the land and buildings
- The selected development partner will operate the renovated buildings under a long-term lease agreement (typically 99 years)
- NYCHA will serve as the Section 8 administrator and have oversight of the buildings, including rent determination, inspections, and filling vacancies

Housing Preservation & Development (HPD)

- \$1.8B budget from federal and City funding
 - Keep housing affordable
 - Create more housing
- Section 8 Program Rental Housing
- Supports Housing Ambassadors program for housing application assistance
- Home First Down Payment Assistance program
- Enforce tenant rights
- Affordable Housing Guide



Affordable Housing Guide for People with Disabilities

January 2022

Mayor's Office for People with Disabilities



Questions about your lease?
Are you behind on rent?
Are you in housing court?

Call 311 and ask for the

Tenant Helpline

Finding affordable housing



New York Housing Resource
Center for People with
Intellectual/Developmental Disabilities



Housing
Ambassador
Program

Disability Rent Increase Exemption (DRIE) Senior Rent Increase Exemption (SCRIE)



Check Your Eligibility ▶

<https://www.nyc.gov/site/rentfreeze/index.page>

SCRIE/DRIE APPLICATION Visual Guide to Documents

NYC
Department of Finance

Next Steps



- Visit www.NYHRC.org for more resources
- Check out the Housing Resource Guide
- Sign up for Housing Connect