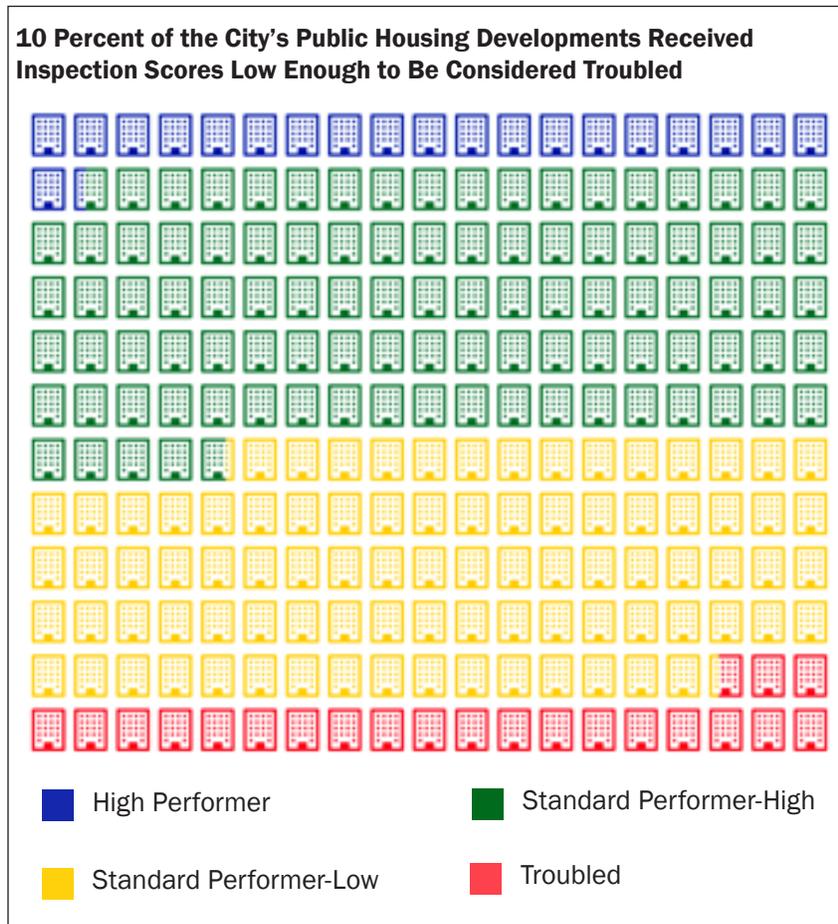


How Does the Condition of the City’s Public Housing Rate Based on the Most Recent Federal Inspections?

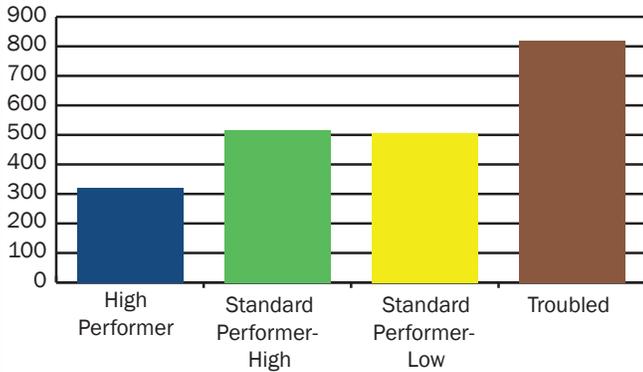
The U.S. Department of Housing and Urban Development inspects public housing developments across the country to ensure that they are safe, sanitary, and in good repair. Under a 2005 federal rule, local housing authorities are required to form groupings of developments—called Asset Management Projects—that are located near each other or have similar building or tenant characteristics; on average, one New York City Housing Authority asset management group includes two developments. The federal housing department inspects a sample of buildings and apartments within each of the housing authority’s asset management groups and assigns an inspection score for the group as a whole. The most recent data, released in August 2016, is based on inspections conducted from January 2015 through April 2016 and covers the majority of the city’s public housing.



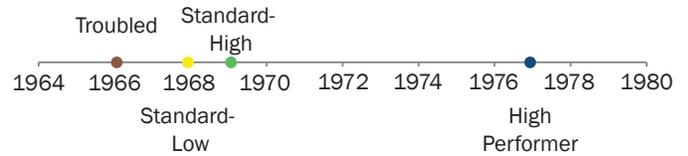
- The average inspection score for the city’s public housing was 73.5, below the national average of 86.7.
- Nine percent of the city’s public housing developments were in asset groups that were “high performers” with scores of 90 or above. The highest score received by a set of New York City Housing Authority developments was 97, awarded to an asset group that includes two Brooklyn developments, Marcy Avenue–Greene Street (Sites A and B), and three Manhattan developments, 154 West 84th Street, Stanton Street Houses, and Lower East Side III.
- Ten percent of the city’s housing authority developments were in asset groups with scores of less than 60, low enough to be considered “troubled.” The lowest score for a development was 33, awarded to Patterson Houses in the Bronx (the only development in the asset group).
- The majority of the city’s developments were in asset groups that received scores of 60 to 89, making them “standard performers.” Around 43 percent of New York’s public housing developments received scores of 75 to 89, putting them on the high end of the standard performers and 38 percent received a score from 60 to 74, putting them on the low end.

Developments With Lower Scores Are on Average Larger and Older

Average Number of Apartments per Development



Average Year of Completion



- Developments that received an inspection score low enough to be considered troubled include an average of 819 apartments, while those considered high performers average 321 apartments.
- Because the city developments that received the highest scores were on average smaller than those that received lower scores, only 5 percent of the housing authority's more than 400,000 residents lived in housing considered high-performing. Nearly 16 percent of housing authority tenants lived in housing considered troubled.
- Developments with lower scores are on average older than those with higher scores. The average year of completion for troubled developments was 1966. High performers, however, had an average completion year of 1977.

SOURCES: IBO analysis of the Department of Housing and Urban Development's 2016 Physical Inspection Score Data and of the New York City Housing Authority 2016 Development Data Book

NOTES: Performance categories are based upon the Department of Housing and Urban Development's classification of public housing in its Public Housing Assessment System. The physical inspection makes up 40 percent of an asset group's total score, with the remainder comprised of management (25 percent) and financial (25 percent) assessments and capital planning (10 percent). Four New York City developments were not included in the federal 2016 Inspection data and inspections of three New York City Housing Authority asset groups containing six developments included in 2016 data were performed in 2013. Similarly, the 2016 federal data used to calculate the national average includes inspections performed from 2012 through 2016. Scores on past inspections determine the frequency of future inspections.

Prepared by Elizabeth Brown
New York City Independent Budget Office

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