

ALEXA AVILÉS

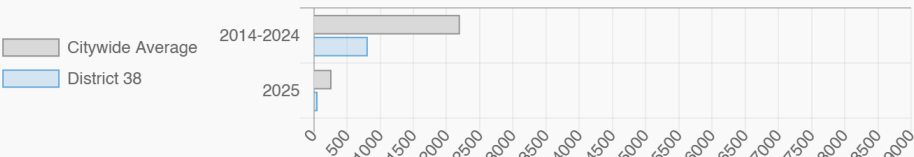
NY City Council District 38 @NYCCouncil38

Gowanus-Red Hook, Park Slope, South Slope, Sunset Park (West), Sunset Park (Central), Green-Wood Cemetery, Dyker Heights, Bensonhurst, Bath Beach, Borough Park (West)

Every Neighborhood Must Do Its Part To Solve New York’s Affordable Housing Crisis

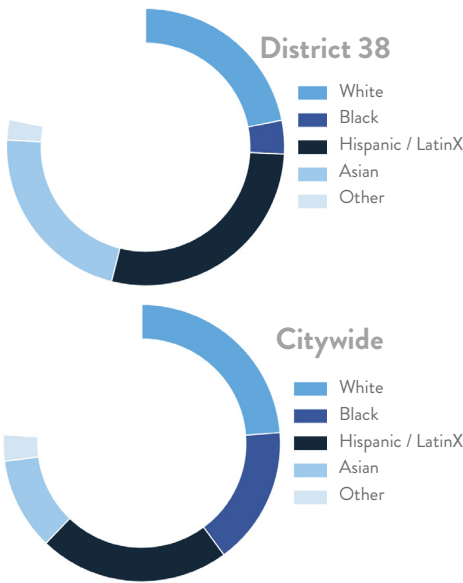
In New York City 500,000 households pay more than half their income in rent and 140,000 people were homeless while statewide New York has a shortage of 711,000 apartments affordable to very low-income households according to the most recent estimates.

Affordable Housing Construction in District: 2014-2024

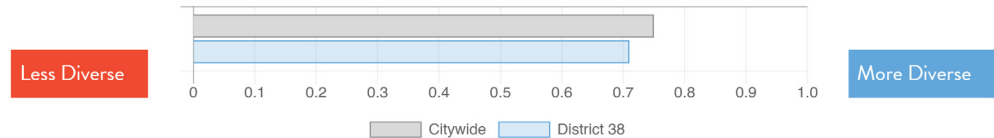


Ranked 30 IN AFFORDABLE HOUSING

Who lives in District 38?



Racial Diversity Index



Demographics	District 38	Citywide
Seniors – 65 And Older	13.1%	15.5%
Families With Children	29.2%	23.7%
Median Household Income	\$71,375	\$63,998
People Living Below Poverty Level	19.1%	17.2%

What are the housing needs in District 38?

Housing Need	District 38	Citywide Avg Per District
Rental Vacancy Rate	3.3%	3.6%
Rent Burdened Households	51.0%	49.6%
Severely Rent Burdened Households	25.4%	26.8%
Expiring Affordable Units 2026-2030	735	1,778
Percent Overcrowded	10.1%	5.3%
Code Violations Per 100 Units	23.0	23.7
NYCHA Capital Needs	\$1,481,239,264	\$1,467,444,775

What is the housing stock in District 38?

Housing Stock	District 38	Citywide Avg Per District
NYCHA Units	2,891	3,033
Section 8 Units	1,194	3,149
Density: PPL Per Acre	46.8	44.7
Percent Homeowners	29.9%	32.9%
Percent Renters	70.1%	67.1%
Rent Regulated Units	10,600	18,837
Units In 1-4 Family Homes	56.3%	38.0%
Units In 5-19 Unit Buildings	22.3%	13.1%
Units In 20+ Unit Buildings	21.1%	48.7%

Housing Production	District 38	Citywide Average
Housing Units In 2024	61,957	73,703
New Housing Units In 2025	343	859
Housing Units In 2025	62,300	74,562
Percent Change In 2025	0.55%	1.13%

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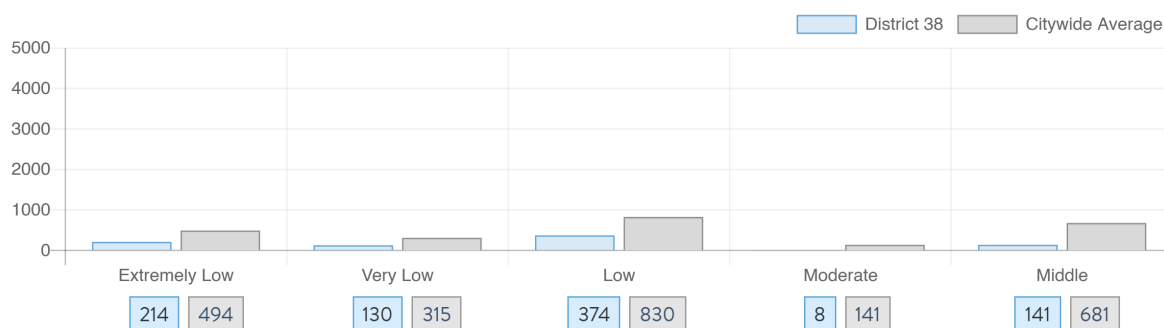
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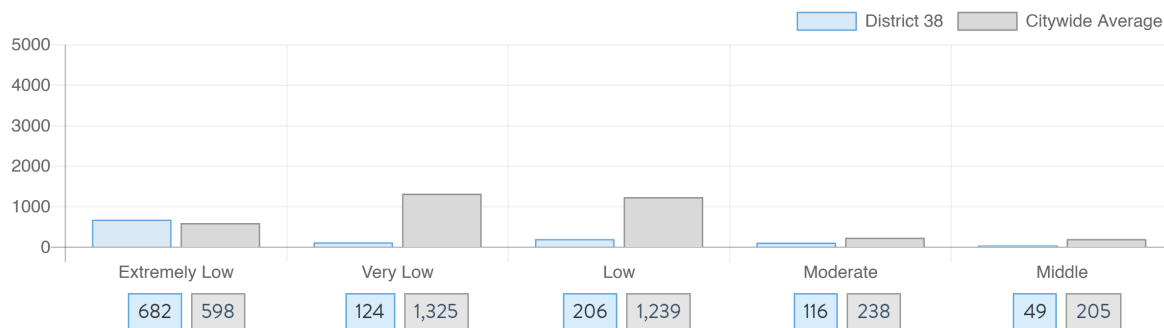
NYC
HOUSING TRACKER

What affordable housing is being produced?

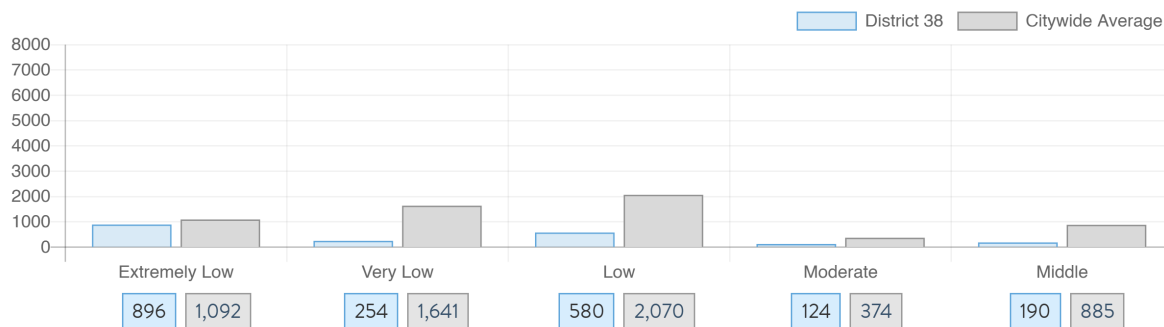
Affordable housing construction in district compared to Citywide average: 2014 - 2025



Affordable housing preserved in district: 2014 - 2025



Total affordable housing production in district: 2014 - 2025



Source: github.com/thenyhccitycouncil/districthousingtracker