

FARAH LOUIS

NY City Council

District 45

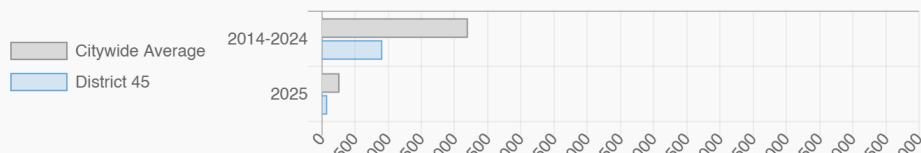
@FarahNLouis

Flatbush, Midwood, East Flatbush, Flatlands, Marine Park, Canarsie

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.

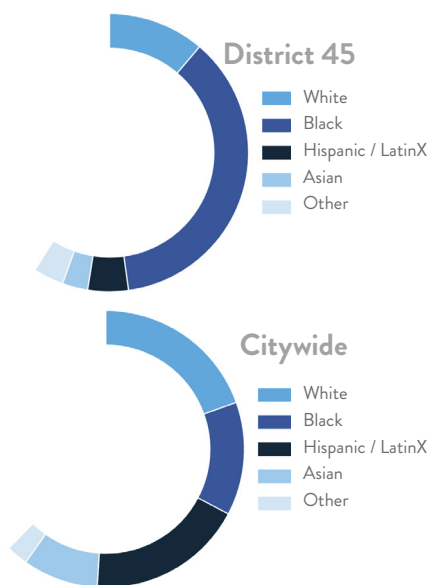
Affordable Housing Construction in District: 2014-2024



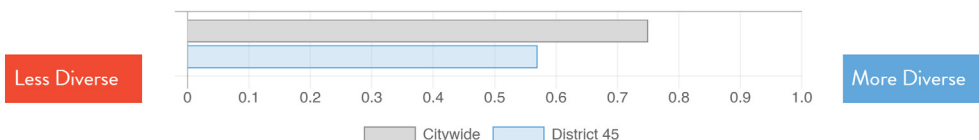
Ranked 29

IN AFFORDABLE HOUSING

Who lives in District 45?



Racial Diversity Index



Demographics

Demographics	District 45	Citywide
Seniors – 65 And Older	18.3%	15.5%
Families With Children	24.4%	23.7%
Median Household Income	\$80,568	\$63,998
People Living Below Poverty Level	12.0%	17.2%

What are the housing needs in District 45?

Housing Need	District 45	Citywide Avg Per District
Rental Vacancy Rate	2.4%	3.6%
Rent Burdened Households	50.0%	49.6%
Severely Rent Burdened Households	26.5%	26.8%
Expiring Affordable Units 2026-2030	191	1,778
Percent Overcrowded	5.1%	5.3%
Code Violations Per 100 Units	33.2	23.7
NYCHA Capital Needs	\$663,852,634	\$1,467,444,775

What is the housing stock in District 45?

Housing Stock	District 45	Citywide Avg Per District
NYCHA Units	1,188	3,033
Section 8 Units	1,393	3,149
Density: PPL Per Acre	57.9	44.7
Percent Homeowners	45.0%	32.9%
Percent Renters	55.0%	67.1%
Rent Regulated Units	20,100	18,837
Units In 1-4 Family Homes	58.2%	38.0%
Units In 5-19 Unit Buildings	7.4%	13.1%
Units In 20+ Unit Buildings	34.2%	48.7%

Housing Production	District 45	Citywide Average
Housing Units In 2024	63,483	73,703
New Housing Units In 2025	238	859
Housing Units In 2025	63,721	74,562
Percent Change In 2025	0.37%	1.13%

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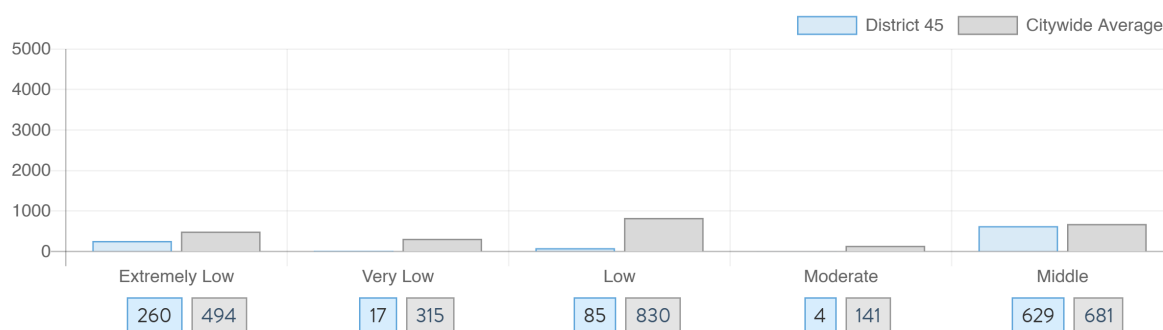
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Flatbush, Midwood, East Flatbush, Flatlands, Marine Park, Canarsie

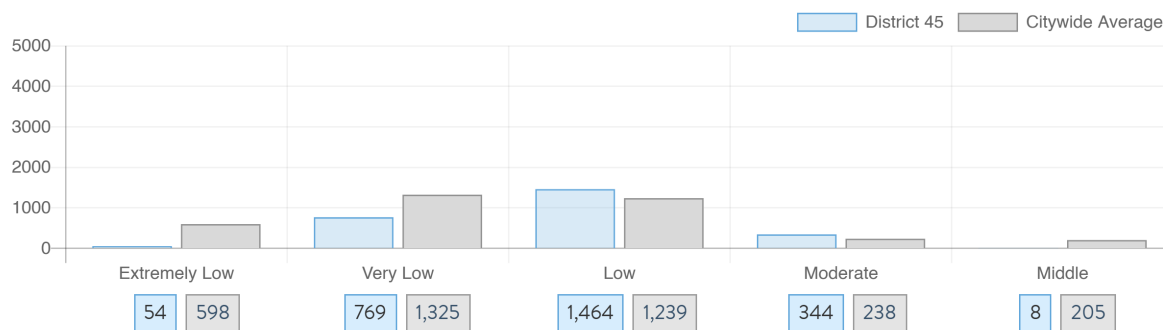
NYC
HOUSING TRACKER

What affordable housing is being produced?

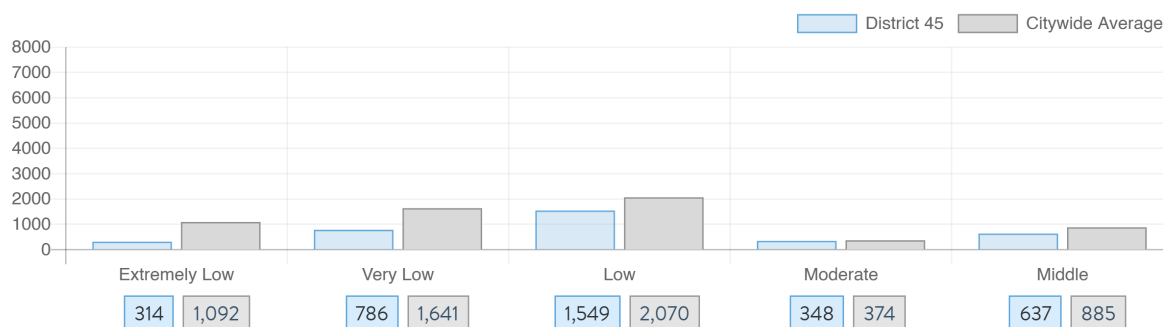
Affordable housing construction in district compared to Citywide average: 2014 - 2025



Affordable housing preserved in district: 2014 - 2025



Total affordable housing production in district: 2014 - 2025



Source: github.com/thenyhccitycouncil/districthousingtracker