

INNA VERNIKOV

NY City Council

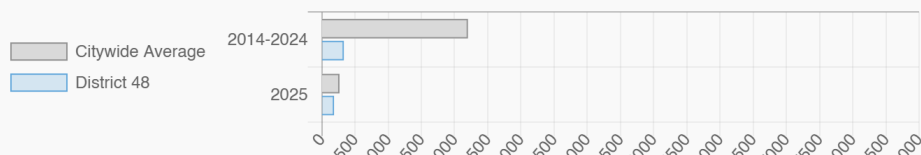
District 48 @InnaVernikov

Gravesend (South), Coney Island-Sea Gate, Brighton Beach, Midwood, Gravesend (East)-
Homecrest, Madison, Sheepshead Bay-Manhattan Beach-Gerritsen Beach

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

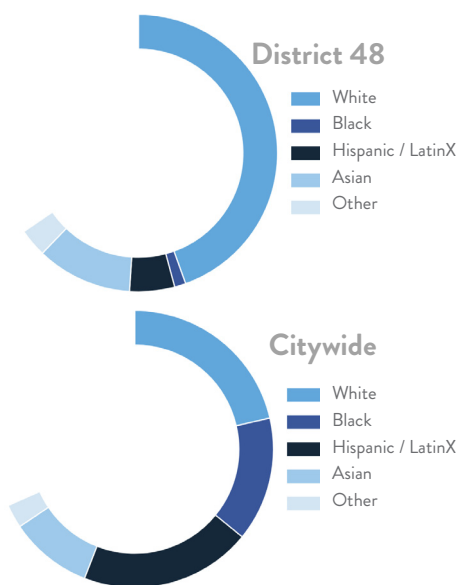
In New York City 500,000 households pay more than half their income in rent and 140,000 people were homeless while statewide New York has a shortage of 711,000 apartments affordable to very low-income households according to the most recent estimates.

Affordable Housing Construction in District: 2014-2024

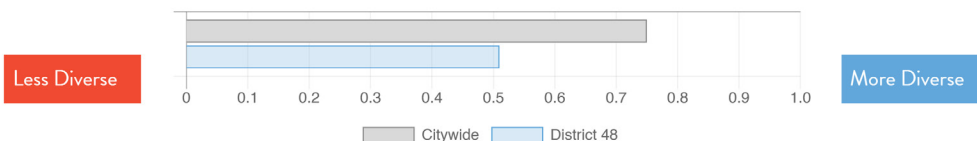


Ranked 38
IN AFFORDABLE
HOUSING

Who lives in District 48?



Racial Diversity Index



Demographics

	District 48	Citywide
Seniors – 65 And Older	24.1%	15.5%
Families With Children	22.4%	23.7%
Median Household Income	\$68,859	\$63,998
People Living Below Poverty Level	16.5%	17.2%

What are the housing needs in District 48?

Housing Need	District 48	Citywide Avg Per District
Rental Vacancy Rate	2.9%	3.6%
Rent Burdened Households	54.6%	49.6%
Severely Rent Burdened Households	31.8%	26.8%
Expiring Affordable Units 2026-2030	1,954	1,778
Percent Overcrowded	5.4%	5.3%
Code Violations Per 100 Units	15.0	23.7
NYCHA Capital Needs	\$0	\$1,467,444,775

What is the housing stock in District 48?

Housing Stock	District 48	Citywide Avg Per District
NYCHA Units	–	3,033
Section 8 Units	3,635	3,149
Density: PPL Per Acre	63.0	44.7
Percent Homeowners	37.9%	32.9%
Percent Renters	62.1%	67.1%
Rent Regulated Units	12,900	18,837
Units In 1-4 Family Homes	38.5%	38.0%
Units In 5-19 Unit Buildings	6.2%	13.1%
Units In 20+ Unit Buildings	55.1%	48.7%

Housing Production	District 48	Citywide Average
Housing Units In 2024	74,476	73,703
New Housing Units In 2025	110	859
Housing Units In 2025	74,586	74,562
Percent Change In 2025	0.15%	1.13%

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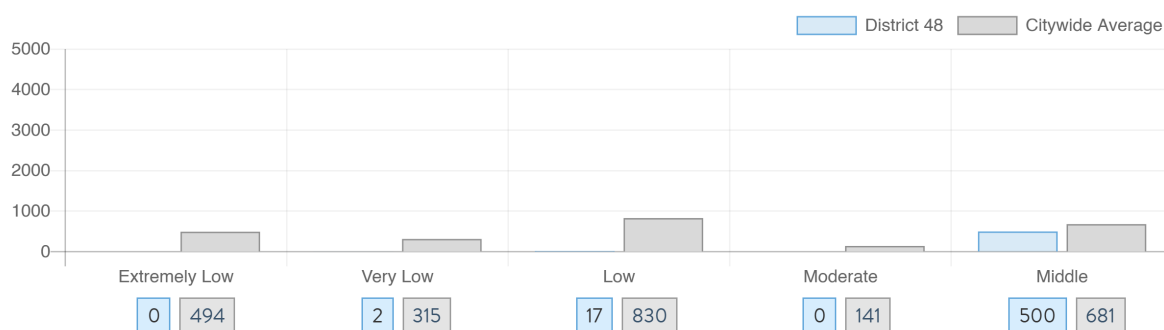
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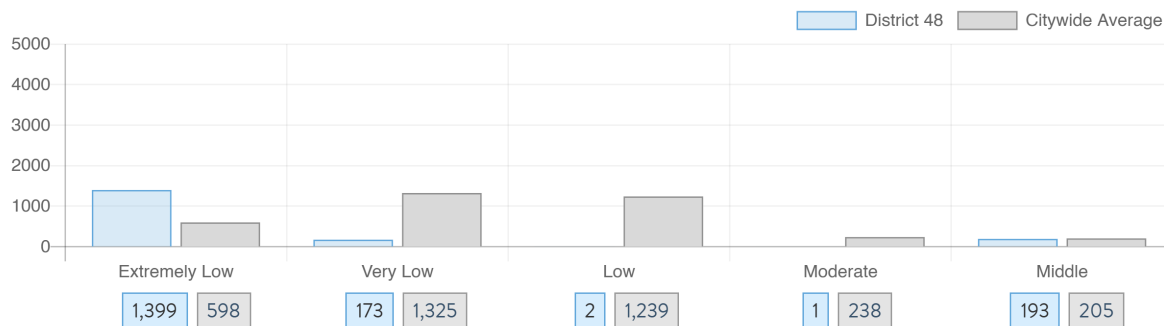
NYC
HOUSING TRACKER

What affordable housing is being produced?

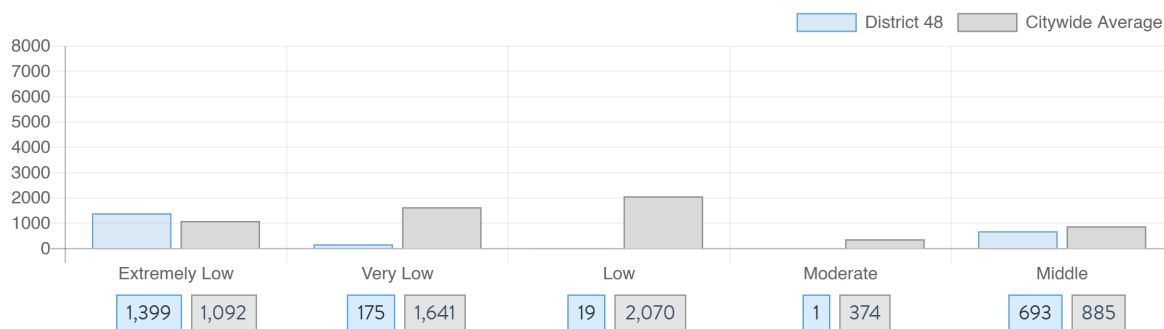
Affordable housing construction in district compared to Citywide average: 2014 - 2025



Affordable housing preserved in district: 2014 - 2025



Total affordable housing production in district: 2014 - 2025



Source: github.com/thenyhccitycouncil/districthousingtracker