

INNA VERNIKOV

NY City Council

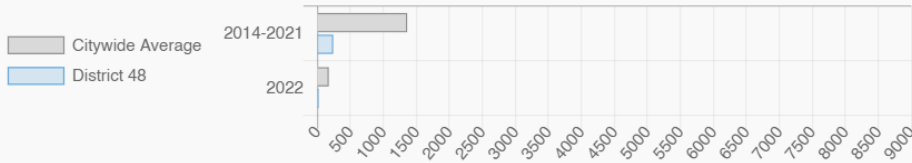
# District 48

Brighton Beach, Manhattan Beach, Sheepshead Bay, Homecrest, Trump Village, Luna Park, Brightwater Towers, Midwood

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

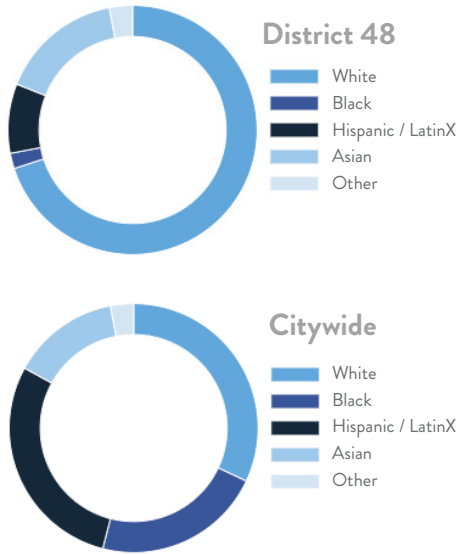
The New York metro area is facing a shortage of 772,000 apartments affordable to very low-income households, nearly 1 million households are rent burdened and more than 68,350 people are homeless in New York City according to the most recent estimate.

### Affordable Housing Construction in District: 2014-2022

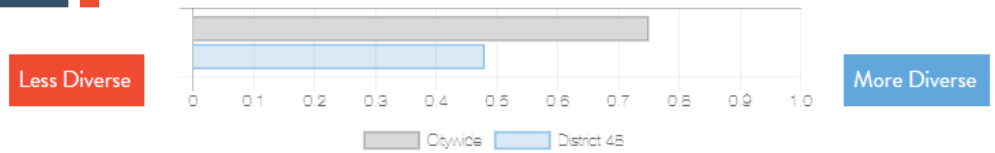


**Ranked 37**  
IN AFFORDABLE HOUSING

### Who lives in District 48?



### Racial Diversity Index



| Demographics                      | District 48 | Citywide |
|-----------------------------------|-------------|----------|
| Seniors – 65 And Older            | 21.6%       | 14.5%    |
| Families With Children            | 24.8%       | 24.8%    |
| Median Household Income           | \$62,748    | \$63,998 |
| People Living Below Poverty Level | 15.6%       | 17.9%    |

### What are the housing needs in District 48?

| Housing Need                          | District 48 | Citywide   Avg Per District |
|---------------------------------------|-------------|-----------------------------|
| Rental Vacancy Rate                   | 2.6%        | 3.4%                        |
| Rent Burdened Households              | 56.5%       | 52.5%                       |
| Expiring Affordable Units 2023 – 2027 | 2,202       | 1,167                       |
| Percent Overcrowded                   | 4.2%        | 3.7%                        |
| Code Violations Per 100 Units         | 11.2        | 21.0                        |
| NYCHA Capital Needs                   | 0           | \$787,949,140               |

| Households Entering DHS Homeless Shelters |     |
|---|-----|
| Brooklyn CB 13                            | 342 |
| Brooklyn CB 14                            | 273 |
| Brooklyn CB 15                            | 89  |

### What is the housing stock in District 48?

| Housing Stock                | District 48 | Citywide   Avg Per District |
|------------------------------|-------------|-----------------------------|
| NYCHA Units                  | -           | 3,243                       |
| Section 8 Units              | 3,419       | 2,538                       |
| Density: PPL Per Acre        | 63.9        | 45.8                        |
| Percent Homeowners           | 39.3%       | 32.7%                       |
| Percent Renters              | 60.7%       | 67.3%                       |
| Rent Regulated Units         | 23,000      | 18,980                      |
| Units In 1-4 Family Homes    | 41.0%       | 38.5%                       |
| Units In 5-19 Unit Buildings | 5.4%        | 12.9%                       |
| Units In 20+ Unit Buildings  | 53.5%       | 48.4%                       |

| Housing Production     | District 48 | Citywide Average |
|------------------------|-------------|------------------|
| Housing Units In 2021  | 79,872      | 70,893           |
| New Housing Units 2022 | 142         | 281              |
| Housing Units In 2022  | 80,014      | 71,174           |
| Increase In 2022       | 0.18%       | 0.39%            |

INNA VERNIKOV

NY City Council

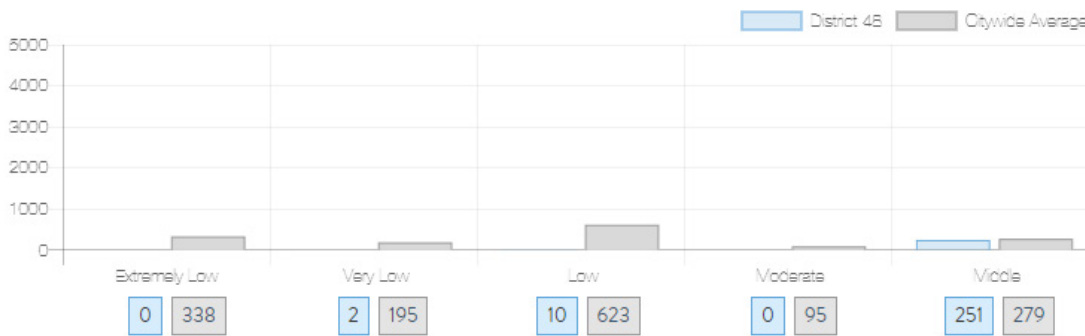
# District 48

Brighton Beach, Manhattan Beach, Sheepshead Bay, Homecrest, Trump Village, Luna Park, Brightwater Towers, Midwood

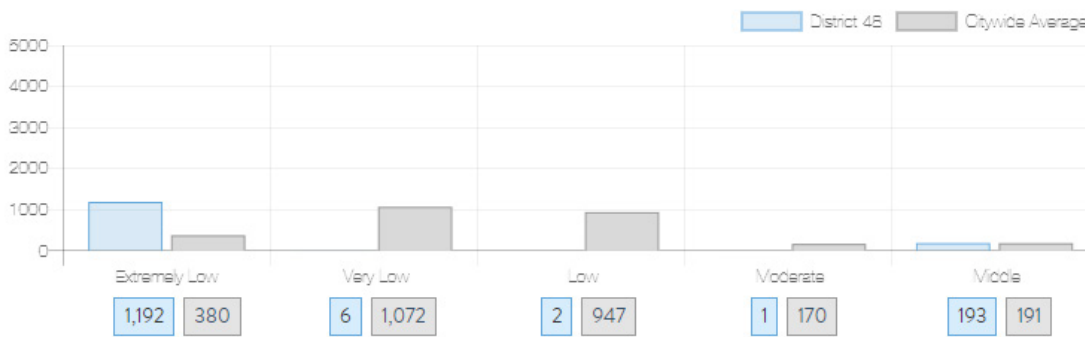


## What affordable housing is being produced?

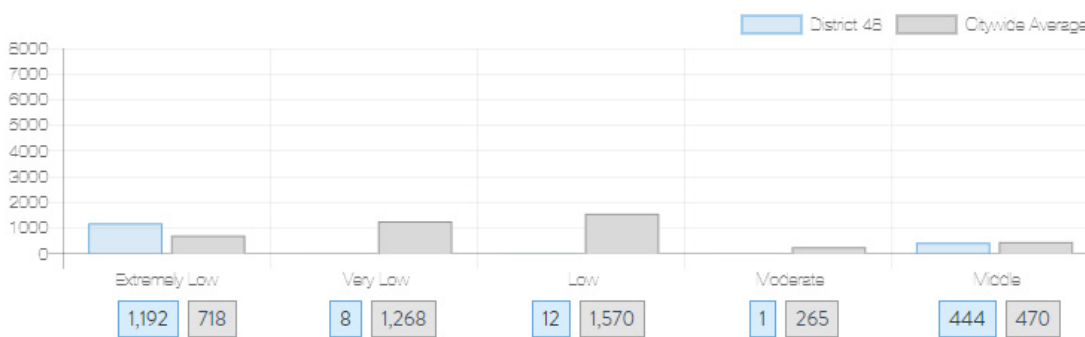
Affordable housing construction in district compared to Citywide average: 2014 - 2022



Affordable housing preserved in district: 2014 - 2022



Total affordable housing production in district: 2014 - 2022



Source: [github.com/thenyhcc/citycouncildistricthousingtracker](https://github.com/thenyhcc/citycouncildistricthousingtracker)