



NEW COMMUNITY GEOGRAPHIES

The new District 38 has added a portion of **Brooklyn Community Districts 10 and 11** to its existing geography. It also split Sunset Park and added parts of the following neighborhoods: **Gowanus, Park Slope, Sunset Park, Borough Park, Dyker Heights, Bensonhurst, and Bath Beach.**

DEMOGRAPHICS

POPULATION

There are **~177,000 residents** in 60,000+ households and these households have an **average size of 3.04 people.**

The **youth population (22.5% under 18 years old)** is slightly higher than NYC's and the **senior population (13.5% over 65 years old)** is slightly lower than NYC's. The northern portion of D38 (north of 65th Street) has a **younger population** and the southern portion has an older population than the whole district.

RACE + ETHNICITY

There is a **plurality of Hispanic/Latine residents (36%)** and **almost as many Asian residents (31%).** The northern portion of D38 has a **plurality of Hispanic/Latine residents (43.8%)** while the southern portion has a **plurality of Asian residents (42.3%).**

District 38 has seen an **increase** in the number of Asian residents and a **slight decline** in Hispanic/Latine and white residents.

COUNTRY OF ORIGIN + LANGUAGE

46% of residents were born in another country and **69%** speak a language other than English. **Over half (51%)** of residents in the southern portion were born in another country.

Of those born outside the US, the largest countries/regions of origin were:

- China - 41%
- Mexico - 9%
- Eastern Europe - 7%
- Dominican Republic - 6%
- Ecuador - 4%

Chinese speakers (46%) and Spanish speakers (39%) comprise the vast majority of English language learners in the district

INCOME + EDUCATION

The **median household income is \$65,405**, slightly under the citywide median of \$70,663. Both portions of the district have similar median incomes. There has been an **8% increase in residents with Bachelor's degree or higher** over the last decade (31% total). An equal number of residents have **less than a high school degree (31% total)**, with that number significantly higher among households of color.

POVERTY RATE

18% of residents are below poverty, including **23% of residents under age 18**, and **22% of residents over age 65** - the district has a higher senior poverty rate compared to the city as a whole.

HOUSING TYPES + NEED

NYCHA

District 38 includes two NYCHA developments - **Red Hook East & Red Hook West** - with a combined count of over 2,800 units and over 5,500 residents, **they are the largest NYCHA developments in Brooklyn**

RENT-BURDEN

Over half (53%) of renters in D38 are rent-burdened (paying >30% of income to rent) and **28%** are extremely rent-burdened (paying >50% of income to rent).

There are disparities by race in the district: for example, in Community District 7 **over 60%** of Asian, Black, and Hispanic households are rent-burdened compared to **41%** of white households.

HOUSING DEVELOPMENT

Between 2010 and 2022, there was a net gain of **2,513 units** in D38, ranking **31st out of 51 Council Districts** in terms of development. The typical increase in units per census block was **zero to five units throughout the district**. The northern portion saw both **more variety of size and larger increases in units**, while the southern portion saw **mostly increases under 5 units**.

AFFORDABLE HOUSING DEVELOPMENT

Since 2014, **241 new affordable units have been built** (less than ~10% of total new units) across **16 developments, ranking 36th out of 51 Council Districts**. All of this affordable development has taken place in the northern portion of the district.

- 2 of those developments were 100% affordable (Sunset Park Library project)
- 4 were in Inclusionary Housing zones (VIH or MIH)
- AMI levels for newly constructed affordable units were evenly split (~33% each) between Extremely Low Income, Low Income, and Middle Income

Since 2014, **898 affordable units** have been preserved across **87 developments**.

- 85 of those developments were 100% affordable
- 64% of preserved units were Extremely Low Income Units

EMPLOYMENT + MAJOR INDUSTRIES

The unemployment rate in the district in **7.1%**, close to the citywide number of 7.5%

The largest types of jobs in the district are:

- Educational services, health care & social assistance - 24.7%
- Industrial - 21.6%
 - (ie. Construction, manufacturing, wholesale trade, transportation & warehousing, utilities)
- Arts, entertainment, recreation, and accommodation & food services - 14.60%

COMMUTING + CAR OWNERSHIP

Over **60% of district residents take public transportation or walk** to work

- Public transportation - 50.6%
- Drove alone - 17.6%
- Walked - 12.9%
- Carpooled - 6.3%

Over half of district households (**52.6%**) do not own a car.

REZONING

There have been **4 City-initiated rezonings** approved in at least a portion of the district since 2007:

- **Dyker Heights/Ft. Hamilton in 2007** - a downzoning decreasing overall residential density
- **Sunset Park in 2009** - a hybrid rezoning, mapping contextual districts on residential mid-blocks while increasing density on larger avenues and corridors, including mapping VIH
- **4th Avenue Enhanced Commercial Special District in 2011** - creating certain special rules and requirements for commercial uses along 4th Avenue
- **Gowanus in 2021** - an upzoning from manufacturing to residential, increasing overall residential density, including mapping MIH

4 private rezonings have been approved in the district since 2007.

- All four private rezonings were upzonings from manufacturing districts (outside the IBZ) to residential/commercial districts
- 3 of the rezonings included mapping MIH

There are **no MIH or VIH areas** in the southern portion of the district.

INDUSTRIAL

41% of lots are zoned for manufacturing, with **almost a quarter zoned** for heavy manufacturing – almost entirely concentrated along the waterfront and the Southwest Brooklyn IBZ.

ENVIRONMENTAL JUSTICE + CLIMATE

PARKS + GREEN SPACE

The northern portion of D38 has **very little tree canopy**. Borough Park, Bensonhurst, and Bath Beach residents are in zip codes within the **bottom 25% of park access in NYC**.

FLOODING

Over the next 25 years, the industrial area in the northern portion faces **increasing ocean flood risk**. Additionally, in the next 75 years, the areas in the southern portion adjacent to Dyker Beach Park and within some corridors will experience **more deep and contiguous flooding**.

HEAT

The industrial area of the northern portion of D38 is **much hotter** than other parts of the City. Parts of the southern portion have **hotter temperatures**, particularly parts of Dyker Heights.