



HOW IS AFFORDABLE HOUSING THREATENED IN YOUR NEIGHBORHOOD? 2025

How to Read this Chart

- Find your Community District
- Look across (←→) to see which risks apply
- Look up/down (↑↓) to compare with other districts

Color Key

- Community District that ranked in the Top 10 for the particular indicator.
- Community District that ranked in the Top 20 for the particular indicator.
- Threats to Affordable Housing Score:** Color reflects Top 10, Top 20, and Top 30 most at risk districts based on how they scored on the indicators.

How the Risk Score Works

- Each Community District earns points based on how often it appears among the highest-risk areas across all indicators:
- 2 points for every indicator where the district ranks in the Top 10 citywide
 - 1 point for every indicator where it ranks in the Top 20 citywide

Key Notes

- This chart reflects a selection of affordable housing threats, and is not exhaustive of the threats districts might face
- No Shading:* Indicates the district didn't rank in the Top 30 (but that doesn't mean no threats exist)

Learn More
Summary, sources, & methodology
bit.ly/nychousingthreats2025



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Community District		Demographics						Housing Risk													
		Percent of Area Median Income, 2023	Percent People of Color, 2023	Percent Limited English Proficiency, 2023	Percent with Rent Burden, 2023	Percent with Severe Rent Burden, 2023	Percent with Severe Crowding, 2023	Rate of Eviction Filings (per 1,000 Renter Households), 2024	Rate of Residential Evictions (per 1,000 Renter Households), 2024	Rate of Tenant-Initiated Cases (per 1,000 Renter Households), 2024	Rate of Immediately Hazardous Housing Code Violations in 6+ Unit Buildings (per 1,000 Units), 2024	Rate of Unplanned NYCHA Service Outages (per Building), 2024	Change in Median Rent, 2019-2023	Change in Residential Sale Price per Square Foot, 2023-2024	Number of New Over 80% AMI & Market Rate Units, 2024	Number of New Units at or Below 80% AMI, 2024	Expiring LIHTC Units, 2025-2029	Rate of Foreclosure Filings per 1,000 Small (1-4 Unit) Homes, 2024	Share of Non-Bank Small (1-4 Unit) Home Purchase Loans, 2024	Threats to Affordable Housing Score	
BRONX																					
BX 1	Mott Haven/Melrose	28% AMI	88.8%	19.8%	62.0%	35.1%	6.7%	96.3	7.8	10.7	155.2	21.7	2.5%	-	620	295	412	4.3	46.7%	19	BX 1
BX 2	Hunts Point/Longwood	28% AMI	91.9%	24.8%	60.0%	36.0%	4.5%	107.3	9.1	13.7	288.7	-	2.5%	-	227	0	453	8.9	39.1%	21	BX 2
BX 3	Morrisania/Crotona	27% AMI	91.5%	18.2%	59.9%	33.4%	3.0%	110.0	9.6	11.4	211.9	23.2	3.5%	1.0%	442	0	1,448	6.7	55.4%	24	BX 3
BX 4	Highbridge/S. Concourse	35% AMI	88.1%	21.8%	60.4%	37.4%	8.9%	114.7	10.4	11.4	341.5	7.3	1.8%	1.4%	55	586	583	8.2	24.9%	20	BX 4
BX 5	University Hts/Fordham	32% AMI	90.0%	25.6%	62.0%	37.0%	7.9%	137.4	10.8	12.3	332.6	8.1	3.0%	-5.1%	1,335	251	635	9.6	40.0%	24	BX 5
BX 6	Belmont / East Tremont	27% AMI	88.0%	22.9%	63.0%	40.0%	4.5%	113.4	11.6	12.5	388.0	20.2	3.5%	5.5%	628	312	691	8.3	54.5%	24	BX 6
BX 7	Kingsbridge Hts/Bedford	38% AMI	87.2%	26.7%	62.4%	37.4%	8.1%	111.5	9.8	10.2	273.7	33.0	5.5%	11.4%	1,135	366	110	5.5	29.8%	24	BX 7
BX 8	Riverdale/Fieldston	69% AMI	61.4%	11.7%	53.7%	29.4%	3.6%	74.8	6.3	7.8	110.5	19.2	0.4%	7.4%	548	1	54	3.7	38.3%	8	BX 8
BX 9	Parkchester/Soundview	41% AMI	90.4%	18.2%	58.9%	33.6%	4.9%	84.0	7.1	6.7	135.3	8.9	2.6%	4.1%	0	478	0	3.5	62.3%	13	BX 9
BX 10	Throgs Neck/Co-op City	59% AMI	68.5%	8.7%	54.3%	28.4%	1.7%	37.8	5.5	4.9	57.6	6.2	10.0%	5.4%	84	3	0	3.1	55.2%	5	BX 10
BX 11	Morris Park/Bronxdale	54% AMI	74.3%	16.1%	58.1%	31.7%	2.7%	70.5	8.3	8.0	129.0	12.1	1.7%	7.6%	238	4	0	3.1	60.0%	11	BX 11
BX 12	Williamsbridge/Baychester	53% AMI	90.6%	6.6%	57.7%	32.3%	3.6%	94.5	9.7	14.1	166.8	4.1	-3.0%	1.9%	854	1	56	6.9	64.9%	18	BX 12
BROOKLYN																					
BK 1	Greenpoint/Williamsburg	86% AMI	36.4%	9.3%	43.4%	22.4%	3.4%	19.0	2.2	1.8	28.7	9.4	9.5%	16.1%	3,196	430	203	2.7	16.2%	5	BK 1
BK 2	Brooklyn Hts/Ft. Greene	128% AMI	48.5%	4.8%	40.1%	19.9%	3.0%	32.5	2.5	2.7	18.7	17.3	28.2%	8.3%	1,711	63	470	5.8	11.4%	9	BK 2
BK 3	Bedford Stuyvesant	64% AMI	69.9%	4.4%	50.9%	26.7%	3.1%	45.1	5.2	6.2	82.5	13.3	28.7%	-5.8%	733	503	909	11.2	20.6%	8	BK 3
BK 4	Bushwick	71% AMI	70.6%	11.2%	55.3%	27.9%	4.3%	27.3	4.9	4.8	97.6	-	26.2%	2.6%	960	93	76	10.3	23.4%	8	BK 4
BK 5	E. New York/Starrett City	44% AMI	90.3%	11.9%	55.3%	29.7%	4.7%	77.1	8.9	6.9	94.3	4.2	1.5%	4.6%	1,241	882	966	12.4	55.1%	14	BK 5
BK 6	P. Slope/Carroll G./Gow/Red Hook	142% AMI	35.1%	3.8%	34.8%	14.4%	1.7%	14.6	1.4	5.4	26.9	10.3	4.1%	2.3%	389	28	213	2.6	9.4%	0	BK 6
BK 7	Sunset Park	68% AMI	63.8%	27.4%	52.3%	27.2%	4.5%	18.1	2.2	2.5	74.1	-	14.1%	9.4%	633	1	0	3.7	16.9%	10	BK 7
BK 8	Crown Heights/ Prospect Hts	77% AMI	67.6%	2.9%	46.9%	23.4%	1.9%	51.9	4.5	6.7	114.9	4.6	19.6%	0%	590	66	590	9.4	16.4%	5	BK 8
BK 9	S. Crown Hts/Lefferts Gardens	62% AMI	71.0%	3.9%	49.0%	26.1%	3.9%	74.0	5.5	7.0	161.0	-	2.9%	2.1%	384	0	232	9.3	17.2%	5	BK 9
BK 10	Bay Ridge	72% AMI	43.7%	14.7%	48.6%	29.3%	3.8%	20.9	2.1	2.8	52.8	-	4.7%	2.6%	52	1	0	2.4	23.8%	2	BK 10
BK 11	Bensonhurst	54% AMI	59.6%	32.6%	55.8%	31.9%	5.3%	25.9	2.8	1.7	56.3	-	5.5%	1.1%	511	3	0	2.5	19.7%	5	BK 11
BK 12	Borough Park	50% AMI	36.9%	28.4%	58.5%	35.4%	7.3%	22.0	2.2	2.0	59.1	-	2.1%	0.1%	166	4	0	5.8	41.4%	9	BK 12
BK 13	Coney Island	39% AMI	43.8%	44.5%	61.9%	34.4%	10.4%	41.8	4.8	2.8	43.8	14.3	6.3%	-2.1%	860	0	0	3.0	41.9%	15	BK 13
BK 14	Flatbush/Midwood	65% AMI	60.6%	14.6%	52.0%	28.4%	6.9%	68.8	6.3	5.8	193.5	-	5.4%	4.3%	623	1	29	5.5	28.7%	8	BK 14
BK 15	Sheepshead Bay	61% AMI	35.7%	29.2%	53.9%	31.2%	10.1%	31.0	4.2	2.6	40.0	9.3	3.4%	1.9%	123	4	0	3.6	39.9%	5	BK 15
BK 16	Brownsville	35% AMI	91.0%	6.4%	56.6%	31.9%	2.6%	71.6	9.0	6.5	107.2	-	1.9%	13.2%	538	7	528	14.6	39.5%	14	BK 16
BK 17	East Flatbush	58% AMI	95.1%	4.5%	55.9%	31.7%	3.1%	87.3	11.1	9.6	165.3	-	5.4%	-1.5%	467	59	190	14.8	45.1%	12	BK 17
BK 18	Flatlands/Canarsie	71% AMI	77.5%	6.2%	51.8%	27.8%	2.2%	43.6	4.7	6.2	25.2	7.3	0.9%	4.0%	104	8	210	9.8	55.1%	5	BK 18
MANHATTAN																					
MN 1	Financial District	162% AMI	35.9%	4.7%	39.6%	19.1%	3.5%	18.6	2.7	0.7	6.1	-	7.9%	-	870	0	945	6.5	10.1%	6	MN 1
MN 2	Greenwich Village/Soho	162% AMI	26.6%	3.5%	40.8%	19.8%	2.4%	12.7	1.4	2.3	23.1	-	7.9%	8.2%	24	0	148	1.2	9.2%	5	MN 2
MN 3	LES/Chinatown	52% AMI	60.0%	19.0%	49.3%	23.9%	3.5%	21.5	1.9	3.6	39.1	12.5	2.1%	-	63	339	573	3.4	14.6%	4	MN 3
MN 4	Clinton/Chelsea	107% AMI	40.0%	6.1%	44.5%	19.5%	2.5%	27.3	3.9	2.9	26.4	11.8	-5.2%	-	1,364	212	1,720	7.4	14.5%	5	MN 4
MN 5	Midtown	143% AMI	39.9%	4.8%	40.0%	20.2%	1.7%	19.8	2.9	3.4	16.3	-	18.5%	-	281	35	841	4.2	10.5%	4	MN 5
MN 6	Stuy Town/Turtle Bay	143% AMI	30.9%	3.6%	43.6%	22.1%	2.3%	15.4	1.5	1.4	13.1	11.3	7.0%	-	247	23	790	7.5	17.4%	4	MN 6
MN 7	Upper West Side	128% AMI	33.0%	3.9%	43.7%	22.4%	2.0%	23.9	2.2	2.7	28.5	8.8	7.1%	-	236	33	1,710	6.4	9.5%	3	MN 7
MN 8	Upper East Side	137% AMI	23.4%	3.2%	40.8%	22.6%	1.9%	17.9	2.3	1.6	14.6	16.8	1.0%	17.9%	733	0	660	6.6	10.6%	8	MN 8
MN 9	Morningside/Hamilton	54% AMI	70.0%	12.1%	51.5%	30.9%	2.1%	55.8	5.7	8.8	162.9	15.9	6.7%	-	210	1	838	13.2	9.8%	10	MN 9
MN 10	Central Harlem	51% AMI	80.7%	6.5%	50.7%	28.3%	2.6%	77.3	8.8	12.3	182.2	-	5.8%	-	90	170	2,223	16.5	7.7%	12	MN 10
MN 11	East Harlem	36% AMI	79.2%	14.1%	55.4%	31.1%	3.1%	54.3	5.1	8.0	73.4	15.1	11.6%	-	476	60	1,134	9.0	11.8%	11	MN 11
MN 12	Washington Hts/Inwood	53% AMI	72.8%	19.4%	53.1%	29.1%	4.2%	75.2	8.2	7.4	189.4	10.4	3.1%	-	768	3	156	26.4	10.2%	11	MN 12
QUEENS																					
QN 1	Astoria	77% AMI	47.3%	11.4%	44.2%	20.8%	3.5%	21.6	2.9	3.0	39.3	15.0	8.3%	2.8%	1,962	1	0	2.6	25.7%	7	QN 1
QN 2	Sunnyside/Woodside	81% AMI	62.7%	18.9%	45.2%	19.2%	4.9%	27.9	3.4	3.6	40.7	-	4.6%	11.1%	2,485	165	0	3.0	19.4%	6	QN 2
QN 3	Jackson Heights	62% AMI	78.7%	28.2%	54.8%	30.0%	8.6%	33.5	5.2	5.0	79.3	-	5.2%	3.5%	65	2	0	5.4	28.7%	6	QN 3
QN 4	Elmhurst/Corona	54% AMI	87.4%	31.8%	57.1%	31.1%	10.1%	53.8	5.5	4.6	67.7	-	7.1%	3.5%	146	3	0	3.1	27.1%	7	QN 4
QN 5	Ridgewood/Maspeth	71% AMI	43.5%	15.2%	49.1%	24.5%	2.1%	19.0	3.1	3.6	36.7	-	8.7%	-0.5%	70	1	0	2.6	47.6%	4	QN 5
QN 6	Rego Park/Forest Hills	83% AMI	52.5%	17.0%	50.6%	29.0%	3.8%	34.8	3.4	3.2	40.2	-	3.3%	1.5%	281	4					