

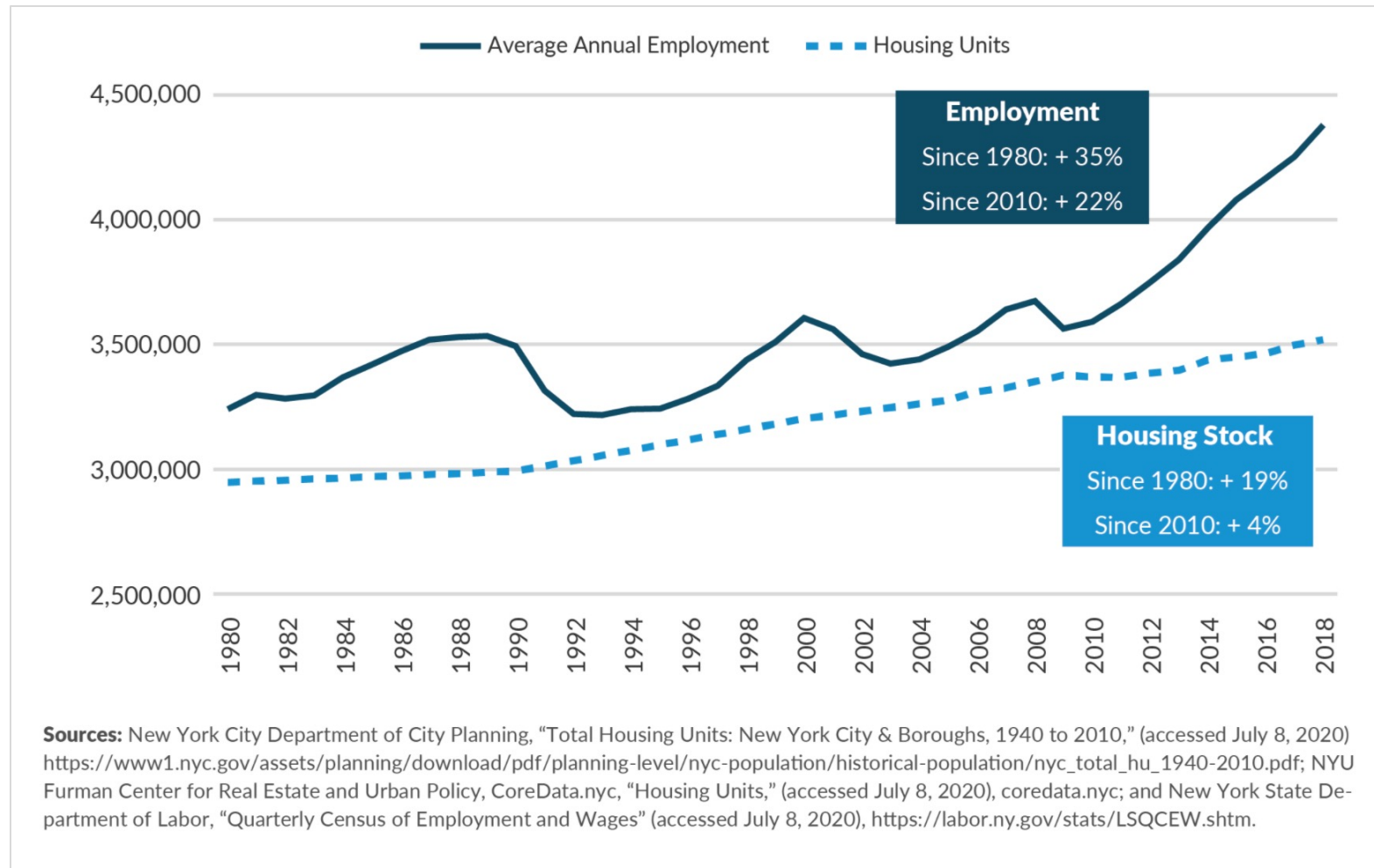


# **Housing Needs & Priorities: Presentation to Brooklyn CB14**

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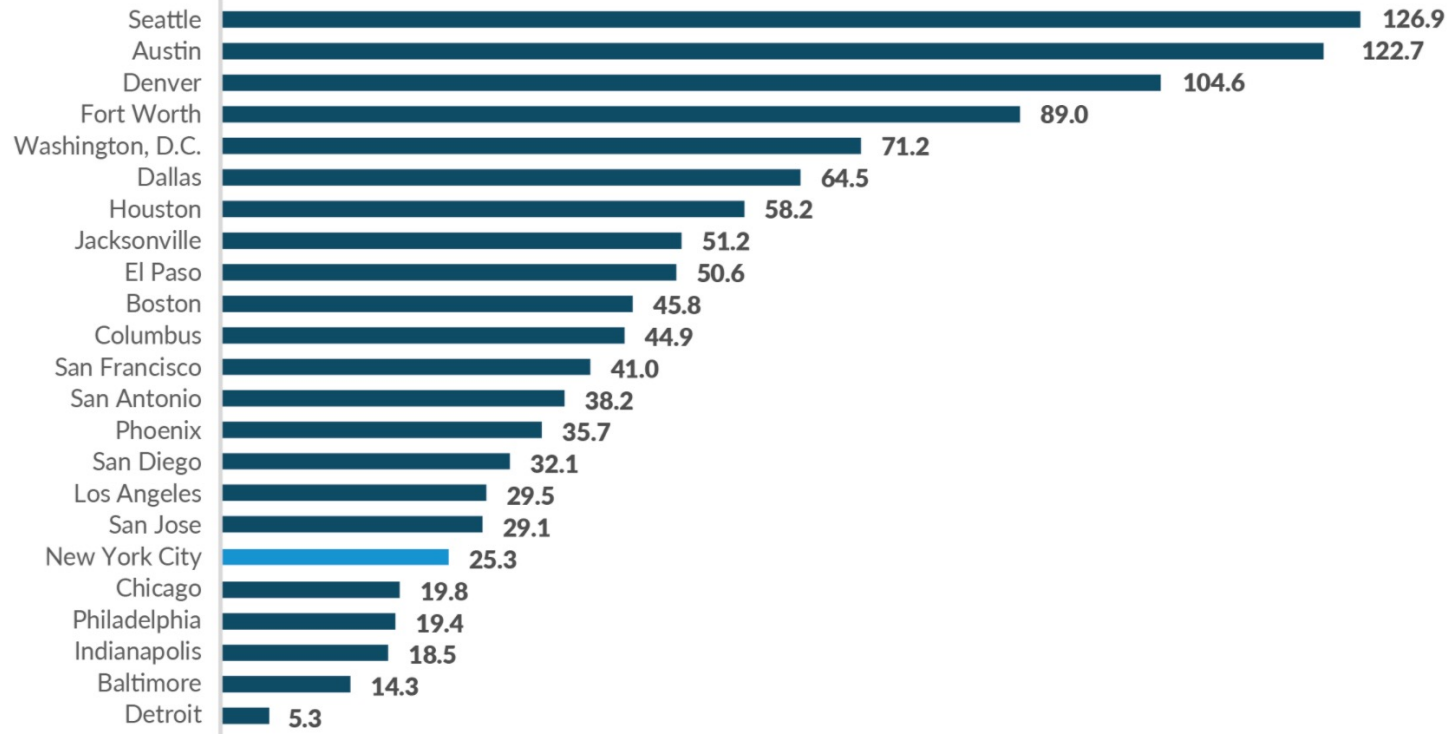
Citizens Housing & Planning Council  
May 20, 2021

**Figure 3: Growth in Employment and Housing Stock, New York City (1980-2018)**



**Source:** Citizens Budget Commission. [Strategies to Boost Housing Production in the New York City Metropolitan Area](#), pg. 8. August 26, 2020.

**Figure 4: Number of Housing Units Approved per 1,000 Residents, New York City & Peer Cities, 2010-2019**



**Note:** The per-capita metric is calculated using the number of housing units permitted between 2010 and 2019 compared to each city's population in 2010 as reported by the U.S. Census Bureau.

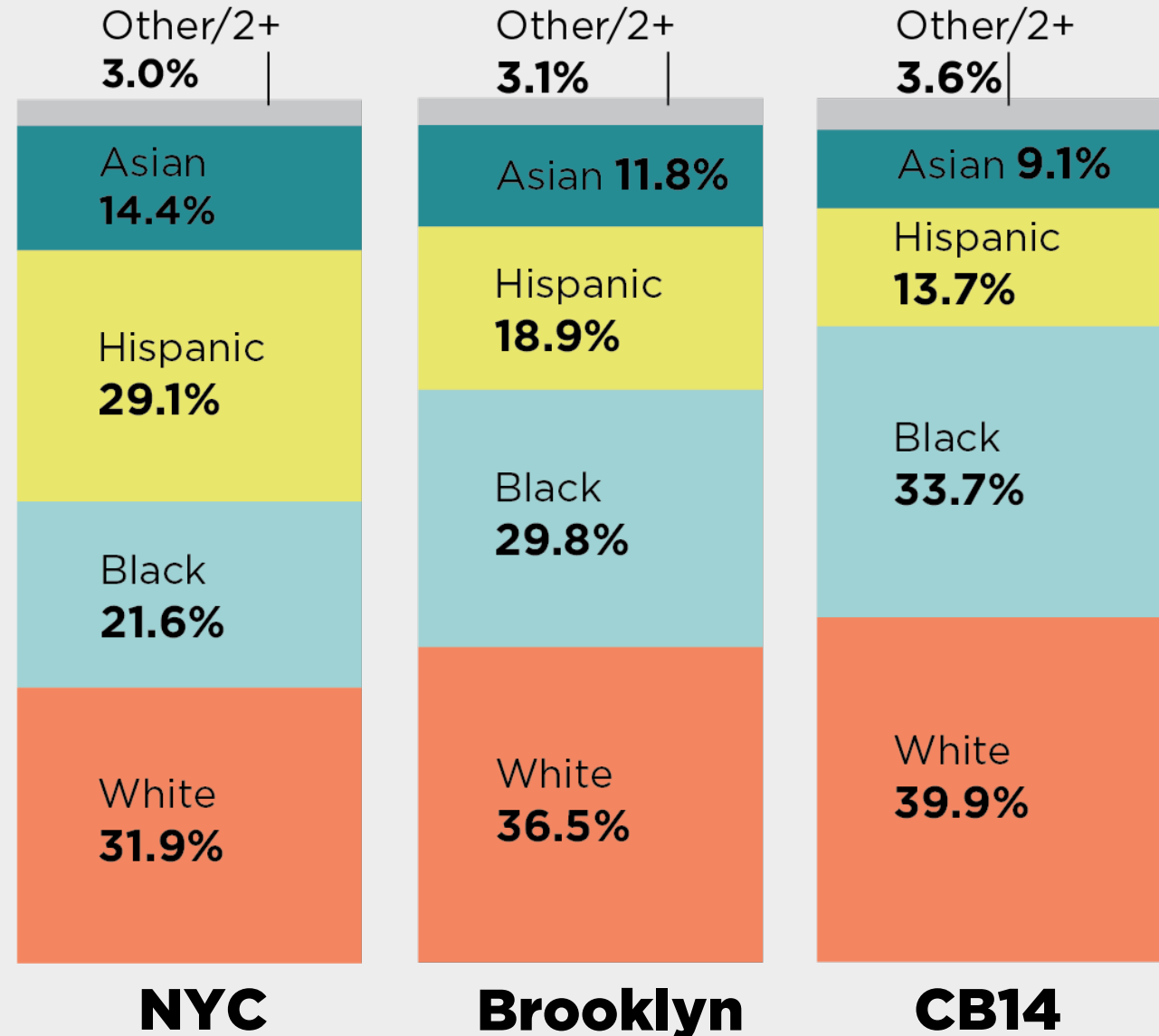
**Sources:** CBC staff analysis of data from U.S. Department of Housing and Urban Development, *State of the Cities Data Systems: Building Permits Database* (accessed July 8, 2020), <https://socds.huduser.gov/permits/>; and U.S. Census Bureau, *2006-2010 American Community Survey 5-Year Estimates*.

**Source:** Citizens Budget Commission.  
[Strategies to Boost Housing Production in the New York City Metropolitan Area](#),  
p. 9. August 26, 2020.

# BROOKLYN COMMUNITY BOARD 14

SOURCE: CHPC Analysis of U.S. Census Bureau American Community Survey (ACS) 2019 1-Year Estimates for the Public Use Microdata Samples (PUMS). Analysis uses PUMA 4015, which is an approximation of Brooklyn CB14.

## Race/Ethnicity (2019)



# BROOKLYN COMMUNITY BOARD 14

SOURCE: CHPC Analysis of U.S. Census Bureau American Community Survey (ACS) 2019 1-Year Estimates for the Public Use Microdata Samples (PUMS). Analysis uses PUMA 4015, which is an approximation of Brooklyn CB14.

## % Foreign-Born Residents (2019)

New York City  
**36.4%**

Brooklyn  
**35.5%**

Brooklyn CB14  
**41.5%**

# BROOKLYN COMMUNITY BOARD 14

SOURCE: CHPC Analysis of U.S. Census Bureau American Community Survey (ACS) 2019 1-Year Estimates for the Public Use Microdata Samples (PUMS). Analysis uses PUMA 4015, which is an approximation of Brooklyn CB14.

## Median Household Income (2019)

New York City **\$69,000**

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Brooklyn **\$66,600**

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Brooklyn CB14 **\$62,000**

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# BROOKLYN COMMUNITY BOARD 14

## NYC Poverty Measure (2018)

New York City

**19.4%**

Brooklyn

**19.7%**

Brooklyn CB14

**20.4%**

SOURCE: NYC Mayor's Office of Opportunity.  
[New York City Government Poverty Measure  
2018 \(Annual Report\)](#). Accessed May 2020.

# BROOKLYN COMMUNITY BOARD 14

SOURCE: CHPC Analysis of U.S. Census Bureau American Community Survey (ACS) 2019 1-Year Estimates for the Public Use Microdata Samples (PUMS). Analysis uses PUMA 4015, which is an approximation of Brooklyn CB14.

## % Renter Households Rent-Burdened (2019)

**New York City: 48.3%**

*22.3% - Moderate*

*26.0% - Severe*

**Brooklyn: 48.3%**

*22.4% - Moderate*

*25.9% - Severe*

**Brooklyn CB14: 51.6%**

*23.3% - Moderate*

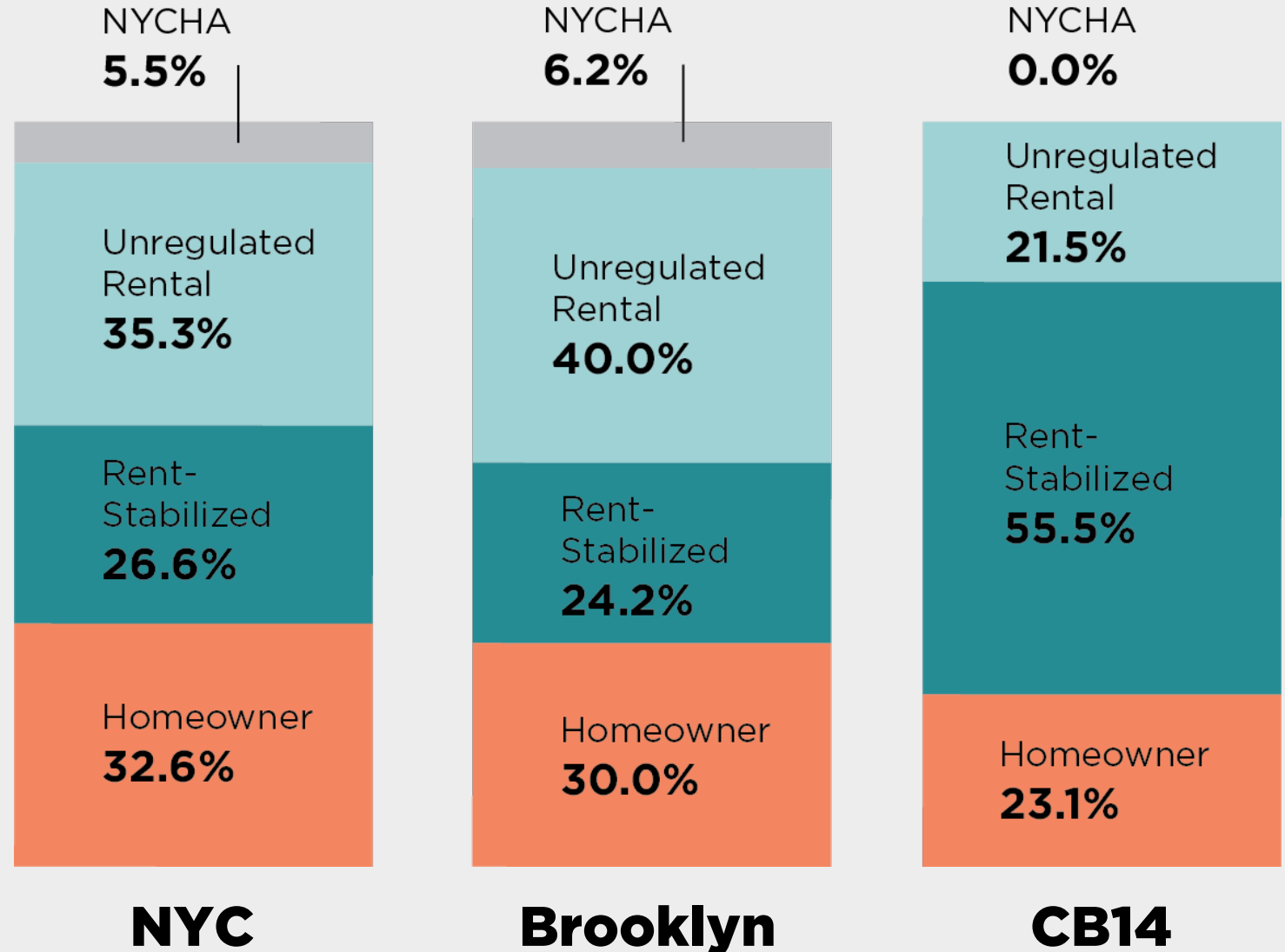
*28.3% - Severe*



# BROOKLYN COMMUNITY BOARD 14

SOURCE: Figures are not exact. Estimates produced using ACS 2014-2018 5-Year Estimates for the PUMS, NYC Department of City Planning Housing Production dataset, NYC Department of Financing tax records, and the NYU Furman Center CoreData Subsidized Housing Database.

## Housing Tenure (2018)



# BROOKLYN COMMUNITY BOARD 14

## % Residents Within 5-Minute Walk of a Park

New York City

.....

**66%**

Brooklyn CB14

.....

**44%**

SOURCE: New Yorkers For Parks (NYP4).  
[Open Space Index & Neighborhood Profiles](#).  
Accessed May 2020.

# BROOKLYN COMMUNITY BOARD 14

## Life Expectancy (2018)

New York City **81.3 years**

.....

Brooklyn CB14 **82.7 years**

.....

SOURCE: NYC Department of Health & Mental Hygiene (DOHMH), Bureau of Vital Statistics. [Summary of Vital Statistics, 2018: The City of New York](#). Accessed May 2020.

# AFFORDABILITY TOOLS

## FEDERAL

- HUD Financing & Insurance
- Section 8 Rental Assistance
- Low Income Housing Tax Credits (LIHTC)
- Public Housing

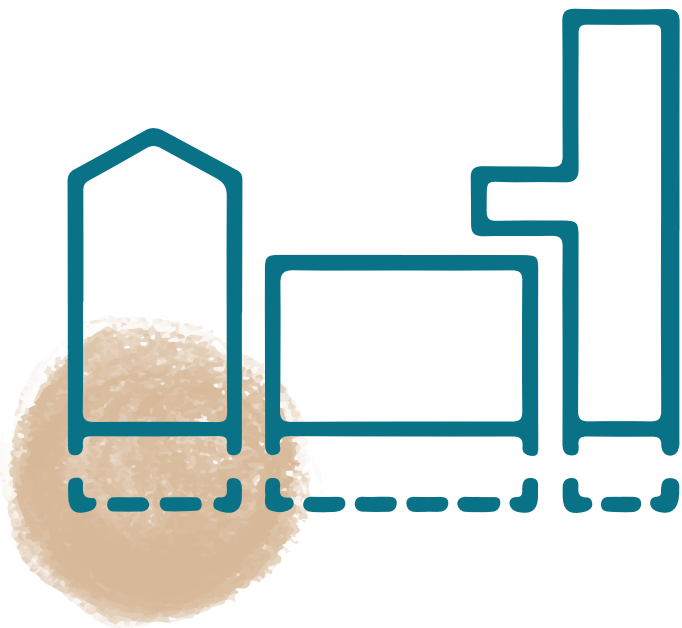
## STATE

- Mitchell-Lama
- NY State Property Tax Incentives (e.g., 421-a, 420-c)

## CITY

- NYC Housing Production Programs (HPD term sheets – ELLA, SARA, etc.)
- Zoning Incentives & Requirements (e.g., Inclusionary Housing)
- CityFHEPS

# AFFORDABILITY TOOLS



## BASEMENT APARTMENT CONVERSIONS

### The Accessory Homes Act (proposed) A4854/S4547

- Streamlines process for homeowners to create Accessory Dwelling Units (ADUs) statewide
- Includes state financing program & mechanisms to protect ADU tenants against discrimination, unwarranted evictions, & unreasonable rent increases

# AFFORDABILITY TOOLS



HOUSING  
IS  
ESSENTIAL

# AFFORDABILITY NEEDS

## AMI Bands & Income for Household of 3

**30% AMI = \$30,720**



**50% AMI = \$51,200**



**80% AMI = \$81,920**



**120% AMI = \$122,280**



**165% AMI = \$168,960**



Income Band	Percent of AMI
Extremely Low-Income	0-30%
Very Low-Income	31-50%
Low-Income	51-80%
Moderate-Income	81-120%
Middle-Income	120-165%

**Source:** NYC Dept of Housing Preservation & Development



# AFFORDABILITY NEEDS

## JANITOR

Average Annual  
Wages (2018)

**\$37,300**



**51% AMI**  
(Household of 1)

## TEACHER

Annual Income  
(2020)\*

**\$65,000**



**82% AMI**  
(Household of 1)

\*Starting annual pay with Master's  
degree but no prior experience

## PLUMBER

Average Annual  
Wages (2018)

**\$78,500**



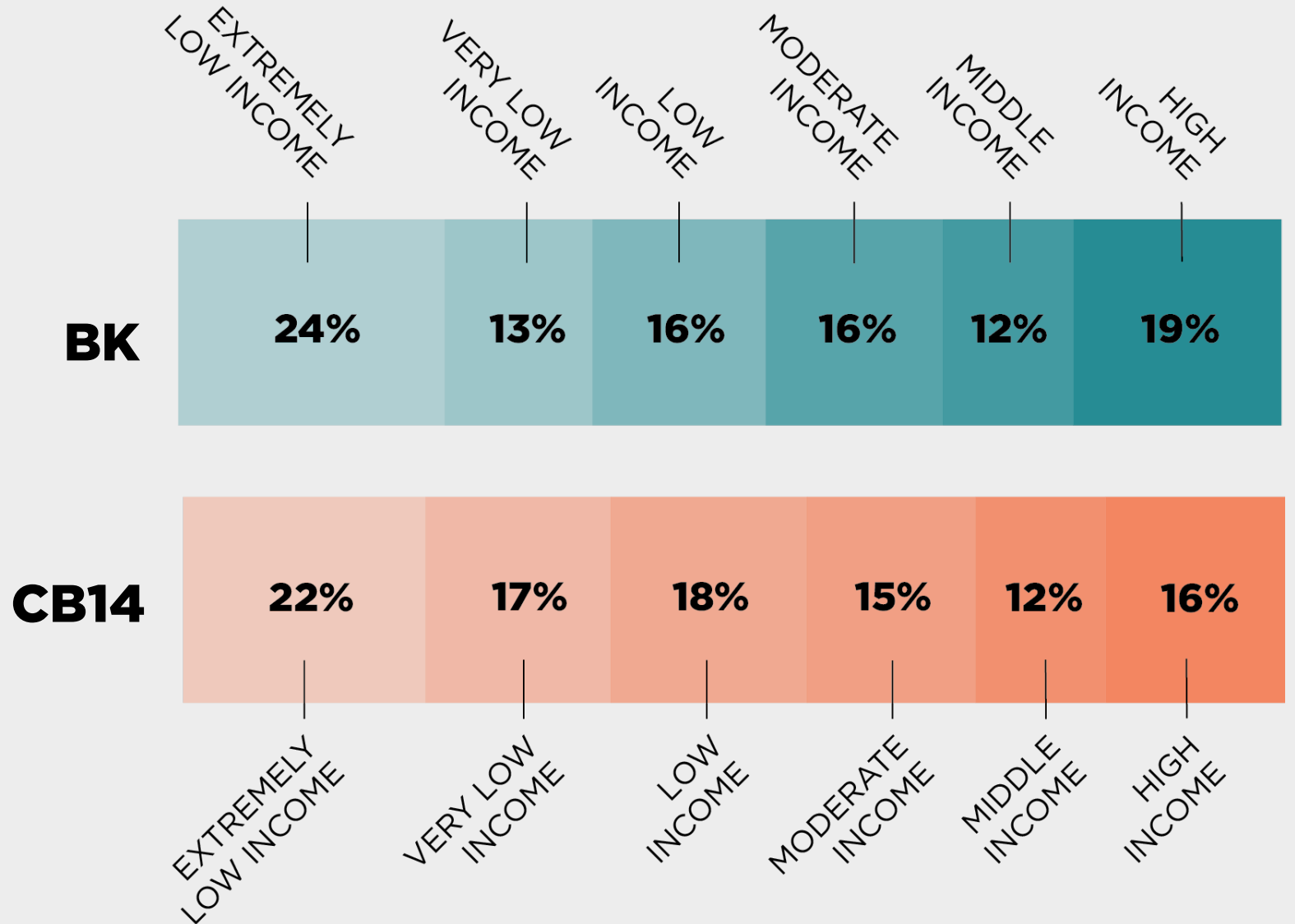
**108% AMI**  
(Household of 1)



# BROOKLYN COMMUNITY BOARD 14

SOURCE: U.S. Census Bureau, American Community Survey (ACS) 2019 1-Year Estimates for the Public Use Microdata Samples (PUMS). Analysis uses PUMA 4015, which is an approximation of Brooklyn CB14.

## Household Income Levels (2019)



# BROOKLYN COMMUNITY BOARD 14

## % Increase in Class A Units 2010-2020

New York City

**6.0%**

Brooklyn

**7.6%**

Brooklyn CB14

**4.4%**

SOURCE: NYC Department of City Planning.  
Bytes of the Big Apple [Housing Production Database](#), Release 20Q4. Accessed May 2021.

# MANDATORY INCLUSIONARY HOUSING

Benefits of MIH in  
high-opportunity  
neighborhoods



- Increase **housing supply** in areas with limited development activity & opportunities
- Ensure that **all new development** includes some affordable units
- Create new affordable housing **without the use of subsidy**
- Encourage affordable housing in areas where the **high cost of land** limits the use of other affordable housing tools

# MANDATORY INCLUSIONARY HOUSING

## OPTION 1

**25% units** & **10% units**  
average  
affordability at  
**60% AMI**

affordable at  
**40% AMI**

## OPTION 2

**30% units**  
average  
affordability at  
**80% AMI**

# COMMUNITY CHALLENGES & CONCERNS

- Neighborhood demographic change
- Increasing housing costs
- Poor housing conditions at NYCHA
- Disruption of built & historic character
- Loss of small businesses
- Climate vulnerability
- Unmet green space, community facility, & infrastructure needs

# COMMUNITY GOALS & PRIORITIES

- Serving the lowest-income New Yorkers
- Combatting racial inequality & segregation
- Improving conditions for NYCHA residents
- Preserving built & historic character
- Bolstering climate resiliency
- Increasing access to jobs & transit
- Investment in schools, parks, & community infrastructure

# BROOKLYN COMMUNITY BOARD 14

## Discussion Questions:

1. What are the top three most pressing **housing needs & challenges** facing CB14 residents?
2. What are your top three **priorities & goals** for the future of CB14?
3. Which **types of projects** do you think would help serve those goals in CB14?