



# Brooklyn Community Board #14

## Residential Development: 2012-2017 & Beyond

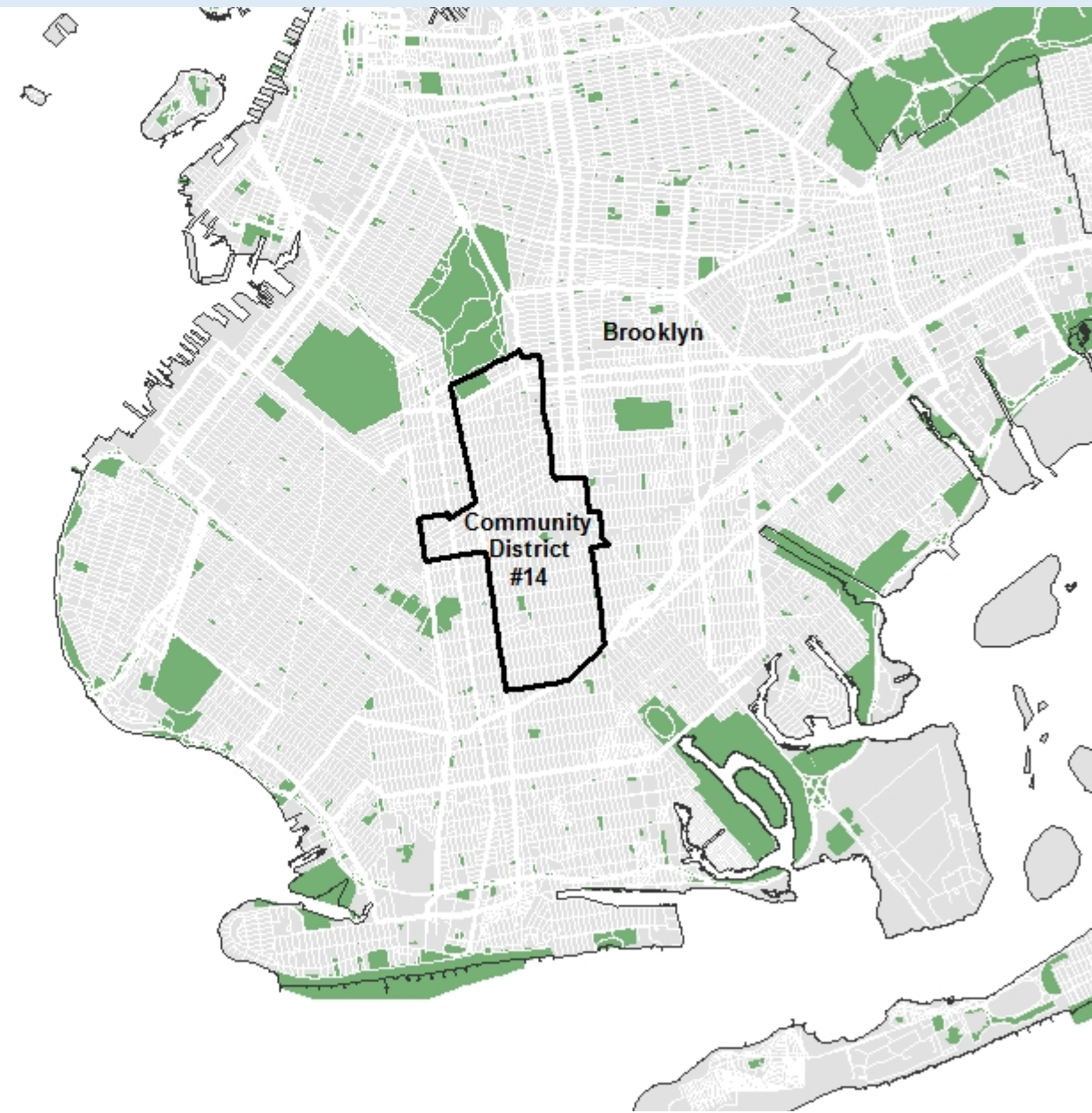
Elizabeth Horen  
2018-2019 Community Planning Fellowship  
April 2019



# Overview

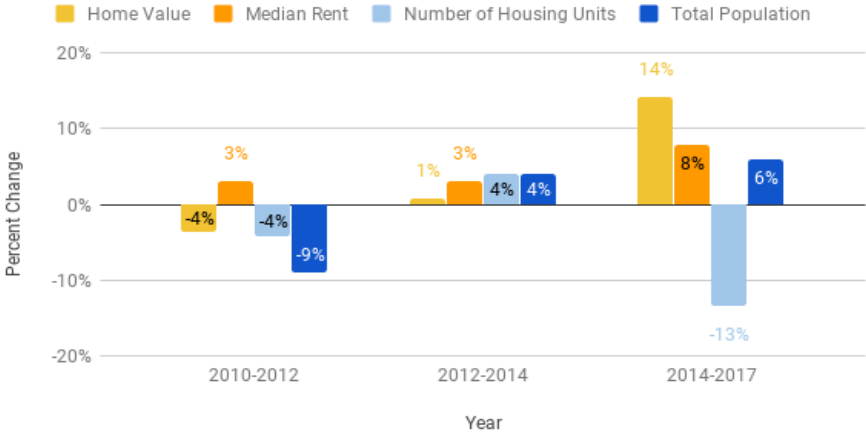
**This report provides an overview of:**

- **Current Housing Stock**
- **Residential Demographics**
- **Construction & Development Patterns between 2012 and 2017**
- **Probable Locations for Future Development**

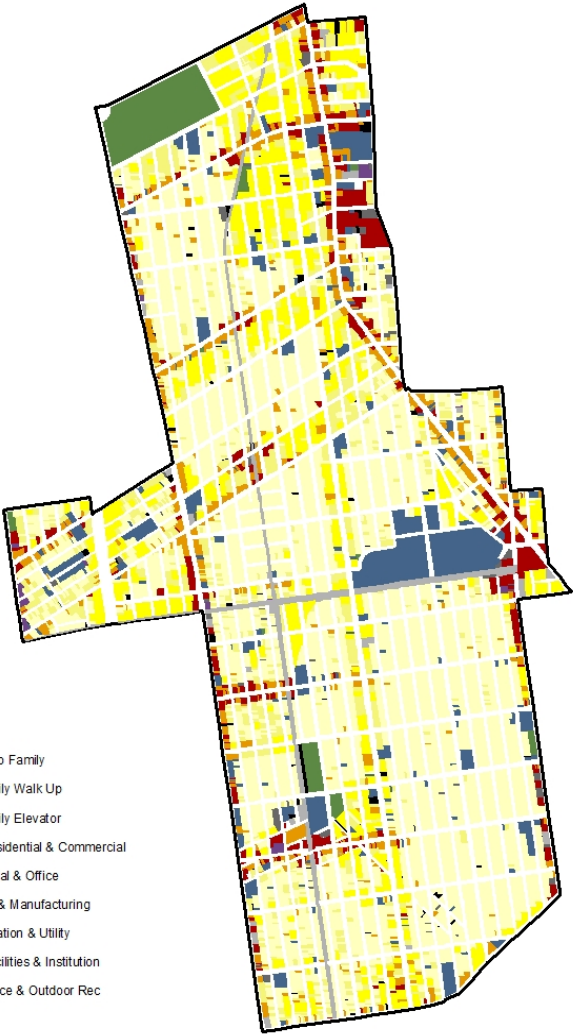
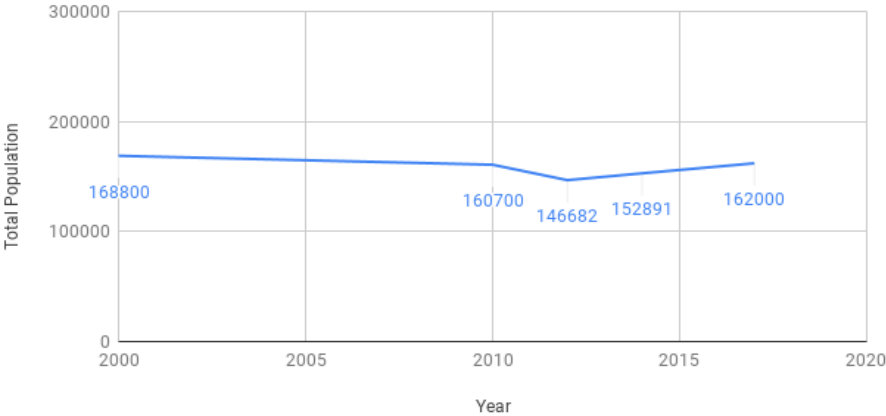


# Population & Housing stock 2012-2017

Percent Change in Population & Housing 2010-2017



CD 14 Total Population 2000 to 2017

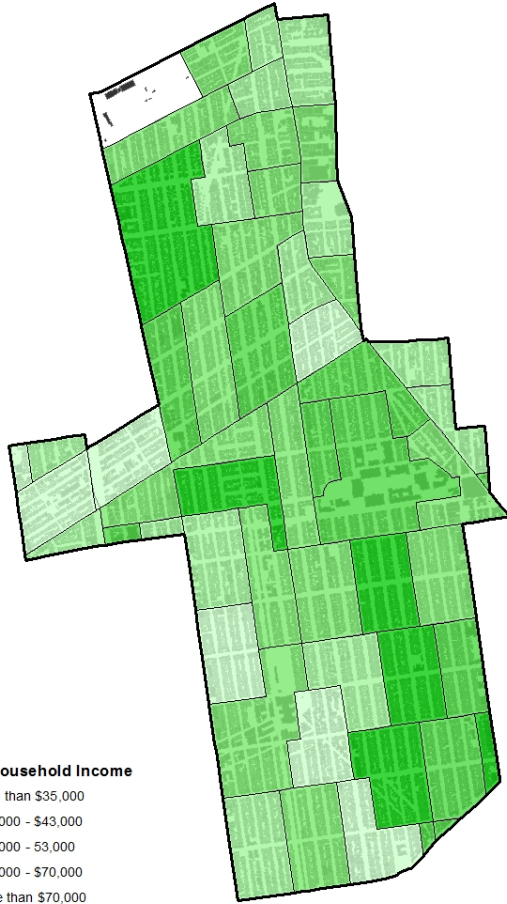


# Demographics

## Median Household Income

**CB #14: \$47K**

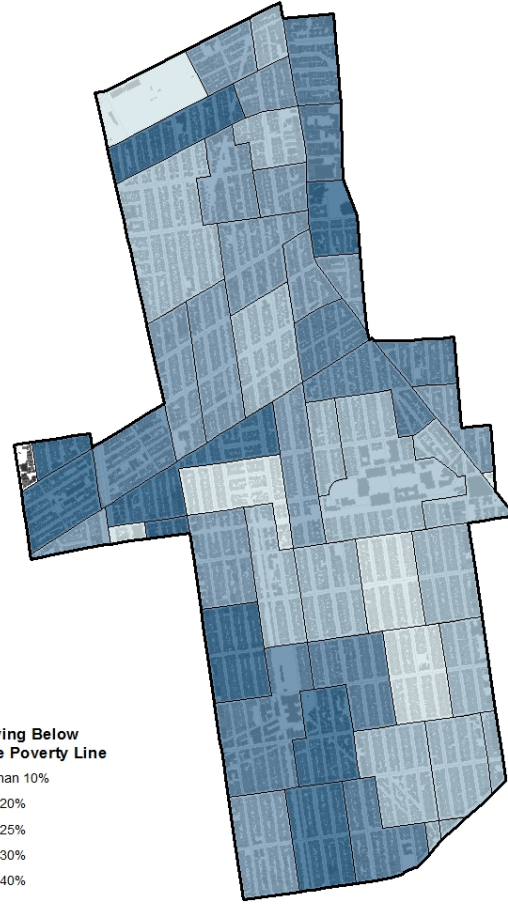
**BKN: \$53K NYC: \$58K**



## Poverty

**CB #14: 22%**

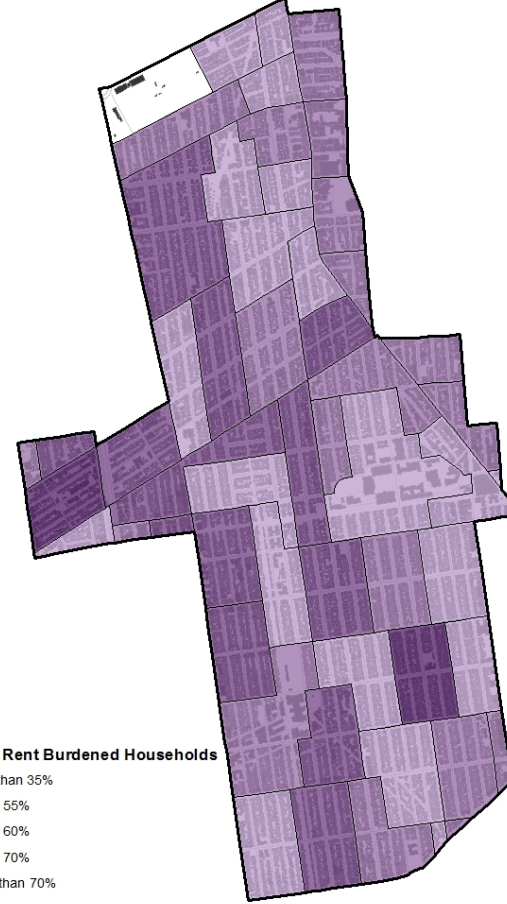
**BKN: 22% NYC: 20%**



## Rent Burden

**CB #14: 50%**

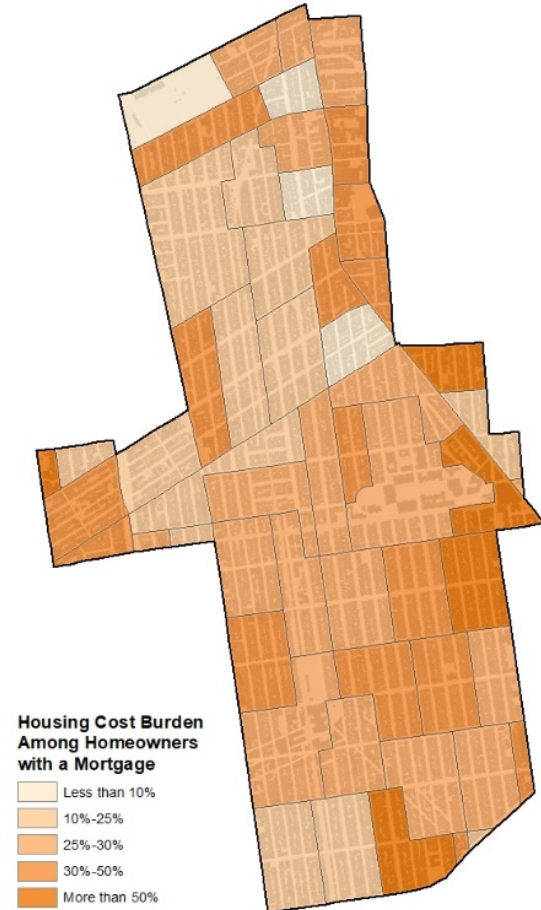
**BKN: 46% NYC: 45%**



## Homeowners Cost Burden

**CB #14: 49.5%**

**BKN: 52.5% NYC: 46.8%**



# Affordability

## 618 Total Units

93% of Units were New Construction  
7% of Units were preserved or maintained

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## HPD Income Definitions (Based on HUD):

(NYC AMI household of 4)

**Extremely Low Income :** 0-30%

Less than \$31,290

**Very Low Income:** 31-50%

\$31,290 - \$52,150

**Low Income:** 51-80%

\$52,150 - \$83,440

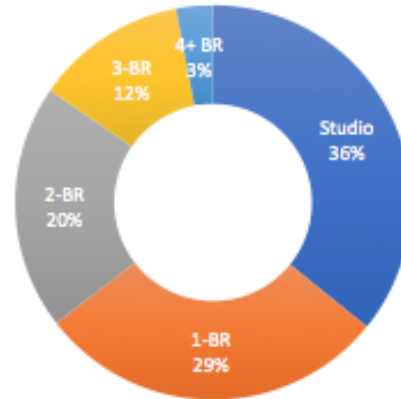
**Moderate Income:** 81-120%

\$83,440 - \$125,160

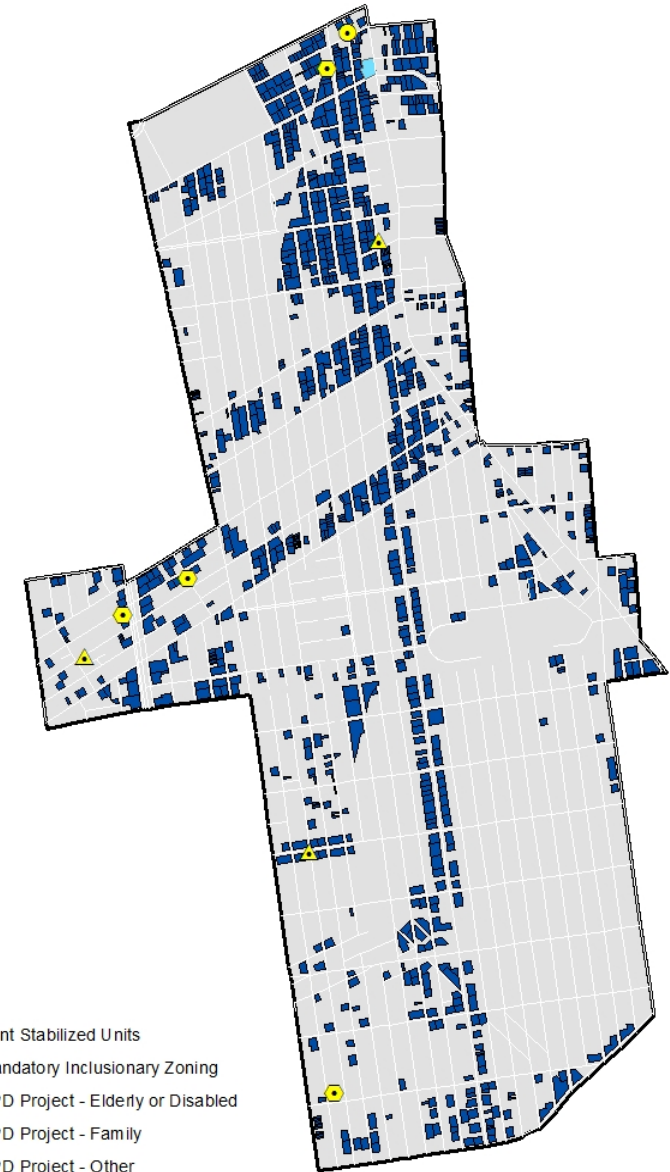
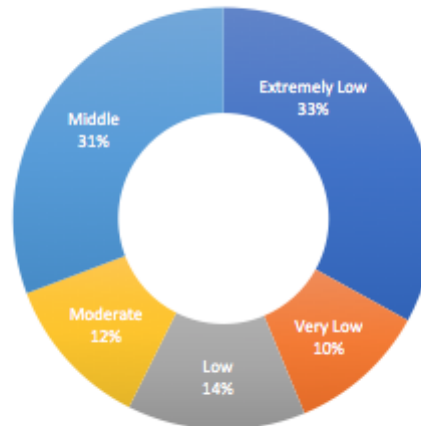
**Middle Income:** 121-165%

\$125,160 - \$172,095

HPD Units by



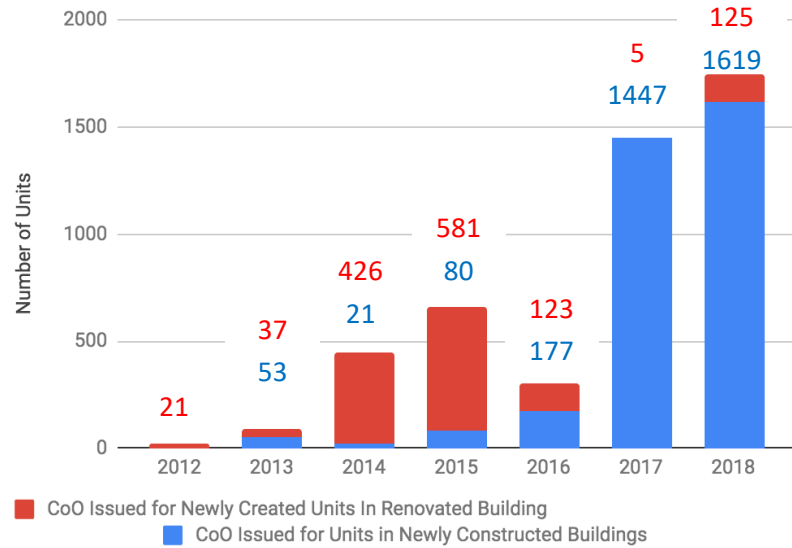
HPD Units by Income



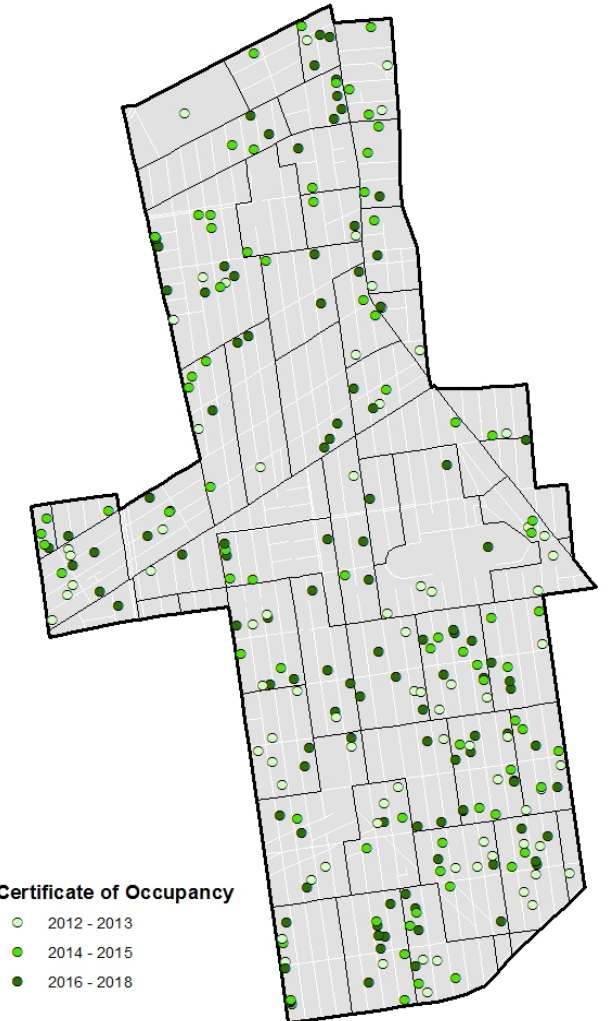
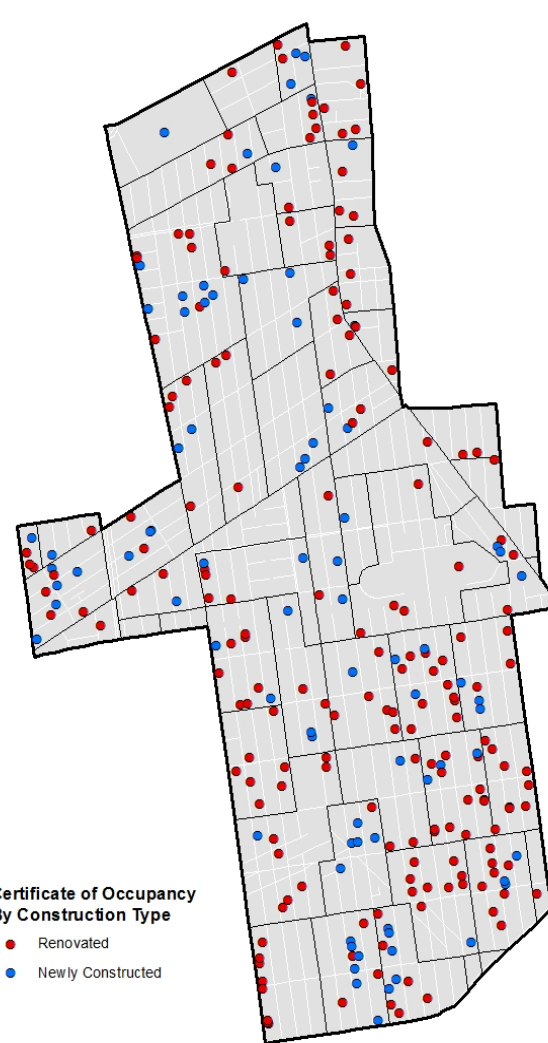
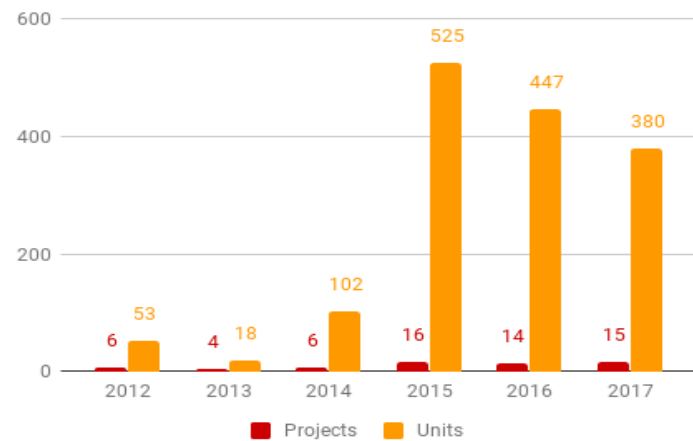


# Development Patterns

Certificates of Occupancy Issued by Dept. Of Building



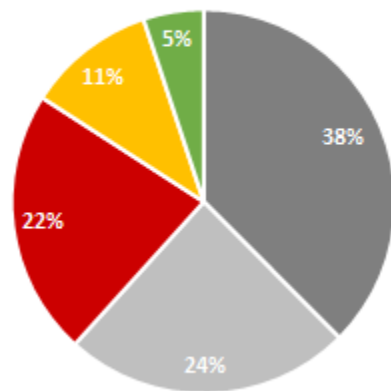
Number of New Projects Vs. New Units by Year



# Available Building Capacity

The map uses “stop light” colors to show the progression of available FAR in Community Board #14.

The majority (62%) of Community Board 14 is already over built or built to capacity.

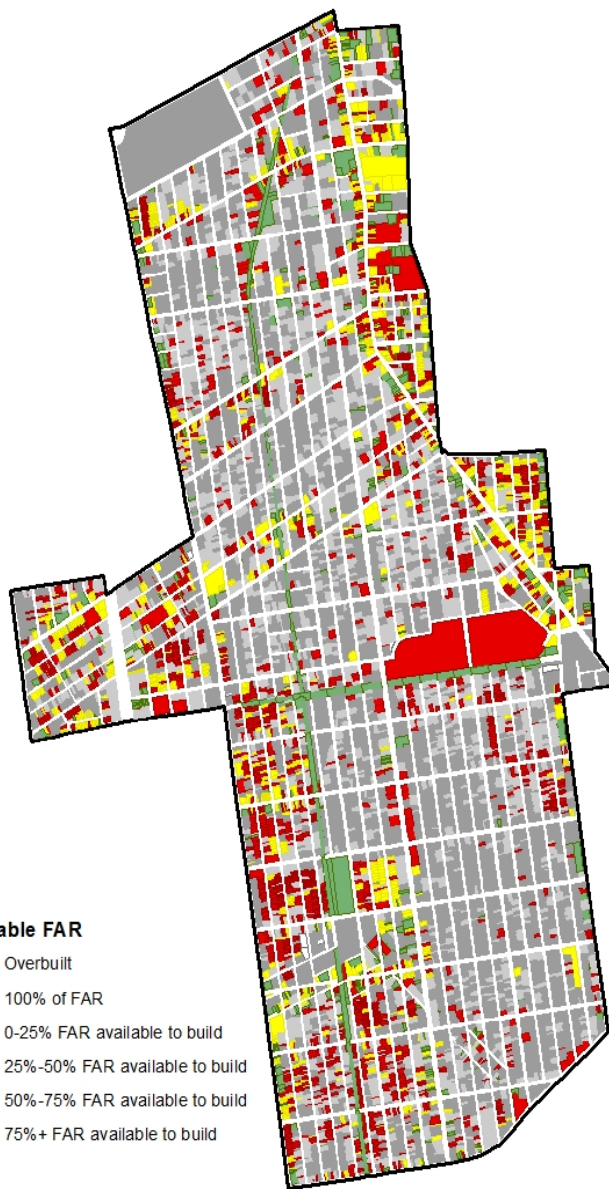


Available FAR

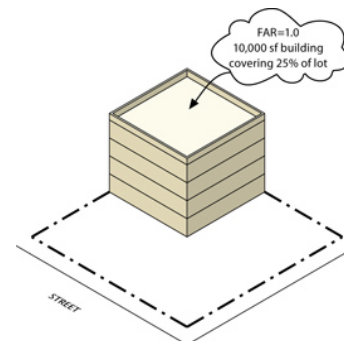
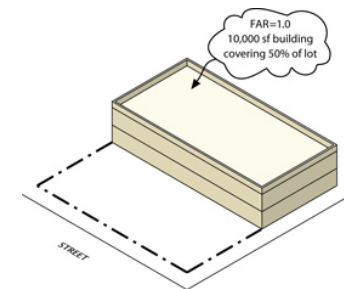
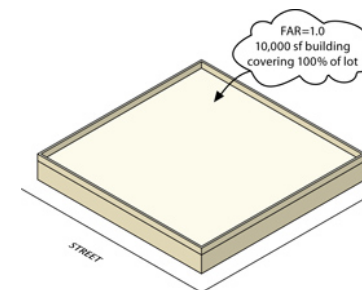
- Overbuilt
- Less than 25%
- 25%-50%
- 50%-75%
- More than 75%

Available FAR

- Overbuilt
- 100% of FAR
- 0-25% FAR available to build
- 25%-50% FAR available to build
- 50%-75% FAR available to build
- 75%+ FAR available to build



Floor Area Ratio (FAR)  
Configurations

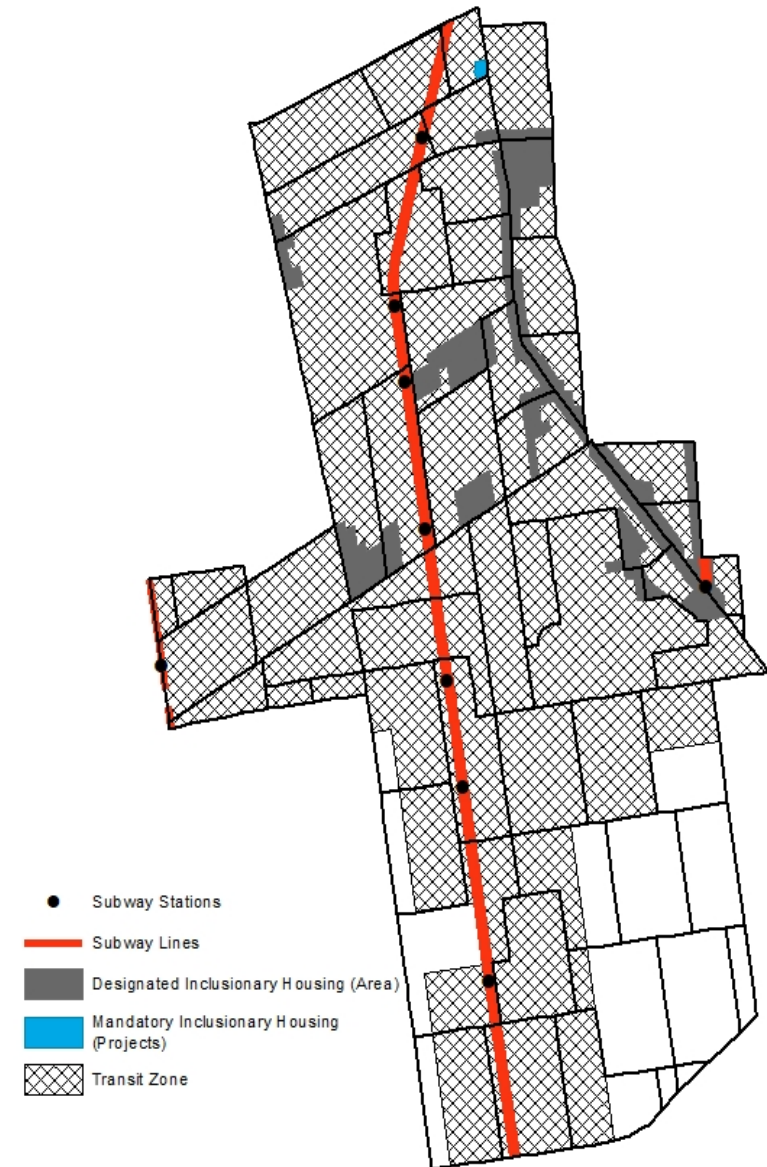


# Development Incentive Programs

New York City operates several **incentive programs to encourage affordable housing** development.

**Mandatory Inclusionary Housing & Inclusionary Housing Designated Areas** allow increased density in exchange for affordably.

The **Transit Zone**, designated because of its proximity to the subway, forfeits parking requirements in exchange for affordable housing or senior housing.





# Conclusion

