



Brooklyn Community District 14

Housing Picture: Affordability and Trends

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Introduction

Project Goal: Provide members of Community Board 14 with an assessment of housing in the district characterizing the recent evolution and the current situation.

Housing Focus Areas:

Diversity

Availability of housing across incomes and household sizes

Trends

Recent housing production quantity, prices and type

Affordability

Affordable housing programs and production of income-restricted and rent-stabilized units

Capacity

Ability of housing supply to increase within current zoning regulations

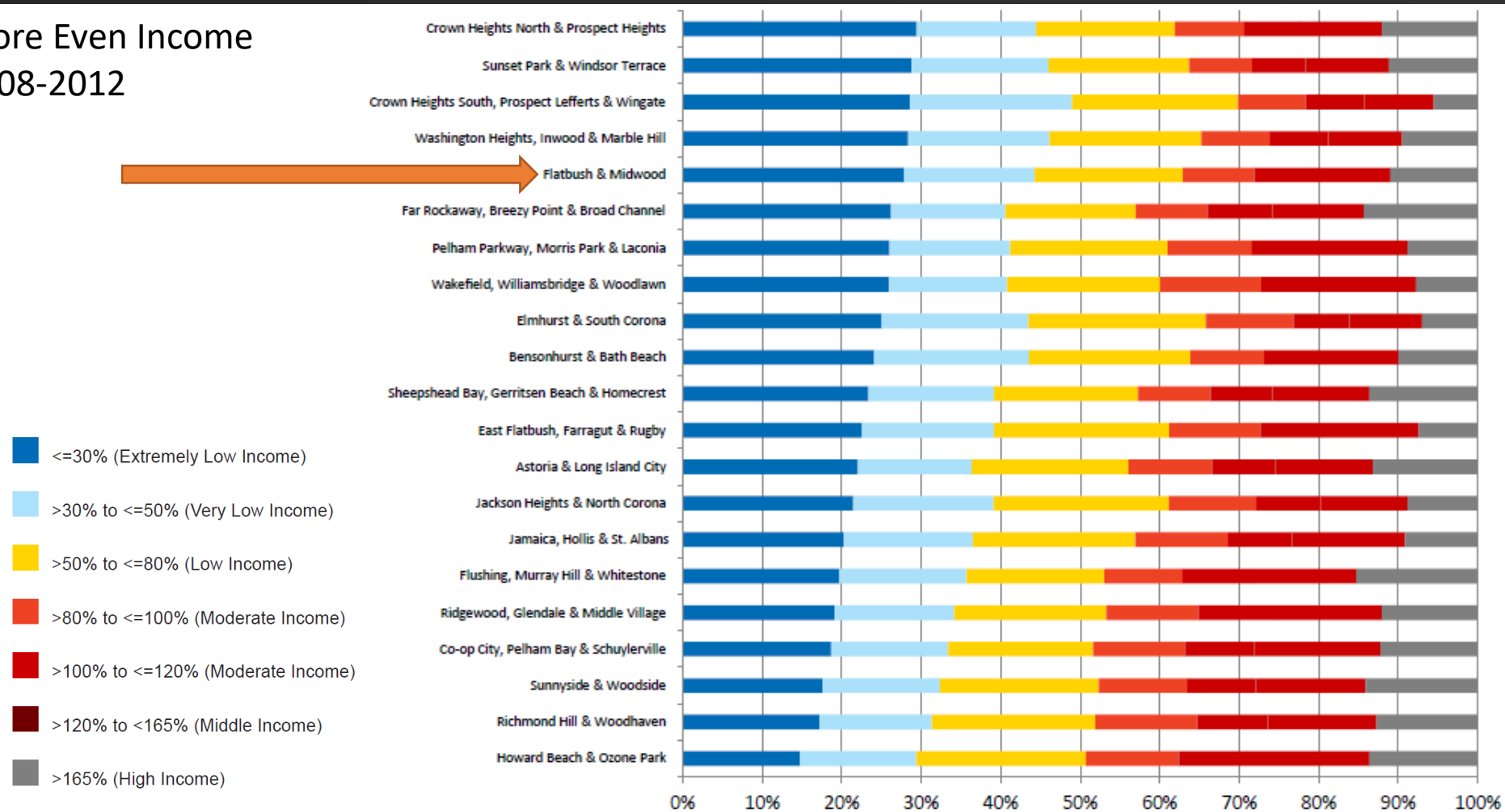
Brooklyn Community District 14

- 164,568 residents and 62,254 housing units (2020 U.S. Census)
 - Population increased about 2% since 2010 (7.7% city-wide)
 - Number of housing units increased about 3% since 2010
- Nearly two-thirds of units are in buildings with 20 or more units
- Age of housing stock: 59% built before 1940 and 81% before 1960



Economic Diversity

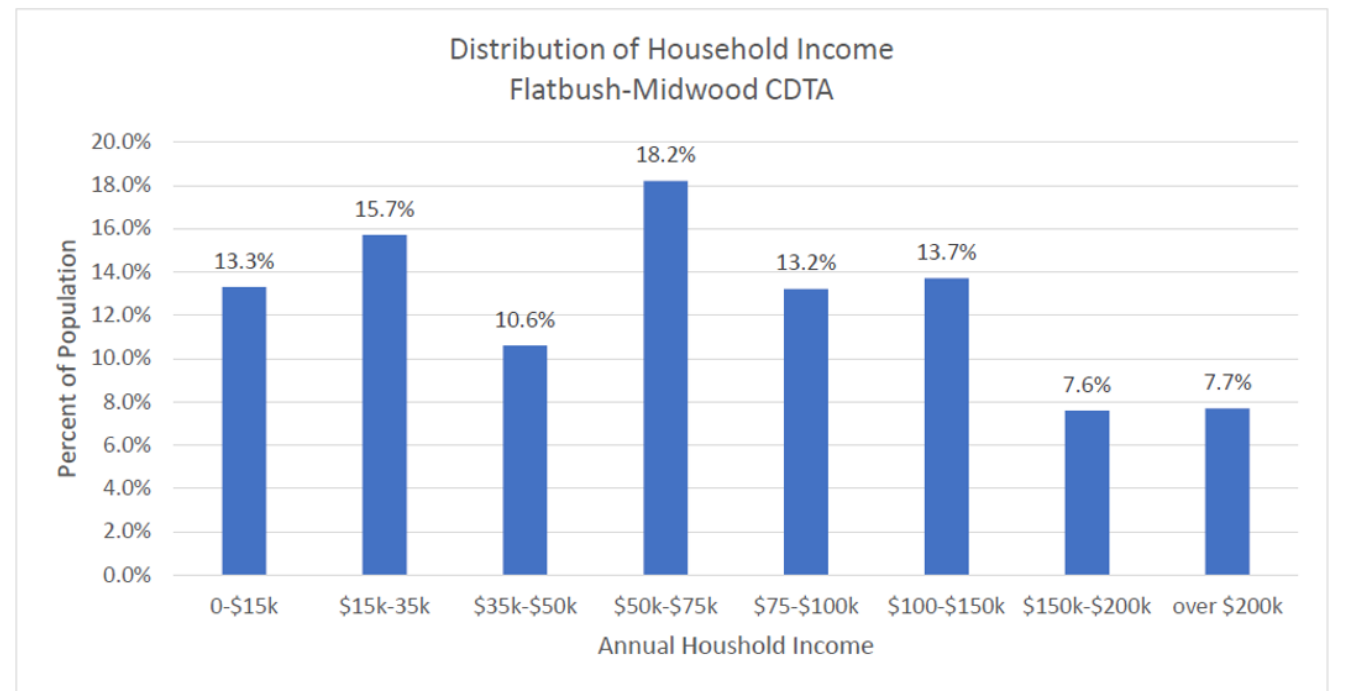
PUMAS with More Even Income Distribution, 2008-2012



Source: NYC Department of City Planning, *New York City Mandatory Inclusionary Housing: Promoting Economically Diverse Neighborhoods*, 2015

Incomes

- District household incomes are relatively balanced across different levels of income
- Median about \$64,000 compared to \$67,000 city-wide



Source: 2016-2020 American Community Survey, NYC Planning Population FactFinder

Prices and Affordability

Relatively few rental units in the district are affordable to low-income households

- Rent affordable for the income band
- Rent may be affordable (partial overlap between rent range and income band)

Brooklyn Community District 14 Rental Units by Income Band Affordability

Monthly Rent Paid	No. of Units	Percent	Income Band				
			Extremely Low-Income 0-30% AMI	Very Low-Income 31-50% AMI	Low-Income 51-80% AMI	Moderate-Income 81-120% AMI	Middle-Income 121-165% AMI
Occupied units paying rent	43,847	100%					
Less than \$500	1,874	4%	●	●	●	●	●
\$500 to \$999	3,895	9%		●	●	●	●
\$1,000 to \$1499	18,032	41%			●	●	●
\$1,500 to \$1,999	12,873	29%				●	●
\$2,000 to \$2,499	5,263	12%				●	●
\$2,500 to \$2,999	1,233	3%					●
\$3,000 or more	677	2%					

For a 3-person household: < \$36,030 Up to \$60,050 Up to \$96,080 Up to \$144,120 Up to \$198,165

Sources: 2016-2020 American Community Survey, NYC Planning Population FactFinder

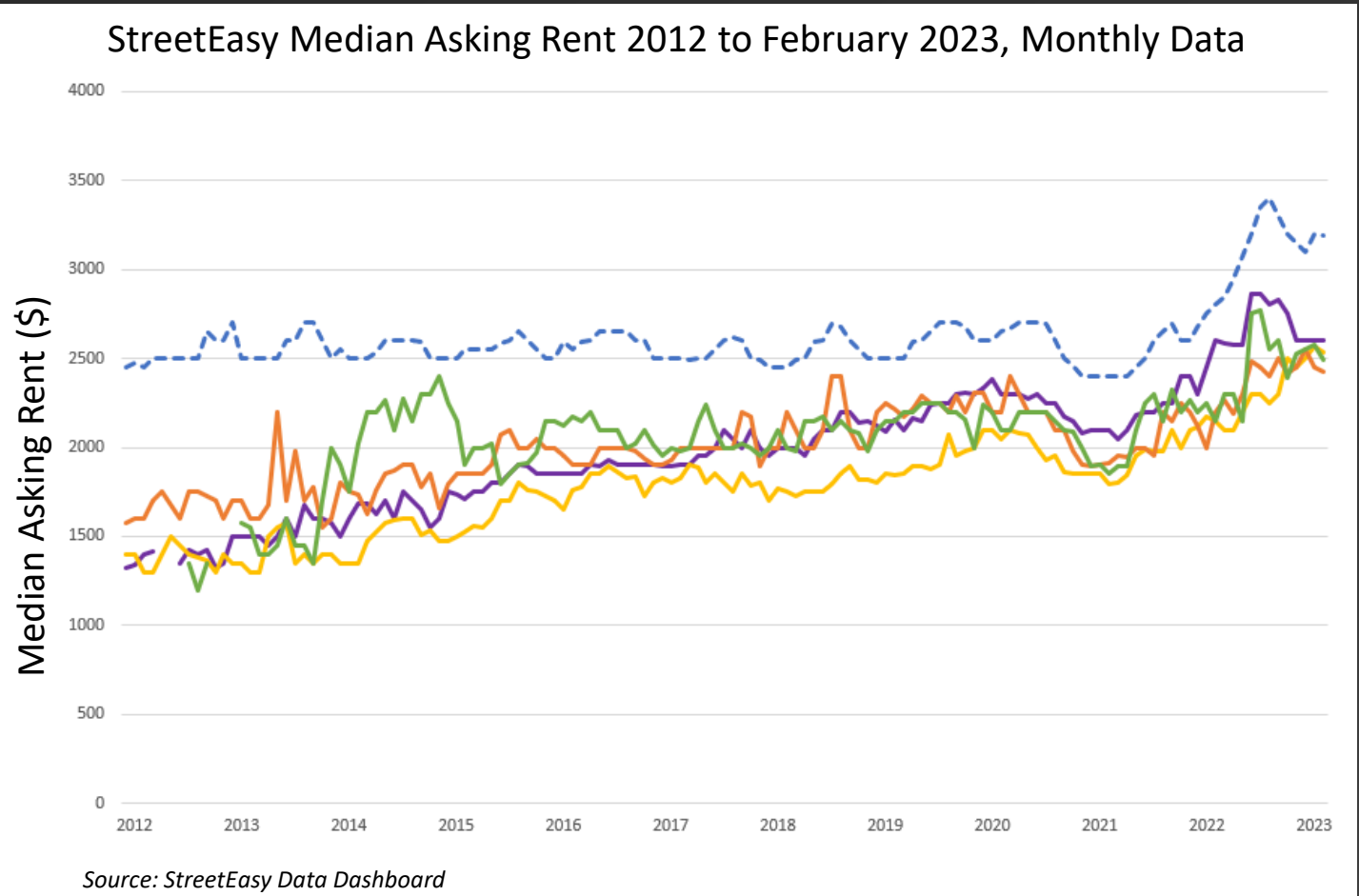
Rent Burden: 54% of renting households pay more than 30% of income and nearly 30% pay 50% or more of income

Prices and Affordability

Median asking rents in Community District 14 are lower than the borough-wide median rent, but have risen more rapidly, reducing the gap

Legend

- Brooklyn
- Flatbush
- Midwood
- Ditmas Park
- Prospect Park South



Affordable Housing Preservation

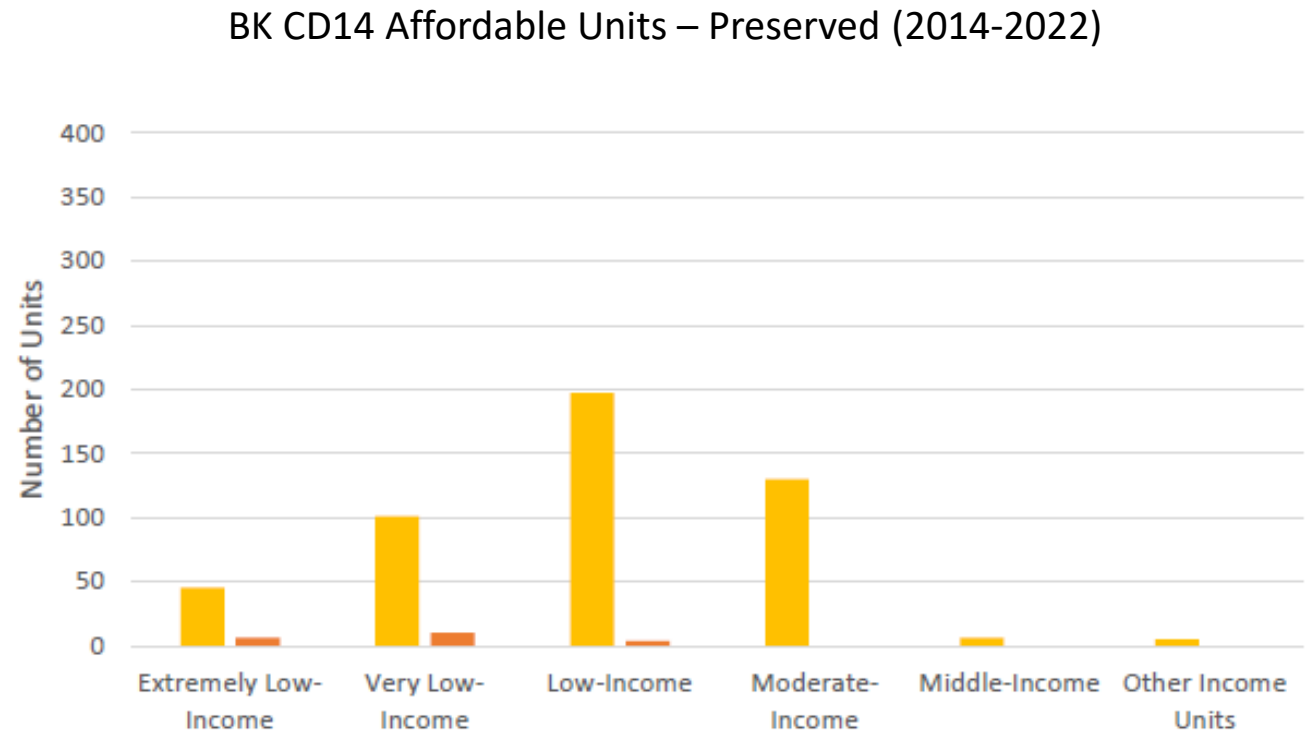
55% of units are rent-stabilized in Community District 14 (about 35,000)

About 500 affordable units preserved since 2014

Legend

■ Article XI

■ J-51



Source: NYC Housing Preservation and Development. Affordable Housing Production by Building. NYC Open Data.

Housing Production

3 percent increase - 1,837 units -
from 2010 to 2020 (*U.S. Census*)

About 900 affordable units
created since 2014 (completed
or in construction).

319 affordable
units come from
inclusionary
housing programs

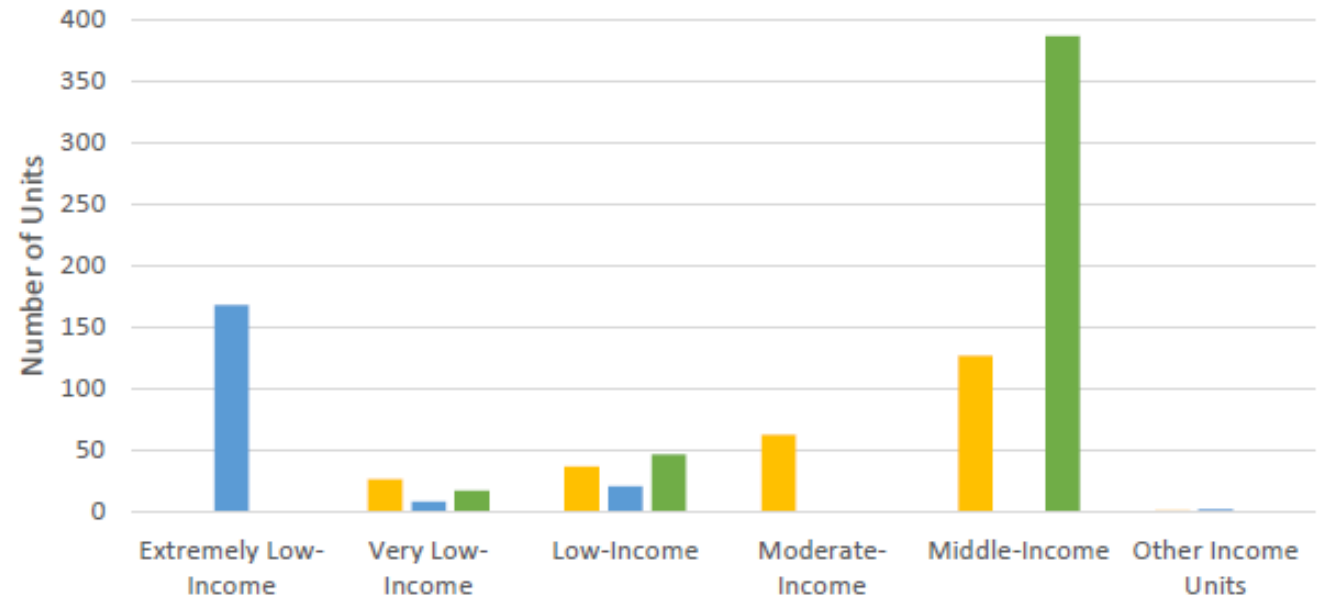
Legend

■ Article XI

■ 420c

■ 421a

BK CD14 Affordable Units – New Construction (2014-2022)



Source: NYC Housing Preservation and Development. Affordable Housing Production by Building. NYC Open Data.

Housing with MIH Rezoning

Caton Flats

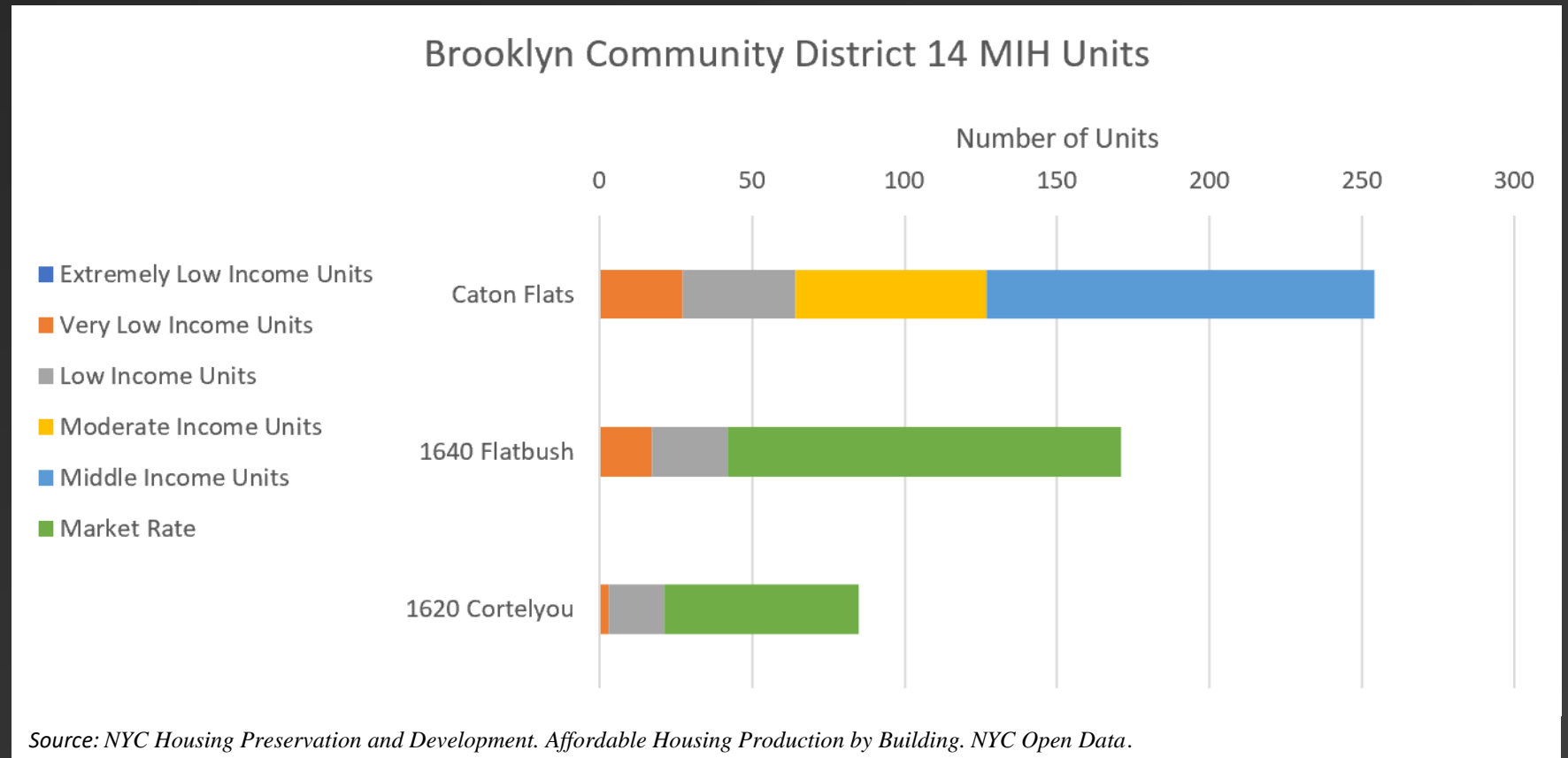
255 of 255 units
affordable (Article XI)

1640 Flatbush

42 of 171 units
affordable (421-a)

1620 Cortelyou

21 of 85 units
affordable



Zoning and Housing Capacity

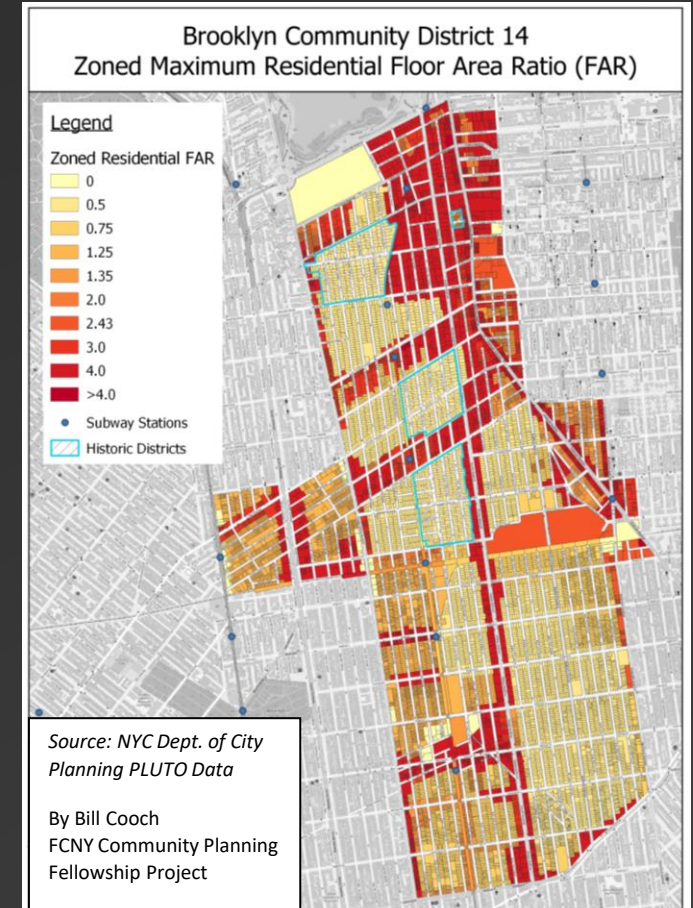
75 percent of lots within the district allow only low-density residential (R1-R5)

Of the lots zoned for low density, nearly half have permit only the lowest residential floor area ratio of 0.5.

Brooklyn Community District 14

Zoned Residential FAR	No. of Lots	Percent of Total (11,686)
0	86	0.7%
0.5	4143*	35.5%
0.75	1736	14.9%
1.25	1772	15.2%
1.35	1028	8.8%
2	232	2.0%
2.43	84	0.7%
3	726	6.2%
4	1873	16.0%
>4.0	6	0.1%

*628 lots with 0.5 FAR are located in historic districts



Zoning and Housing Capacity

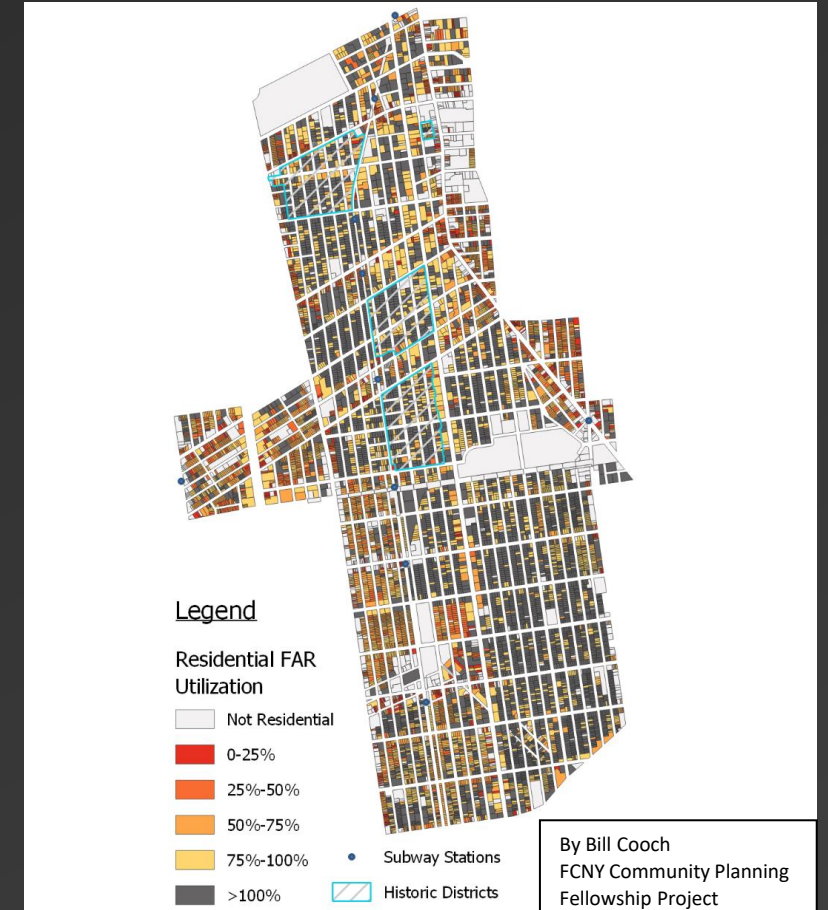
More than 60 percent of district lots are already built to 75 percent or more of the residential floor area permitted by zoning regulations

Of lots with current residential use, 15 percent have are built to less than 50 percent of their zoned capacity.

Brooklyn Community District 14		
Residential FAR Utilization	Current Zoning	
	Lots	Percent
0	1004	9%
0-25%	375	3%
25%-50%	1173	10%
50%-75%	1957	17%
75%-100%	2365	20%
>100%	4733	41%

Source: NYC Dept. of City Planning PLUTO Data

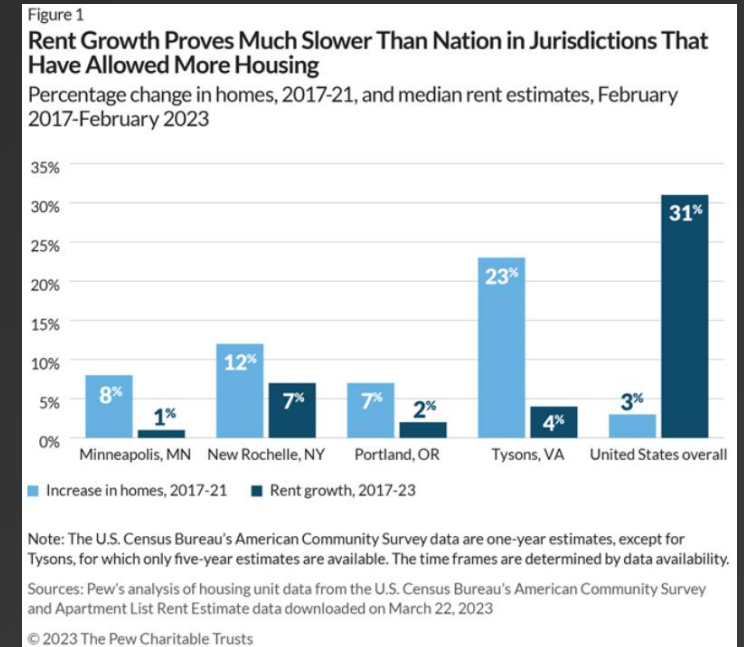
Utilization = (Built Res. FAR) / (Zoned Res. FAR)



Potential Questions for the Future

- How might housing growth be achieved in Community District 14? Would zoning need to be revised?

For example: The New York State Housing Compact proposed by Governor Hochul suggested targets of 3 percent housing growth over a 3-year period in New York City and its suburbs.



- How might the expiration of property tax incentives under the 421-a and J-51 programs affect the financial viability of creating and preserving affordable housing in the district? What will this mean for overall affordability in Community District 14?



Thank you, Questions?

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