



City of Yes in Community Board 14

Fund for the City of New York

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City Of Yes

Project Goal

***How will City of Yes impact
Community District 14?***

- Demographic Analysis
- Anticipate Development Location
- Understand Character Change

Focus Areas

- Soft Sites
- ADU Creation
- Housing Stock Composition
- Demographics
- Building Height

Methodology and Approach

Soft Sites

Compared Built FAR to zoned FAR to find development potential

ADU Creation

Charted 1-2 family homes outside historic districts that could build ADUs

Character Change

Compared new height allowances with existing buildings

Data Sources:



Analytical Tools:



Brooklyn Community District 14 Overview

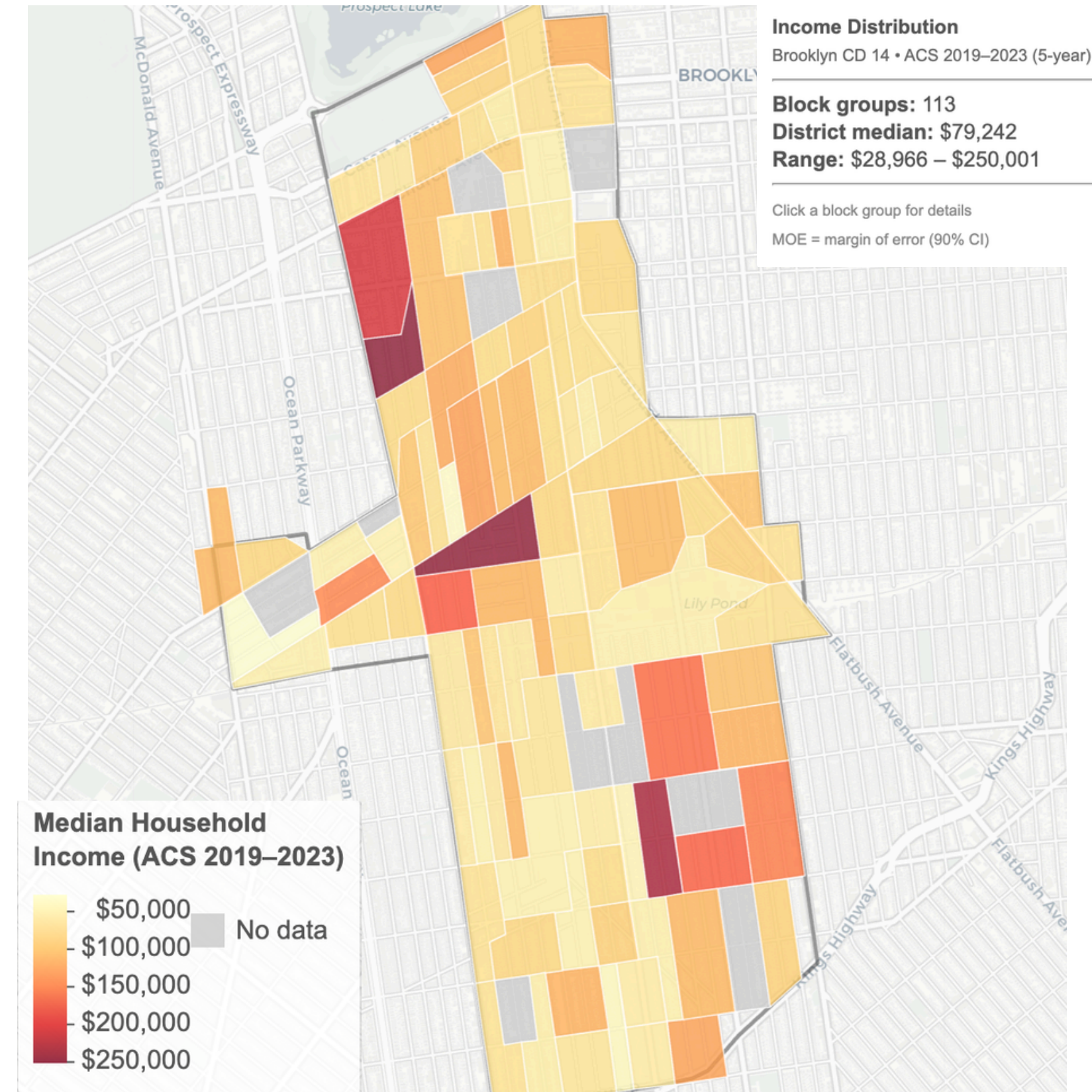
Demographics:

Population: **147,911**

White: 32%
Black: 29%
Asian: 16%
Hispanic: 13%
2+: 9%

Median household income: **\$76,422**

Persons below poverty line: **16.7%**



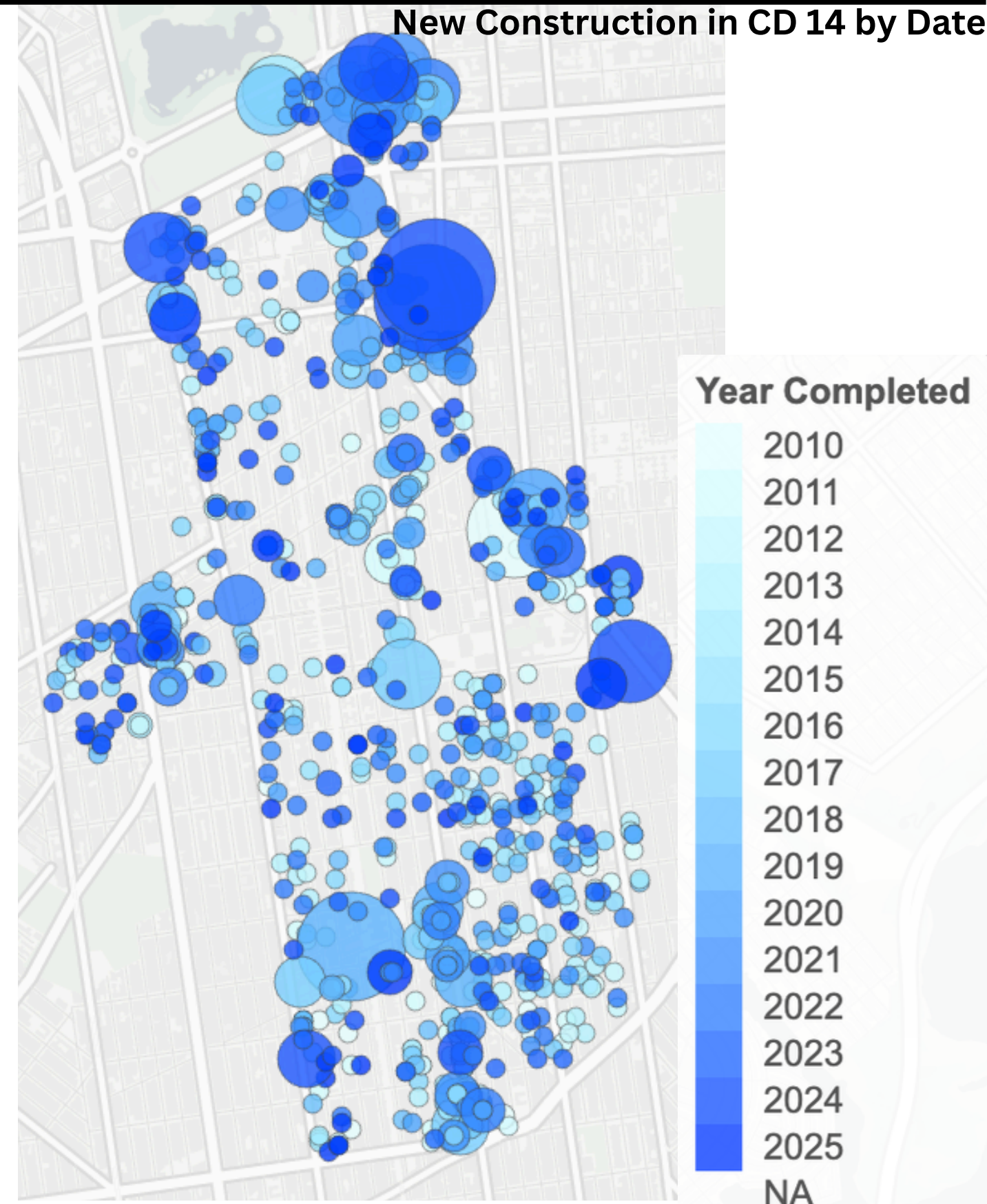
Housing Stock

66,991 units in CD14
76% are renter occupied
88% of structures are multi unit

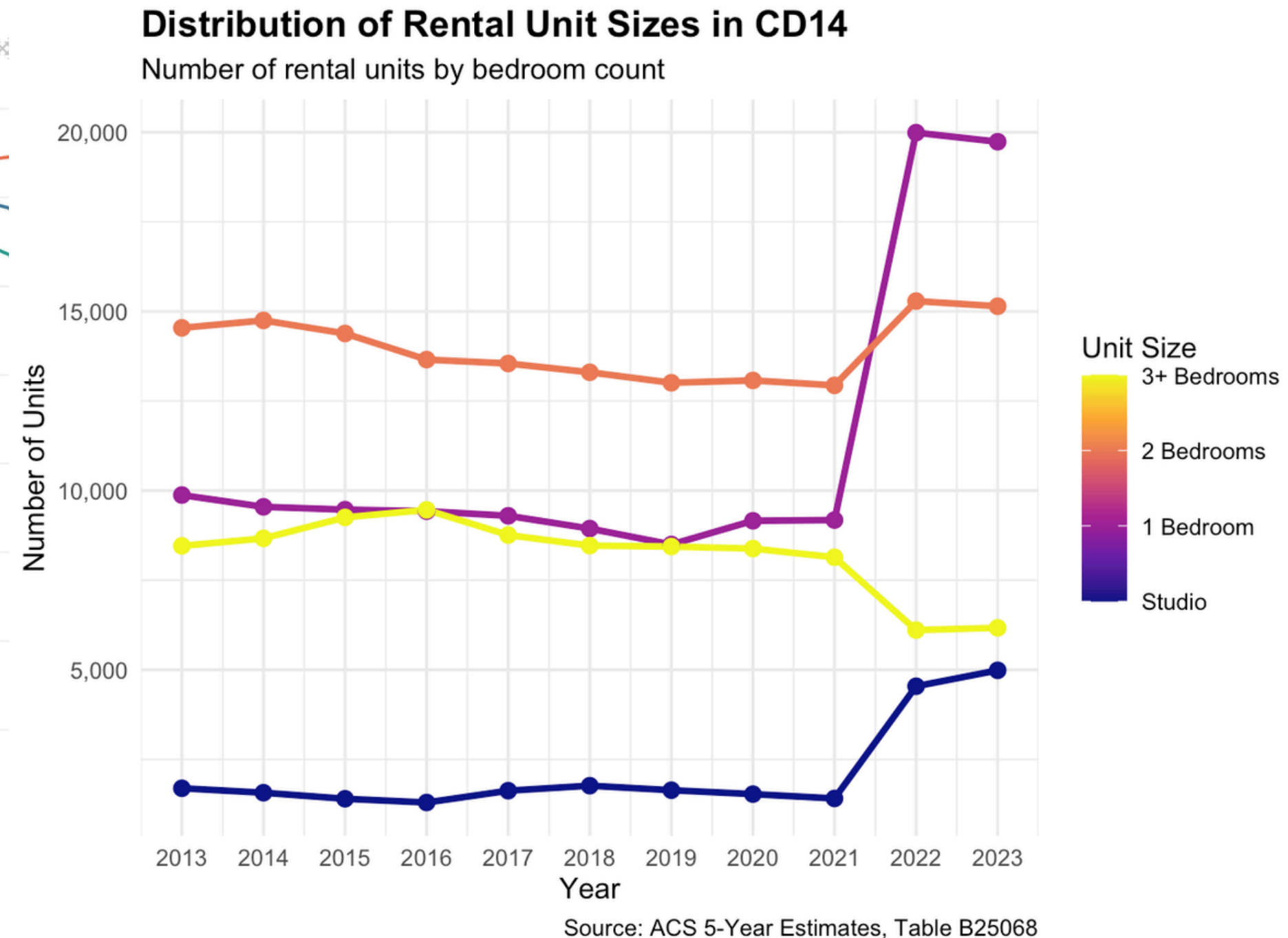
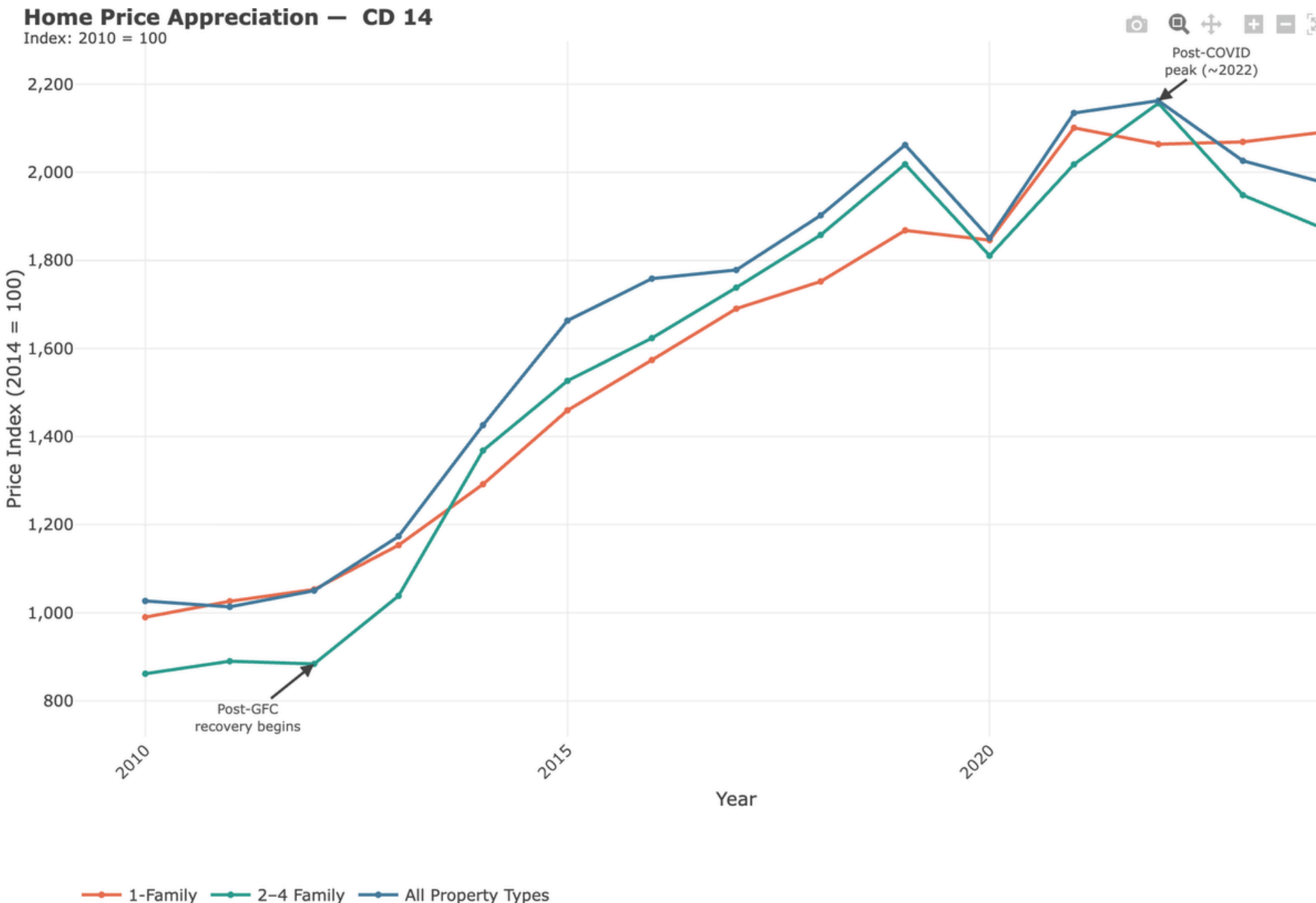
From 2020-2024:

- **53** new buildings
- **2,383** residential units
- **R7A** (28 buildings)
- Average home was 45 units, 6.4 floors

Median value of owner-occupied housing unit:
\$911,800



Rents and Rental Unit Sizes

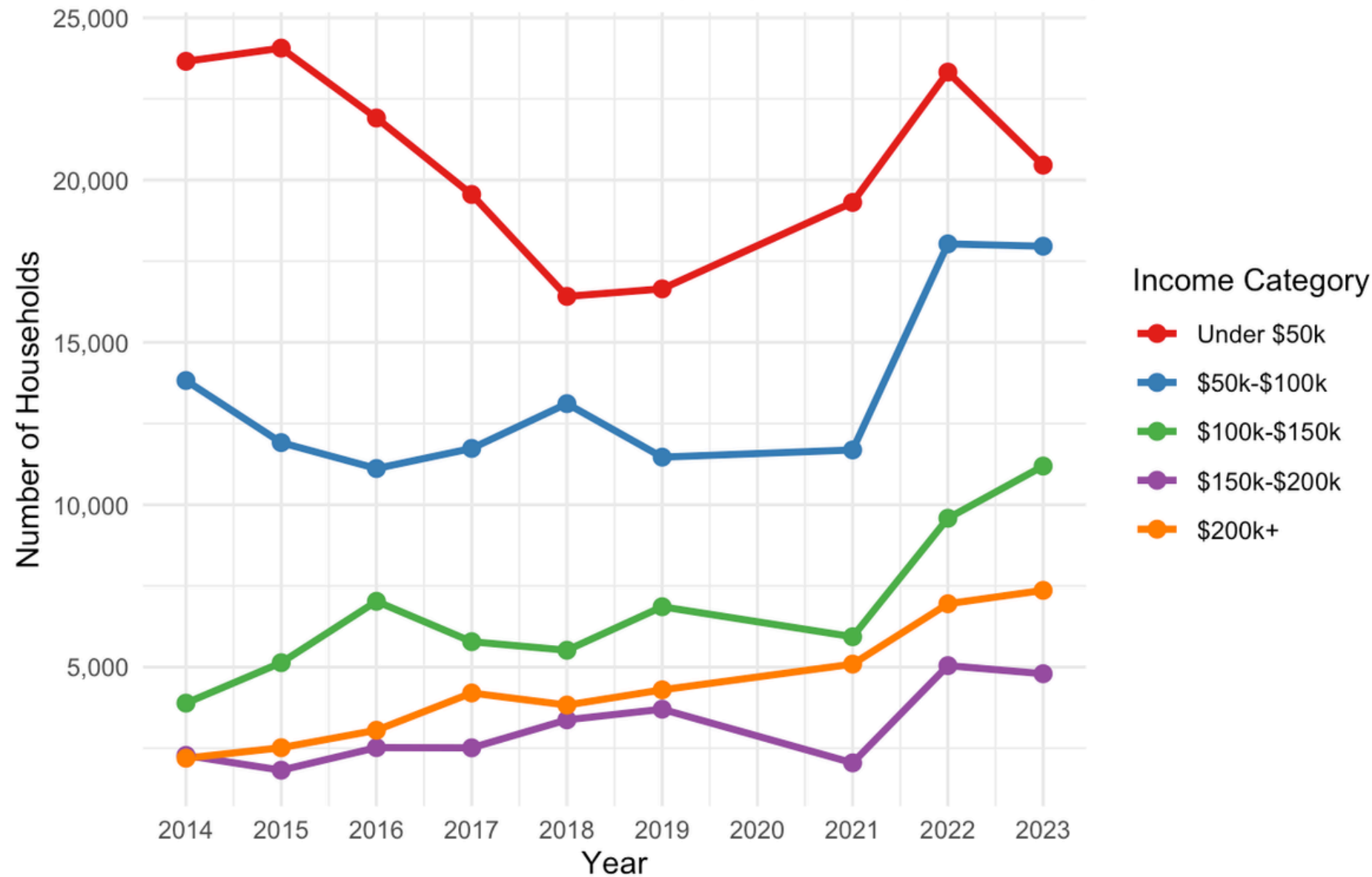


Studios and one-bedrooms are the fastest growing unit size in the district. Prices have appreciated roughly 90% since 2010.

Income and Rent Burden

Household Income Distribution in Community Board 14

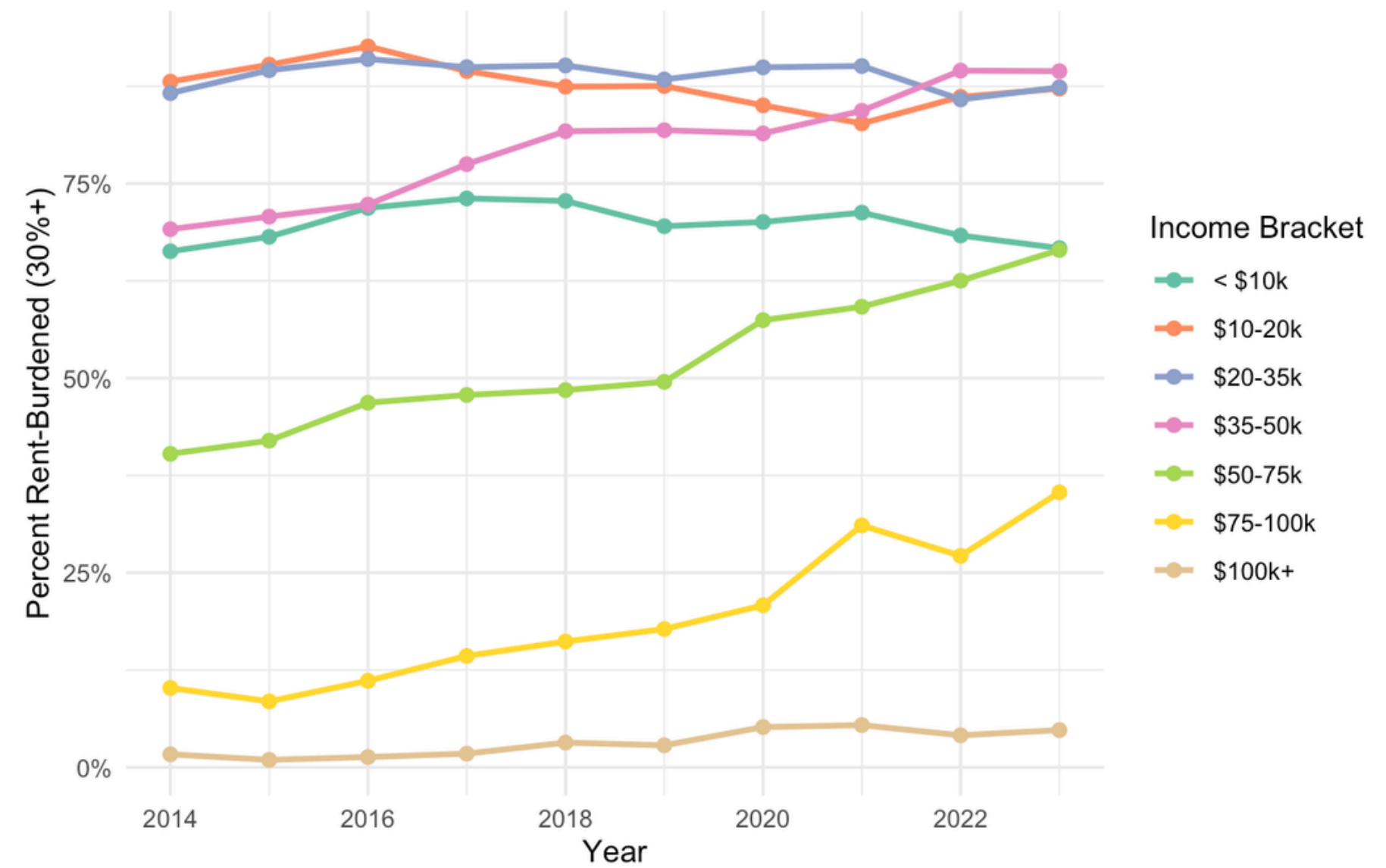
Number of households by income category (inflation-adjusted dollars)



Source: ACS 1-Year Estimates, Table B19001

Rent Burden in Community Board 14

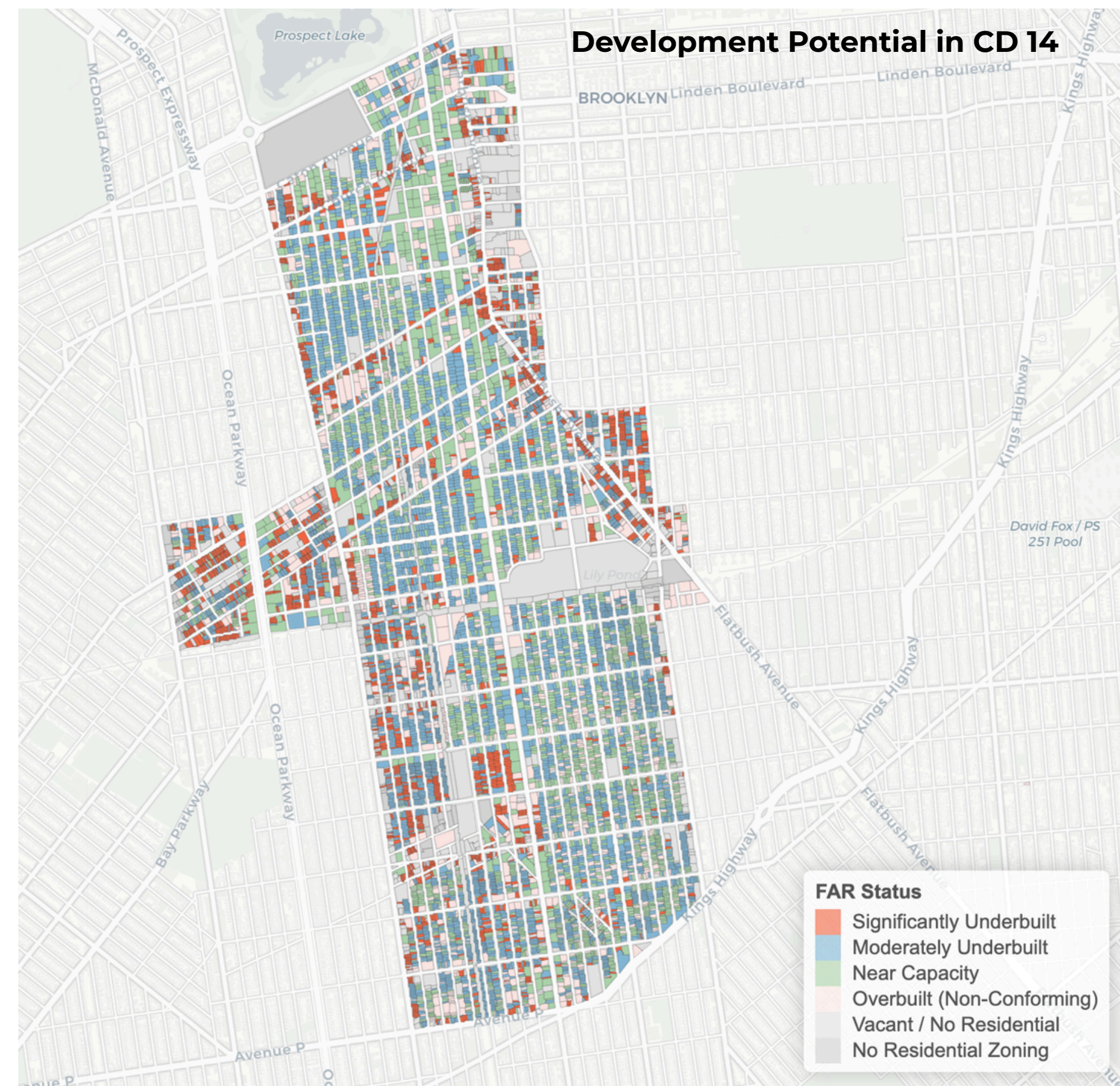
Percent of households paying 30%+ of income on rent, by income bracket



Source: ACS 5-Year Estimates, Table B25074

Households with incomes of 100-200K are growing in the district. Rent burden is growing particularly fast for incomes from \$50-100K.

Soft Sites: Where is there Development Potential?



Main development potential zones are along Flatbush Avenue, in Kensington, and in between Avenue K and Elm Avenue.

60% of lots are underutilized (7,003 lots).
This represents **significant development capacity** in CD14, especially in **R7A zones** which have an average of **1.42 unused FAR.**

DCP has expressed interest in rezoning Coney Island Avenue, which could see building heights increase.

1455 Coney Island Avenue Rezoning:
9 Story Building.

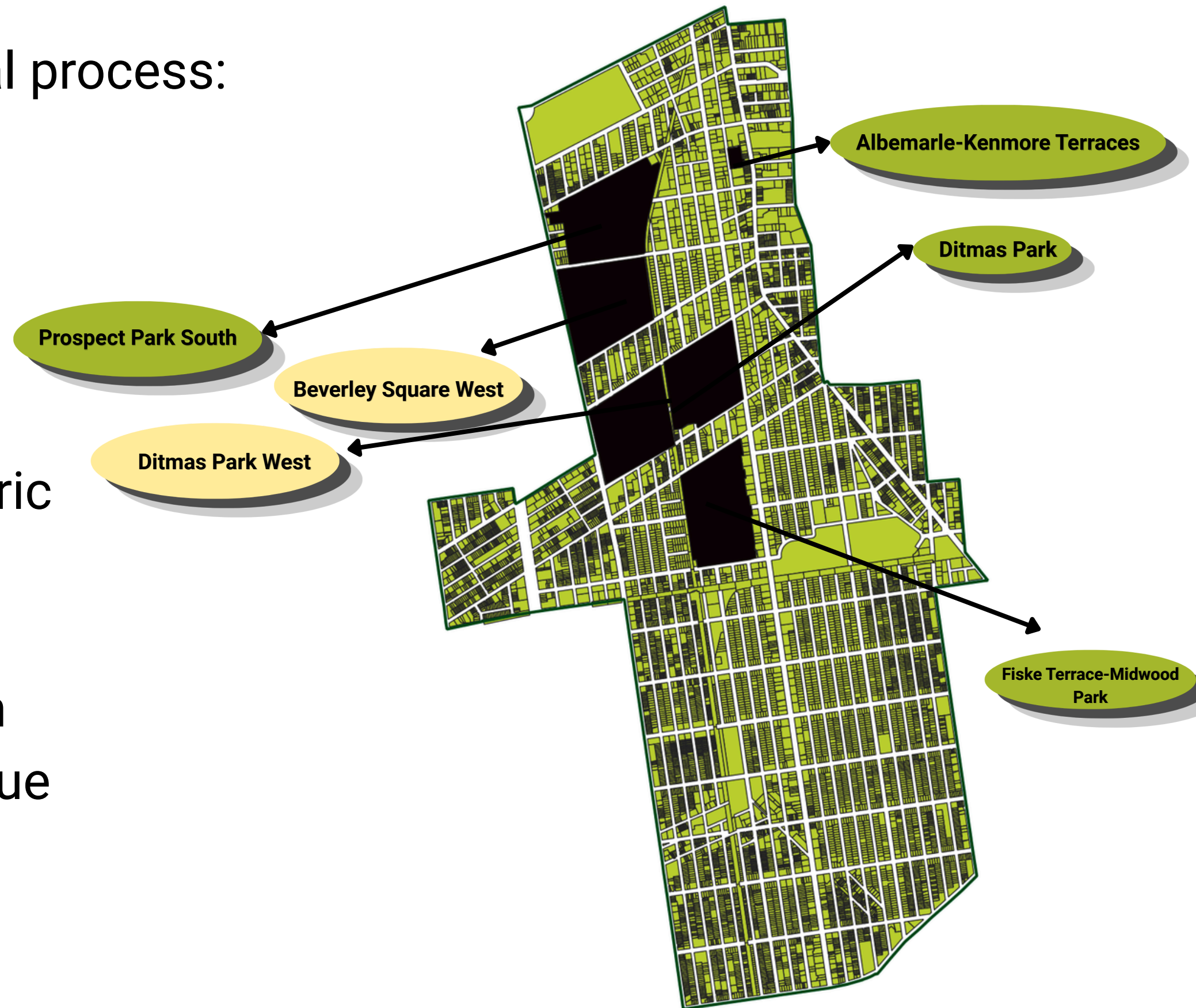
Historic Districts

Two new historic districts in the approval process:

Ditmas Park West
Beverley Square West

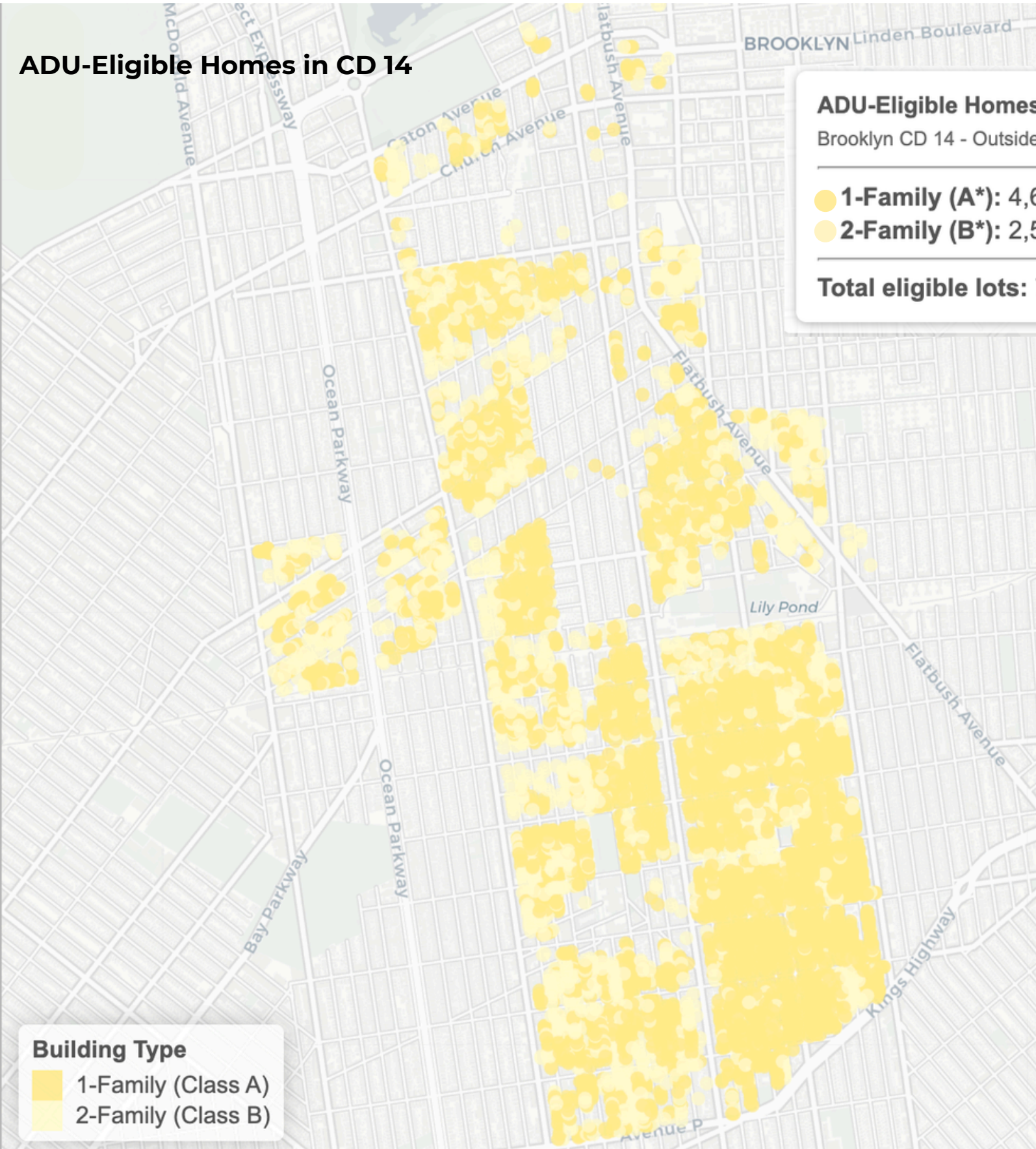
Detached ADUs **cannot be built** in historic districts.

Historic districts are also **exempt** from transit-oriented development and UAP due to underlying zoning.



ADU Creation

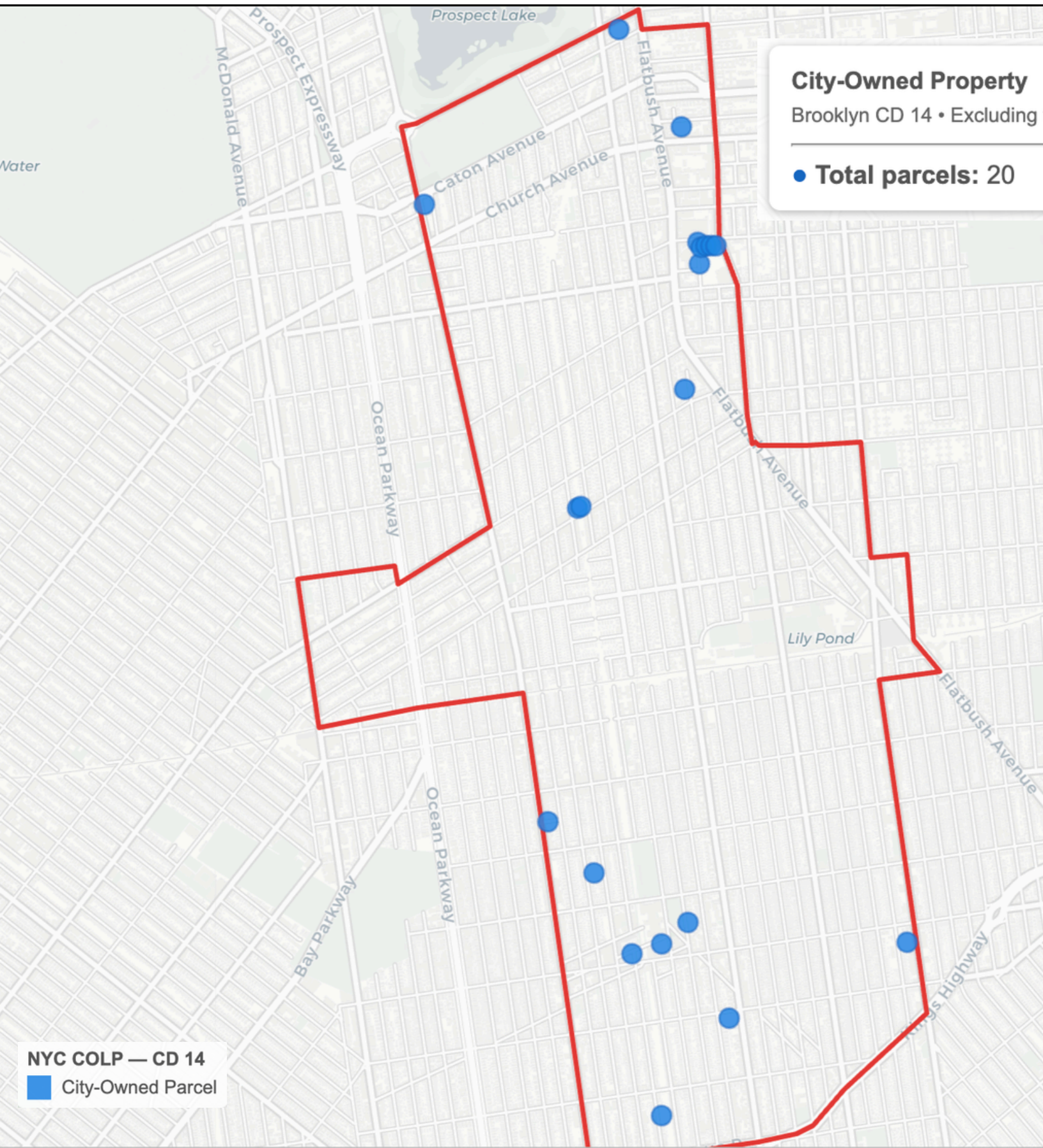
ADU-Eligible Homes in CD 14



Possibility of additional **7,194** detached ADUs.

And **7,822** general ADUs.

City-Owned Land



City-Owned Property

Brooklyn CD 14 • Excluding transit, schools, parks, libraries & public safety

• Total parcels: 20

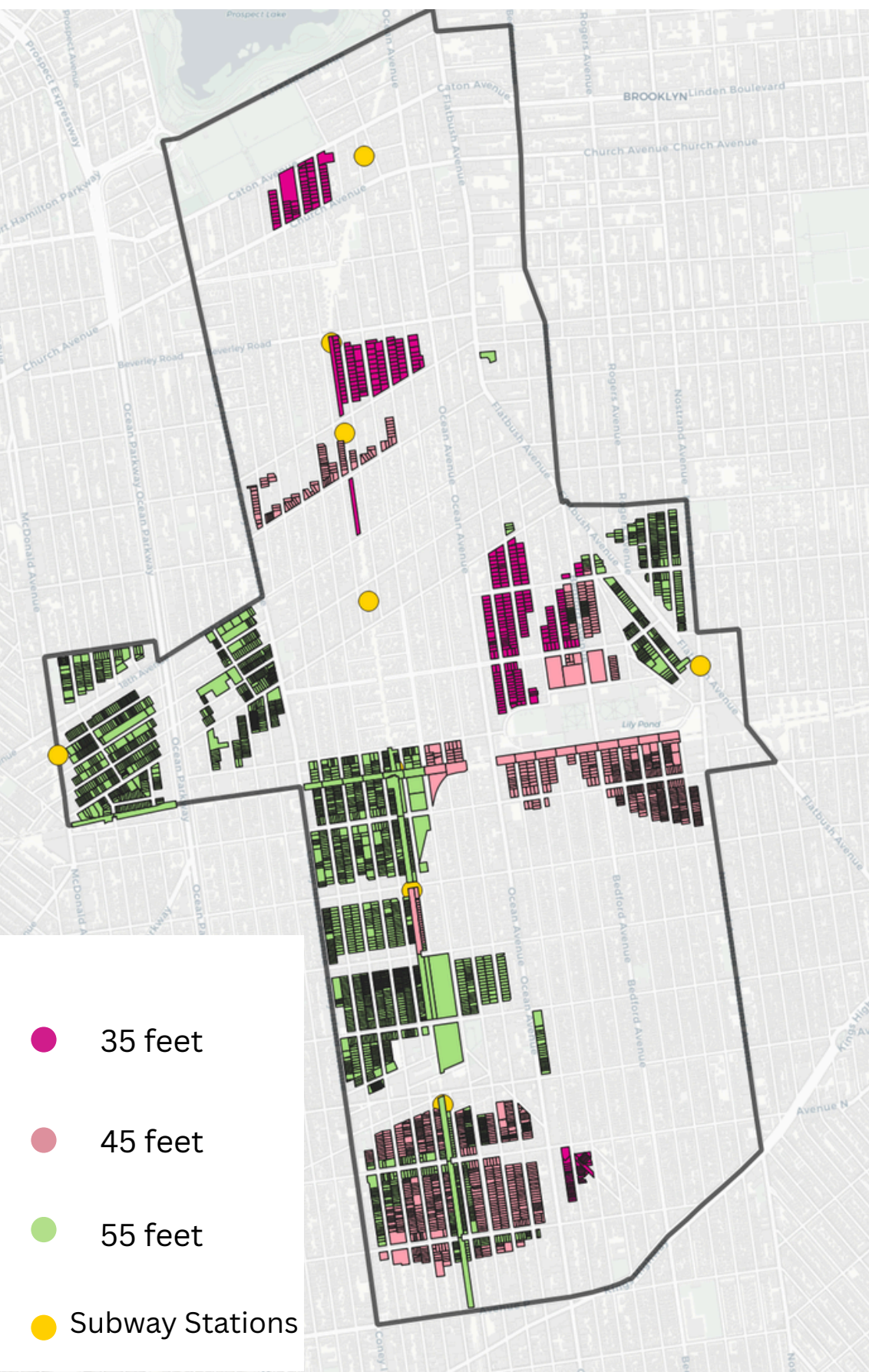
There are **20** city-owned properties within the district.

3 lots are in-use tenanted buildings.

17 lots could be potential development sites for affordable housing among other uses.

Transit-Oriented Development

Transit-Oriented Development Sites Within .5 Miles of Transit by Height

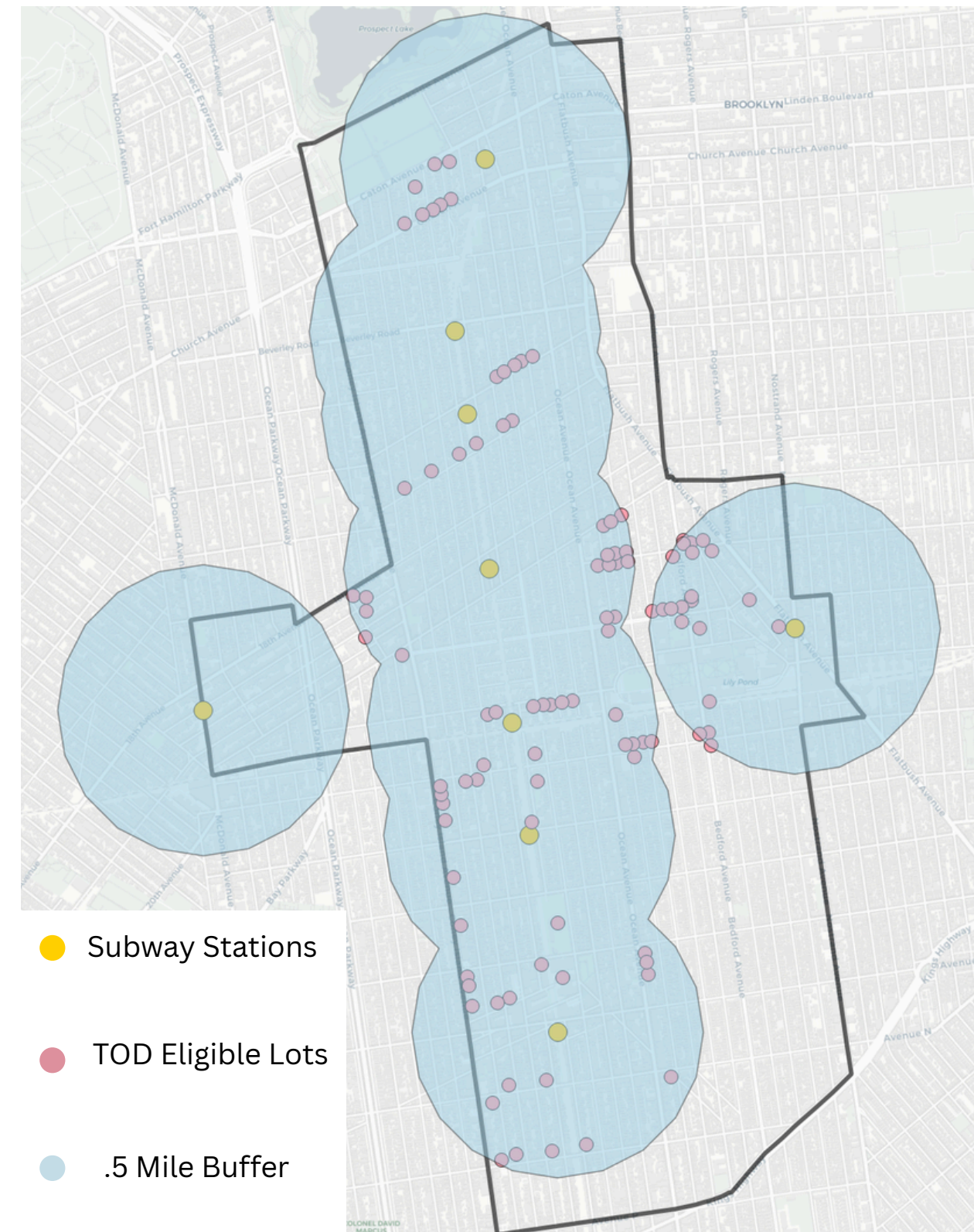


There are roughly **102** eligible lots within TOD.

Eligibility:

- Half mile from a subway station
- 5,000 square foot lot
- On the short end of the block or wide street
- R3-R5 Zones

Transit-Oriented Development Sites Within .5 Miles of Transit



These lots will be eligible for building heights of **3-5 stories** (35-55 feet).

Character Change in CD 14

Transit-Oriented Development



332 E 16th St.

R3X Zoning, with TOD can see building heights of up to 35 feet.



Character Change in CD 14

Transit-Oriented Development

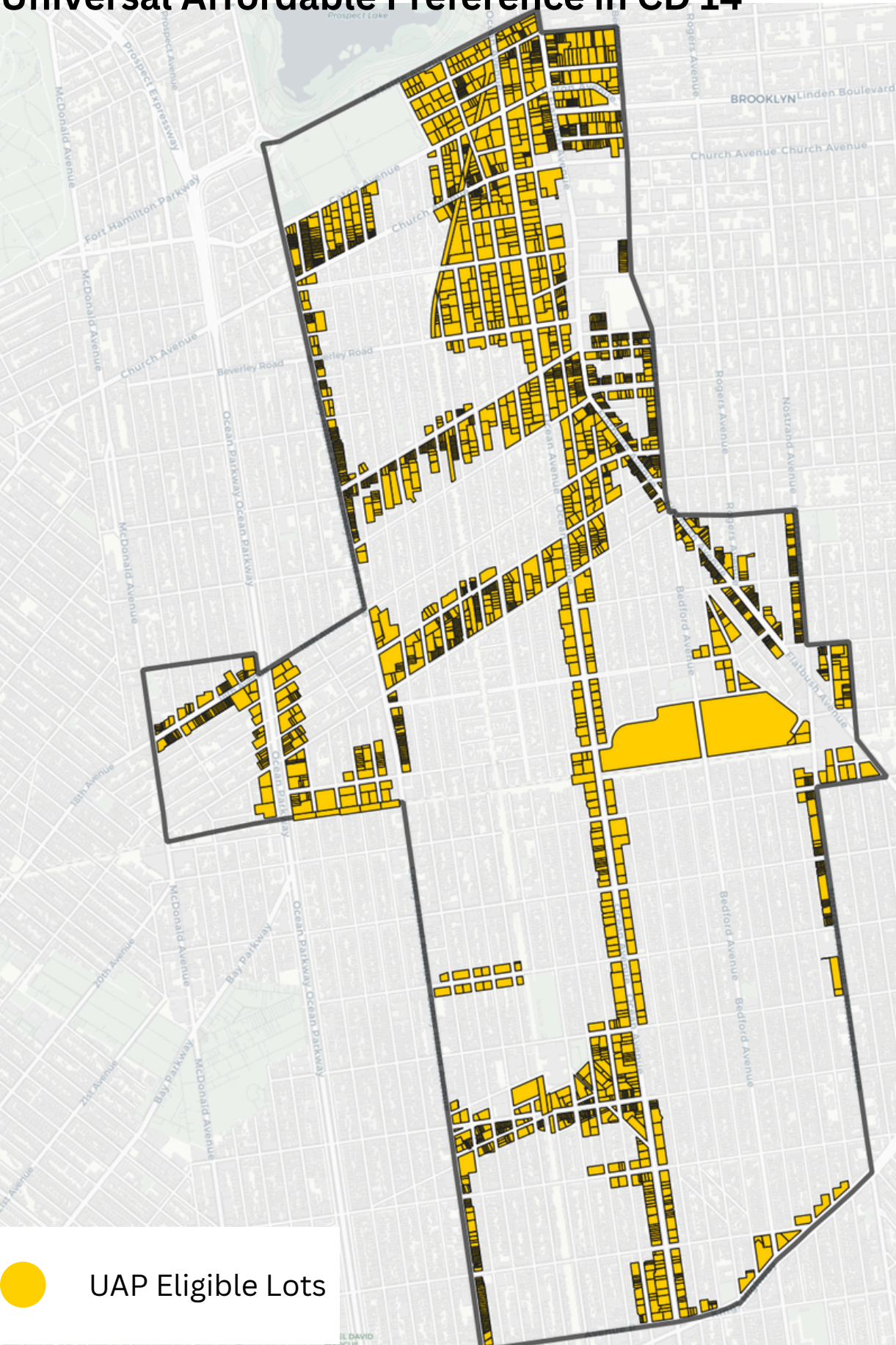


317 Webster Avenue

R5 Zoning, with TOD can see building heights of up to 55 feet.

Universal Affordable Preference

Universal Affordable Preference in CD 14



R6 and R7 zones in CD 14:
6-9 story buildings.

UAP allows developers to add 20% in height if those additional apartments are kept permanently affordable at 60% AMI.

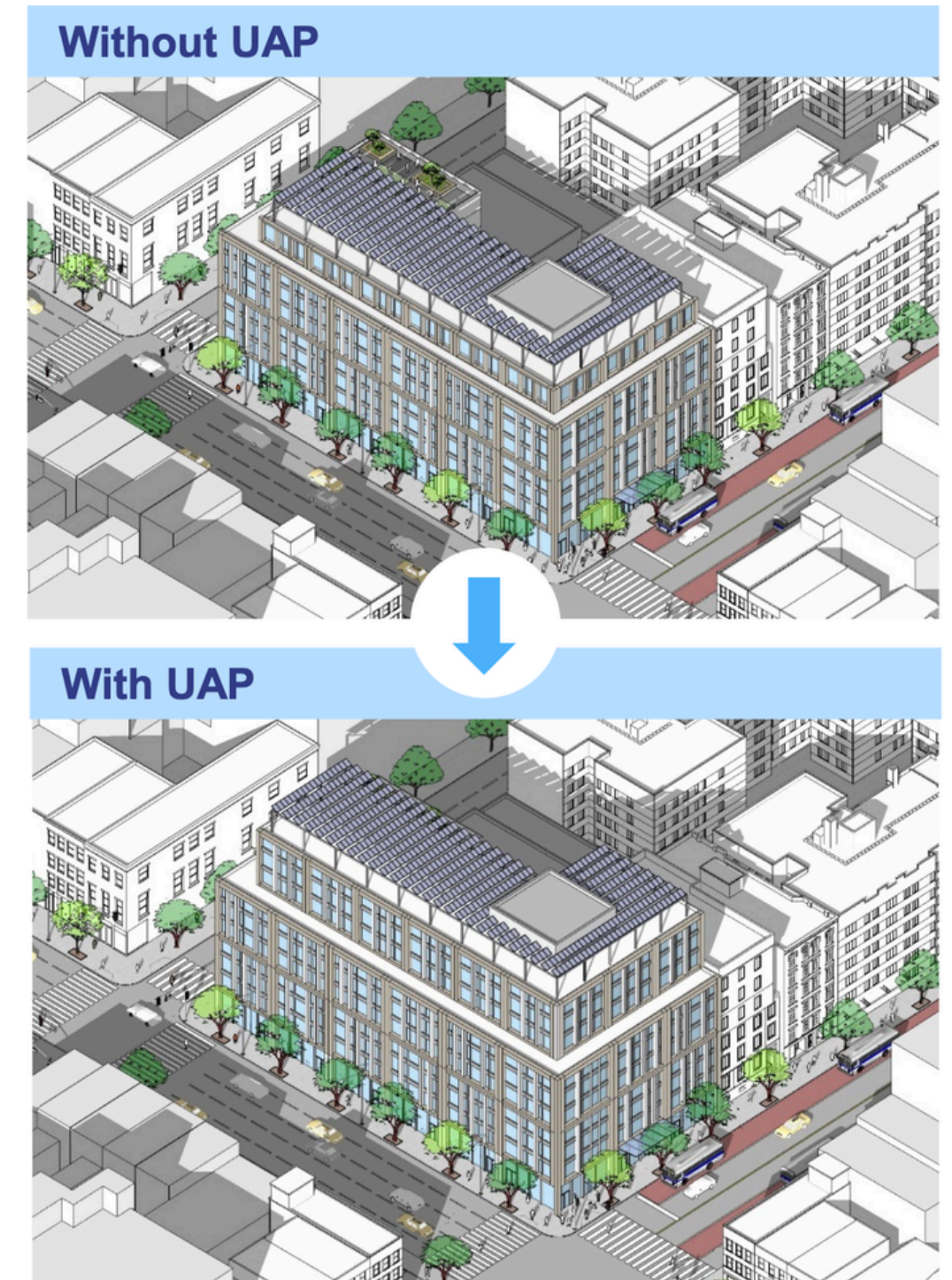
Character Change in CD 14

UAP in R6-R7 Zones



1815 and 1819 Beverley Road.

R7A Zoning can see 6-9 story buildings increase to 7-11 stories.



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Universal Affordable Preference will allow buildings to grow up to ~11 stories in R6-R7 zones.

Conclusions

City of Yes will not have significant impact on the height character of low-density areas in the district.

Strong possibility of ADU creation within CD 14's low-density zones.

Strong development potential in medium-density zones: R6-R7.



Thank you!

Any Questions?