

APPENDIX D: HOUSING ANALYSES

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APPENDIX D-1: VACANT HOUSING STATUS

Vacant Units by Sub-area

According to the 2000 Census, sub-areas 4 and 5 had the largest numbers of vacant housing units within the district (3,366 and 1,589 respectively) while Sub-area 1 had the lowest actual number (306). [See Table D-1: Vacant Housing Status 2000 by Sub-Area]

In 2000, vacant housing in the sub-areas shows the following:

- ❖ Sub-area 4 had the highest number of vacant units available for rent at 1,269 units while
- ❖ Sub-area 2 had the largest proportion of vacant units for rent at 44% (463 units).
- ❖ Sub-area 5 had the greatest percentage of units for sale at 12% (186 units), and
- ❖ Sub-area 4 had the highest percentage of other vacancies at 40% (1,337 units).

Between 1990 and 2000, the sub-areas experienced the following trends [See Table D-1: Vacant Housing Status 2000 by Sub-Area and Table D-2: Vacant Housing Status 1990 by Sub-Area]:

- ❖ Sub-area 1, in the industrial northwest, had the greatest rate of increase in vacant housing units, almost doubling in number from 170 to 306. However,
- ❖ Sub-area 4, in the southwest part of Bedford Stuyvesant that borders Fort Greene, which had the greatest total number of vacant units also had the largest increase in actual numbers of vacant units (676), increasing by 25%.
- ❖ In most of the sub-areas, the vacancies tended to occur in multifamily walkup structures with 3 or 4 units

Table D-1: Vacant Housing Status 2000 by Sub-Area

Area	2000 Total Housing Units	Vacant as % of Total Units	Vacant Units by Status						Vacant Units % Change 1990-2000
			Vacant Units	For rent	For sale only	Rented or sold, not occupied	For seasonal, recreat., or occasional use	Other vacant	
Subarea 1	1,980	15%	306 100%	127 42%	24 8%	48 16%	3 1%	103 34%	80%
Subarea 2	12,903	8%	1,064 100%	463 44%	80 8%	112 11%	12 1%	396 37%	18%
Subarea 3	8,420	13%	1,126 100%	437 39%	89 8%	155 14%	20 2%	424 38%	27%
Subarea 4	23,727	14%	3,366 100%	1,269 38%	245 7%	475 14%	38 1%	1,337 40%	25%
Subarea 5	12,198	13%	1,589 100%	616 39%	186 12%	144 9%	26 2%	617 39%	30%
Bedford-Stuyvesant	59,228	13%	7,451 100%	2,912 39%	624 8%	934 13%	99 1%	2,877 39%	27%
Brooklyn	930,866	5%	50,139	23,629 47%	5,110 10%	4,930 10%	3,698 7%	12,772 25%	10%
NYC	3,200,912	6%	179,324	75,664 42%	19,671 11%	15,989 9%	33,217 19%	34,697 19%	4%

Data Source: U.S. Census Bureau online 2000 sft 3_u_data, Feb 4, 2003.

Prepared by Pratt Institute Center for Community & Environmental Development. March 2003.

Table D-2: Vacant Housing Status 1990 by Sub-Area

Area	1990 Total Housing Units	Vacant as % of Total Units	Vacant Units by Status					
			Vacant Units	For rent	For sale only	Rented or sold, not occupied	For seasonal, recreat., or occasional use	Other vacant
Subarea 1	1,927	9%	170 100%	79 46%	13 8%	18 11%	0 0.0%	69 41%
Subarea 2	11,614	8%	903 100%	491 54%	61 7%	126 14%	4 0.4%	220 24%
Subarea 3	8,144	11%	890 100%	426 48%	31 3%	110 12%	1 0.1%	313 35%
Subarea 4	22,464	12%	2,690 100%	1,085 40%	209 8%	609 23%	6 0.2%	772 29%
Subarea 5	11,054	11%	1,221 100%	473 39%	108 9%	227 19%	6 0.5%	393 32%
Bedford-Stuyvesant	55,203	11%	5,874 100%	2,554 43%	422 7%	1,090 19%	17 0.3%	1,767 30%
Brooklyn	873,671	5.2%	45,472 100%	24,193 53%	5,093 11%	6,049 13%	884 1.9%	9,183 20%
NYC	2,992,169	6%	172,768 100%	26,747 15%	5,515 3%	7,139 4%	901 0.5%	10,950 6%

Data Source: U.S. Census Bureau online 2000 sft 3_u_data, Feb 4, 2003.

Prepared by Pratt Institute Center for Community & Environmental Development. March 2003.

APPENDIX D-2: HOUSING TENURE

Sub-areas Housing Tenure

Sub-area 2, "Bedford-Stuyvesant North", saw the most dramatic changes in housing tenure with a 43% increase of owner-occupied units (376 units) and an increase of 7.2% in renter-occupied units, due in large part to increasing homeownership development.

While not quite as dramatic, there was a considerable increase in home ownership units in Sub-area 5, the southeastern portion of the district, which increased by 13% and 313 units, and a correspondingly notable increase in rental units of 6.7%. In Sub-area 1, where the number of vacant units has been increasing, there has also been a notable decrease in ownership (-4.1%) and rental units (-5.9%). Sub-area 3, in the southwest part of the district, ownership units decreased by 100 units (-6.5%) since 1990.

Table D- 3: Housing Unit Tenure 1990-2000

Area	Total Housing Units				Occupied Housing Units			
	1990	2000	CHG	% CHG	1990	2000	CHG	% CHG
Sub-area 1	1,927	1,980	53	2.8%	1,757	1,658	-99	-5.6%
Sub-area 2	11,614	12,903	1,289	11.1%	10,711	11,798	1,087	10.1%
Sub-area 3	8,144	8,420	276	3.4%	7,254	7,253	-1	0.0%
Sub-area 4	22,464	23,727	1,263	5.6%	19,774	20,254	480	2.4%
Sub-area 5	11,054	12,198	1,144	10.3%	9,833	10,642	809	8.2%
Bedford-Stuyvesant	55,203	59,228	4,025	7.3%	49,329	51,605	2,276	4.6%
Brooklyn	873,671	930,866	57,195	6.5%	828,199	880,727	52,528	6.3%
NYC	2,992,169	3,200,912	208,743	7.0%	2,819,401	3,021,588	202,187	7.2%

Area	Owner-Occupied Housing				Renter-Occupied Housing			
	1990	% of Occ Units	2000	% of Occ Units	1990	% of Occ Units	2000	% of Occ Units
Sub-area 1	243	13.8%	233	14.1%	1,514	86.2%	1,425	85.9%
Sub-area 2	873	8.2%	1,249	10.6%	9,838	91.8%	10,549	89.4%
Sub-area 3	1,533	21.1%	1,433	19.8%	5,721	78.9%	5,820	80.2%
Sub-area 4	4,235	21.4%	4,438	21.9%	15,539	78.6%	15,816	78.1%
Sub-area 5	2,396	24.4%	2,709	25.5%	7,437	75.6%	7,933	74.5%
Bedford-Stuyvesant	9,280	18.8%	10,062	19.5%	40,049	81.2%	41,543	80.5%
Brooklyn	215,843	26.1%	238,290	27.1%	612,356	73.9%	642,437	72.9%
NYC	808,901	28.7%	912,133	30.2%	2,010,500	71.3%	2,109,455	69.8%

Data Source: US Census Bureau Online, 1990 Summary Tape File 3 (STF 3) & 2000 Summary File 3 (SF 3), Sep. 2002.

Prepared by Pratt Institute Center for Community & Environmental Development (PICCED). Nov 2003

APPENDIX D-3: MEDIAN INCOMES & DISTRIBUTION

Overall, median household income grew slightly (by 3.9%) across Bedford-Stuyvesant between 1989 and 1999 while declining in Brooklyn and the city overall. The 1999 median household income in the district was approximately \$24,000 (63% of the city's median income of \$38,293), indicating that half of all households in Bedford-Stuyvesant had incomes at or below this figure.

Median household incomes increased in some parts of the district but declined in others. In Sub-Area 3 and in Sub-area 5 median income increased by 15% and 20% respectively in inflation-adjusted dollars. However, it declined in Sub-Area 1 by almost 20% and in Sub-Area 4 by approximately 2%. [See Tables 4 and 5]

Table D- 4: Median Household Income by Sub-Area, 1989 to 1999

In inflation-adjusted dollars, utilizing CPI

	1989 Median HH Income (\$)	1999 Median HH Income (\$)	% Change 1989-1999
Subarea 1	20,317	16,578	-18.4%
Subarea 2	15,242	16,426	7.8%
Subarea 3	23,594	27,056	14.7%
Subarea 4	27,348	26,854	-1.8%
Subarea 5	24,269	26,679	9.9%
Bedford-Stuyvesant	23,222	24,118	3.9%
Brooklyn	34,802	32,135	-7.7%
NYC	40,410	38,938	-3.6%

Data Source: US Census Bureau Online, 1990 Summary Tape File 3 (STF 3) & 2000 Summary File 3 (SF 3), Sep. 2002.

Prepared by Pratt Institute Center for Community & Environmental Development (PICCED). Nov 2003

Table D- 5: Median Household Income by Sub-Area, 1989 to 1999

In real dollars, not adjusted for inflation

	1989 Median HH Income (\$)	1999 Median HH Income (\$)	% Change 1989-1999
Subarea 1	14,994	16,578	10.6%
Subarea 2	11,249	16,426	46.0%
Subarea 3	17,413	27,056	55.4%
Subarea 4	20,183	26,854	33.1%
Subarea 5	17,911	26,679	49.0%
Bedford-Stuyvesant	17,138	24,118	40.7%
Brooklyn	25,684	32,135	25.1%
NYC	29,823	38,938	30.6%

Data Source: US Census Bureau Online, 1990 Summary Tape File 3 (STF 3) & 2000 Summary File 3 (SF 3), Sep. 2002.

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RENTS & HOME VALUES

Income Distribution

Within the district, there was a growing concentration of households with higher incomes in all of the sub-areas from 1989 to 1999.

Notably, in Sub-area 5, there was a 326% increase in households (349) with incomes of \$100,000 to \$149,999.

In Sub-area 3, there was a 238% increase in households (193) with incomes in the same range, and after having no households with incomes over \$150,000 in 1989, there were 185 in this range in 1999. (See Tables 6 and 7 on Income Distribution 1989 and 1999).

Table D- 6: Income Distribution 1989 by Sub-area

Year 1989		Total HH	less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Median HH income (\$)
Bedford-Stuyvesant	HH	48,951	17,384	5,144	8,874	6,434	5,086	3,979	1,168	744	138	17,138
	(%)	100.0%	35.5%	10.5%	18.1%	13.1%	10.4%	8.1%	2.4%	1.5%	0.3%	
Subarea 1	HH	1,914	715	229	416	271	170	85	15	13	0	14,994
	(%)	100.0%	37.4%	12.0%	21.7%	14.2%	8.9%	4.4%	0.8%	0.7%	0.0%	
Subarea 2	HH	10,799	5,078	1,228	1,693	1,291	794	498	165	52	0	11,249
	(%)	100.0%	47.0%	11.4%	15.7%	12.0%	7.4%	4.6%	1.5%	0.5%	0.0%	
Subarea 3	HH	7,184	2,498	798	1,423	877	725	635	139	81	8	17,413
	(%)	100.0%	34.8%	11.1%	19.8%	12.2%	10.1%	8.8%	1.9%	1.1%	0.1%	
Subarea 4	HH	19,047	5,739	1,789	3,583	2,619	2,344	1,801	551	491	130	20,183
	(%)	100.0%	30.1%	9.4%	18.8%	13.6%	12.3%	9.5%	2.9%	2.6%	0.7%	
Subarea 5	HH	10,007	3,354	1,100	1,759	1,376	1,053	960	298	107	0	17,911
	(%)	100.0%	33.5%	11.0%	17.6%	13.8%	10.5%	9.6%	3.0%	1.1%	0.0%	

Data Source: US Census Bureau website 2000 US Census, download Sep. 2002
Prepared by Pratt Institute Center for Community and Environmental Development (PICCED),
Dec. 2002

Table D- 7: Income Distribution 1999 by Sub-area

Year 1999		Total HH	less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Median HH income (\$)
Bedford-Stuyvesant	HH	51,419	15,184	4,696	6,810	6,390	6,599	6,325	2,831	1,641	943	24,028
	(%)	100.0%	29.5%	9.1%	13.2%	12.4%	12.8%	12.3%	5.5%	3.2%	1.8%	
Subarea 1	HH	1,643	544	231	219	184	161	194	76	27	7	16,578
	(%)	100.0%	33.1%	14.1%	13.3%	11.2%	9.8%	11.8%	4.6%	1.6%	0.4%	
Subarea 2	HH	11,835	4,513	1,274	1,811	1,386	1,075	1,047	403	148	178	16,426
	(%)	100.0%	38.1%	10.8%	15.3%	11.7%	9.1%	8.8%	3.4%	1.3%	1.5%	
Subarea 3	HH	7,195	1,923	648	906	877	1,100	946	382	274	139	26,414
	(%)	100.0%	26.7%	9.0%	12.6%	12.2%	15.3%	13.1%	5.3%	3.8%	1.9%	
Subarea 4	HH	20,131	5,358	1,634	2,534	2,631	2,976	2,630	1,198	736	434	26,854
	(%)	100.0%	26.6%	8.1%	12.6%	13.1%	14.8%	13.1%	6.0%	3.7%	2.2%	
Subarea 5	HH	10,615	2,846	909	1,340	1,312	1,287	1,508	772	456	185	26,679
	(%)	100.0%	26.8%	8.6%	12.6%	12.4%	12.1%	14.2%	7.3%	4.3%	1.7%	

Data Source: US Census Bureau website 2000 US Census, download Sep. 2002
Prepared by Pratt Institute Center for Community and Environmental Development (PICCED),
Dec. 2002

RENTS & HOME VALUES

APPENDIX D-4: RENTS & HOME VALUES

Table D-8: Gross Rent Distribution 1999

2000 Gross Rent	Renter-occupied units	Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 and more	No cash rent	Median (dollars)
Subarea 1	1,425	138	73	253	527	322	97	15	626
Subarea 2	10,549	2,476	1,281	2,526	2,752	1,035	289	190	489
Subarea 3	5,820	626	574	1,333	2,016	872	282	117	574
Subarea 4	15,816	1,099	1,382	3,113	6,070	3,003	884	265	592
Subarea 5	7,933	659	584	1,615	3,048	1,500	317	210	618
Bedford-Stuyvesant	41,543	4,998	3,894	8,840	14,413	6,732	1,869	797	534
	100%	12%	9%	21%	35%	16%	4%	2%	
Brooklyn	642,156	43,285	32,457	83,673	237,627	162,185	70,833	12,096	672
	100%	7%	5%	13%	37%	25%	11%	2%	
NYC	2,108,538	130,164	100,849	251,991	679,997	495,676	408,219	41,642	705
	100%	6%	5%	12%	32%	24%	19%	2%	

Data Source: U.S. Census Bureau online 2000 sft 3_u_data, Feb 4, 2003.

Prepared by Pratt Institute Center for Community & Environmental Development. March 2003

Table D-9: Gross Rent Distribution Change 1989 – 1999

Gross Rent Change 1989-1999	Renter-occupied units	Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 and more	No cash rent	Median (dollars)
Subarea 1	-89	-13	-136	-359	53	290	84	-8	225
Subarea 2	711	-636	-417	-722	1,196	914	258	118	132
Subarea 3	114	-203	-475	-1,057	964	660	166	59	220
Subarea 4	277	-215	-994	-3,236	1,604	2,316	615	187	169
Subarea 5	496	-29	-368	-1,737	1,061	1,158	260	151	193
Bedford-Stuyvesant	1,509	-1,096	-2,390	-7,111	4,878	5,338	1,383	507	155
Brooklyn	30,491	-10,364	-19,691	-143,858	33,102	110,482	55,870	4,950	195
NYC	99,824	-39,588	-66,211	-419,341	62,888	275,430	271,731	14,915	209

Data Source: U.S. Census Bureau online 2000 sft 3_u_data, Feb 4, 2003.

Prepared by Pratt Institute Center for Community & Environmental Development. March 2003

Table D-10: Gross Rent Distribution Percent Change 1989 – 1999

Gross Rent Change 1989-1999	Less than \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 and more	No cash rent	Median (dollars)
Subarea 1	-9%	-65%	-59%	11%	906%	646%	-35%	56%
Subarea 2	-20%	-25%	-22%	77%	755%	832%	164%	37%
Subarea 3	-24%	-45%	-44%	92%	311%	143%	102%	62%
Subarea 4	-16%	-42%	-51%	36%	337%	229%	240%	40%
Subarea 5	-4%	-39%	-52%	53%	339%	456%	256%	45%
Bedford-Stuyvesant	-18%	-38%	-45%	51%	383%	285%	175%	41%
Brooklyn	-24%	-61%	-172%	14%	68%	79%	41%	29%
NYC	-23%	-40%	-62%	10%	125%	199%	56%	42%

Data Source: U.S. Census Bureau online 2000 sft 3_u_data, Feb 4, 2003.

Prepared by Pratt Institute Center for Community & Environmental Development. March 2003

RENTS & HOME VALUES

The median home value rose from \$151,625 in 1989 to \$192,300 in 1999, an increase of 72% in real dollar values and 27% in inflation-adjusted dollars. [See Tables D-11 and D-12 on Median Specified Owner-Occupied Home Values].

According to the New York City Department of Finance, the repeat sales index for Bedford-Stuyvesant indicated that home values had quadrupled between 1986 and 2001 while they had merely doubled citywide¹.

Census data also shows a change in distribution of home values with increases in the higher ranges in the district. In 1999, there were an additional 397 homes valued between \$150,000 and \$200,000, more than twice as many as in 1990; an increase of 429 homes valued at between \$200,000 to \$300,000, more than three times the number in 1990; and an additional 100 homes valued between \$300,000 and \$400,000, 10 times as many as in 1990².

Table D-11: Median Specified Owner-Occupied Home Values

In inflation-adjusted dollars

	1989 Median Home Values (\$)	2000 Median Home Values (\$)	% Change 1989-1999
Subarea 1	152,438	202,500	32.8%
Subarea 2	90,243	189,150	109.6%
Subarea 3	232,247	202,600	-12.8%
Subarea 4	151,625	205,800	35.7%
Subarea 5	155,961	181,000	16.1%
Bedford-Stuyvesant	151,625	192,300	26.8%
Brooklyn	263,683	229,200	-13.1%
NYC	256,231	216,600	-15.5%

Data Source: US Census Bureau Online, 1990 Summary Tape File 3 (STF 3) & 2000 Summary File 3 (SF 3), Sep. 2002.

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Table D-12 Median Specified Owner-Occupied Home Values

In real dollars, not adjusted for inflation

	1989 Median Home Values (\$)	2000 Median Home Values (\$)	% Change 1989-1999
Subarea 1	112,500	202,500	80.0%
Subarea 2	66,600	189,150	184.0%
Subarea 3	171,400	202,600	18.2%
Subarea 4	111,900	205,800	83.9%
Subarea 5	115,100	181,000	57.3%
Bedford-Stuyvesant	111,900	192,300	71.8%
Brooklyn	194,600	229,200	17.8%
NYC	189,100	216,600	14.5%

Data Source: US Census Bureau Online, 1990 Summary Tape File 3 (STF 3) & 2000 Summary File 3 (SF 3), Sep. 2002.

Prepared by Pratt Institute Center for Community & Environmental Development (PICCED). Nov 2003

¹ NYC Department of Finance, complete citation

² It should be noted that the 1989 figures here are not adjusted for inflation.

RENTS & HOME VALUES

Sub-Areas: Median Rents & Home Values

In the Sub-areas, median gross rents in 1999 were highest in Sub-areas 1 and 5 and lowest in Sub-area 2, a shift from the 1990 census when gross rents were highest in Sub-areas 4 and 5 and lowest in Sub-areas 2 and 3. Rents increased most dramatically in Sub-areas 1 and 3 by 62% and 56% respectively (15% and 20% in inflation-adjusted figures). [See Table D-13 & D-14: Median Gross Rents 1989 – 1999 and Tables D-11 & D-12: Median Specified Owner-Occupied Home Values].

A review of the distribution of rents within the district shows that Sub-area 4 had the greatest increase in the higher rental ranges with 4,500 more units from \$500 to \$1,000 or more in 1999 than in 1989. The number of units with rents ranging from \$750 to \$999 increased by 2,316, the greatest single increase for any one rental range in the district. Not far behind were Sub-areas 2 and 5, each with an additional 2,300 units in ranging from \$500 to \$1,000 or more. [See D-9: Gross Rent Distribution Change].

Across the district, the distribution of home values shifted towards the higher ranges most predominantly in Sub-area 4, due to the attraction of the historic district, and Sub-area 5, where several housing development organizations have contributed to a significant growth in new units. The number of owner-occupied homes valued at \$200,000 or more increased in Sub-area 4 by 187 units and in Sub-area 5 by 239 units. [See Table D-15: Selected Home Values 1989 & 1999]

Table D-13: Median Gross Rents 1989 – 1999**In Inflation-Adjusted Dollars**

	1989 Median Gross Rent (\$)	1999 Median Gross Rent (\$)	% Change 1989-1999
Subarea 1	543	626	15.2%
Subarea 2	484	489	1.1%
Subarea 3	480	574	19.7%
Subarea 4	573	592	3.3%
Subarea 5	576	618	7.3%
Bedford-Stuyvesant	514	534	4.0%
Brooklyn	646	672	4.0%
NYC	672	705	4.9%

Data Source: US Census Bureau Online, 1990 Summary Tape File 3 (STF 3) & 2000 Summary File 3 (SF 3), Sep. 2002.

Prepared by Pratt Institute Center for Community & Environmental Development (PICCED).
Nov 2003

RENTS & HOME VALUES

Table D-14: Median Gross Rents 1989 – 1999

In Real Dollars, Not Adjusted for Inflation

	1989 Median Gross Rent (\$)	1999 Median Gross Rent (\$)	% Change 1989-1999
Subarea 1	401	626	56.1%
Subarea 2	357	489	37.0%
Subarea 3	354	574	62.1%
Subarea 4	423	592	40.0%
Subarea 5	425	618	45.4%
Bedford-Stuyvesant	379	534	40.9%
Brooklyn	477	672	40.9%
NYC	496	705	42.1%

Data Source: US Census Bureau Online, 1990 Summary Tape File 3 (STF 3) & 2000 Summary File 3 (SF 3), Sep. 2002.

Prepared by Pratt Institute Center for Community & Environmental Development (PICCED).
Nov 2003

Table D-15: Selected Home Values 1989 & 1999

In real dollars

AREA		Housing units: Total	Specified Owner Occupied housing units: Owner occupied	Specified owner- occupied housing units: Value is \$125,000 to \$149,999	Specified owner- occupied housing units: Value is \$150,000 to \$174,999	Specified owner- occupied housing units: Value is \$175,000 to \$199,999	Specified owner- occupied housing units: Value is \$200,000 to \$249,999	Specified owner- occupied housing units: Value is \$250,000 to \$299,999
Subarea 1	1989	1,927	243	0	0	0	0	0
	1999	1,980	233	5	19	12	8	0
	Change	53	-10	5	19	12	8	0
Subarea 2	1989	11,614	873	19	35	0	22	0
	1999	12,903	1,249	55	26	26	23	0
	Change	1,289	376	36	-9	26	1	0
Subarea 3	1989	8,144	1,533	15	7	71	47	14
	1999	8,420	1,433	48	63	26	26	29
	Change	276	-100	33	56	-45	-21	15
Subarea 4	1989	22,464	4,235	129	79	52	50	30
	1999	23,727	4,438	133	91	175	182	85
	Change	1,263	203	4	12	123	132	55
Subarea 5	1989	11,054	2,396	84	98	4	20	18
	1999	12,198	2,709	89	181	124	193	84
	Change	1,144	313	5	83	120	173	66
Bedford-Stuyvesant	1989	55,203	9,280	247	219	127	139	62
	1999	59,228	10,062	330	380	363	432	198
	Change	4,025	782	83	161	236	293	136
Brooklyn	1989	873,671	215,843	5,481	9,276	11,322	15,661	7,765
	1999	930,866	238,290	4,935	10,371	13,387	18,485	12,473
	Change	57,195	22,447	-546	1,095	2,065	2,834	4,708
NYC	1989	2,992,169	808,901	29,767	51,701	54,293	67,280	34,749
	1999	3,200,912	912,133	27,332	53,199	65,592	82,766	55,510
	Change	208,743	103,232	-2,435	1,498	11,299	15,485	20,761

Data Source: U.S. Census Bureau online 2000 sft 3_u_data, Feb 4, 2003.

Prepared by Pratt Institute Center for Community & Environmental Development. March 2003

RENTS & HOME VALUES

Table D-16: Gross Rent as a Percentage of Household Income in 1999 by Household Income Level

Household Income	Number of HH	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME					
		Less than 20%	20 to 24%	25 to 29%	30 to 34%	35% & more	Not computed
Bedford Stuyvesant	41,543	11,967	4,314	3,968	2,746	15,517	3,031
Less than \$10,000	14,225 34.2%	237 1.7%	385 2.7%	857 6.0%	777 5.5%	9,475 66.6%	2,494 17.5%
\$10,000 to \$19,999:	7,485 18.0%	1,161 15.5%	531 7.1%	811 10.8%	763 10.2%	4,088 54.6%	131 1.8%
\$20,000 to \$34,999:	8,500 20.5%	2,057 24.2%	1,723 20.3%	1,728 20.3%	1,077 12.7%	1,752 20.6%	163 1.9%
\$35,000 to \$49,999:	4,951 11.9%	2,668 53.9%	1,364 27.5%	491 9.9%	111 2.2%	170 3.4%	147 3.0%
\$50,000 to \$74,999:	4,144 10.0%	3,674 88.7%	285 6.9%	74 1.8%	18 0.4%	32 0.8%	61 1.5%
\$75,000 to \$99,999:	1,415 3.4%	1,382 97.7%	18 1.3%	7 0.5%	0 0.0%	0 0.0%	8 0.6%
\$100,000 or more:	823 2.0%	788 95.7%	8 1.0%	0 0.0%	0 0.0%	0 0.0%	27 3.3%
Brooklyn	642,156	196,174	68,691	60,161	43,558	232,728	40,844
Less than \$10,000	153,653 23.9%	1,861 1.2%	3,403 2.2%	8,751 5.7%	5,380 3.5%	102,661 66.8%	31,597 20.6%
\$10,000 to \$19,999:	112,414 17.5%	9,392 8.4%	4,383 3.9%	7,458 6.6%	7,518 6.7%	81,344 72.4%	2,319 2.1%
\$20,000 to \$34,999:	130,923 20.4%	19,633 15.0%	19,264 14.7%	24,453 18.7%	22,654 17.3%	42,610 32.5%	2,309 1.8%
\$35,000 to \$49,999:	92,309 14.4%	37,758 40.9%	26,966 29.2%	14,862 16.1%	5,988 6.5%	4,887 5.3%	1,848 2.0%
\$50,000 to \$74,999:	86,500 13.5%	66,325 76.7%	12,055 13.9%	3,806 4.4%	1,702 2.0%	1,113 1.3%	1,499 1.7%
\$75,000 to \$99,999:	35,226 5.5%	31,637 89.8%	1,978 5.6%	649 1.8%	238 0.7%	100 0.3%	624 1.8%
\$100,000 or more:	31,131 4.8%	29,568 95.0%	642 2.1%	182 0.6%	78 0.3%	13 0.0%	648 2.1%
NYC	2,108,538	695,275	232,427	199,904	146,710	710,639	123,583
Less than \$10,000	435,292 20.6%	5,746 1.3%	9,511 2.2%	26,278 6.0%	16,909 3.9%	287,102 66.0%	89,746 20.6%
\$10,000 to \$19,999:	327,174 8.9%	29,209 8.9%	14,432 4.4%	21,071 6.4%	23,883 7.3%	231,721 70.8%	6,858 2.1%
\$20,000 to \$34,999:	407,429 19.3%	60,971 15.0%	56,042 13.8%	72,166 17.7%	66,846 16.4%	143,257 35.2%	8,147 2.0%
\$35,000 to \$49,999:	306,196 14.5%	116,437 38.0%	80,584 26.3%	49,709 16.2%	23,453 7.7%	29,525 9.6%	6,488 2.1%
\$50,000 to \$74,999:	311,520 14.8%	211,827 68.0%	48,838 15.7%	20,453 6.6%	10,220 3.3%	14,083 4.5%	6,099 2.0%
\$75,000 to \$99,999:	142,600 6.8%	115,874 81.3%	11,675 8.2%	5,460 3.8%	3,263 2.3%	3,506 2.5%	2,822 2.0%
\$100,000 or more:	178,327 8.5%	155,211 87.0%	11,345 6.4%	4,767 2.7%	2,136 1.2%	1,445 0.8%	3,423 1.9%

Data Source: US Census Bureau Online, 1990 Summary Tape File 3 (STF 3) & 2000 Summary File 3 (SF 3), Sep. 2002.

Prepared by Pratt Institute Center for Community & Environmental Development (PICCED), Sep 2003

APPENDIX D-5: PUBLIC AND SUBSIDIZED HOUSING

Table D-17: Existing Affordable Housing Programs

Agency	Program Name	Target Household Income Level: % of New York City Metropolitan area*	Type (Sale or Rent)	Rent Range
NYC HDC	Low-Income Affordable Market-Place (LAMP)	60%: Allowable incomes is \$33,900 for a family of three	Rent	\$621 for a studio to \$797 for a two bedroom apartment.
	Tax Exempt 80/20	50%: Allowable income is \$28,250 for a family of three. A portion of the units set-aside for low-income tenants, are rented to those making no more than 40% of the area median income, \$22,600 for a family of three.	Rent	\$401 for a studio to \$760 for a 3-bedroom apartment. All apartments are subject to rent stabilization. 20% of the apartments in a market-rate building, for low-income tenants.
	Taxable 80/20	80%: Allowable incomes is \$45,220 for a family of three.	Rent	
	New Housing Opportunities Program (New HOP)	250%: Allowable incomes is \$45,800-\$157,000 for a family of three or four	Sale/Rent	\$1,045 for a studio to \$2,110 for a three bedroom apartment.
NYC HPD	Tax Credit Allocation Program	60%	Rent	
	Supportive Housing Loan Program	Homeless and low-income singles	Rent	
NYS Division of Housing and Community Renewal	New York State HOME Program (HOME)	at or below 80%. Rental projects at or below 60% a must	Sale/Rent	
	Housing Trust Fund Program (HTF)	In cities, do not exceed 80%, outside cities do not exceed 90%.	Sale/Rent	
	Homes for Working Families (HWF)		Rent	Rents for 100% of the units must be set to meet the restricted rent requirements under Section 42 of the Internal Revenue Code
HUD	Section 202 Supportive Housing for Elderly Program	low -income residents age 62 years and older	Rent	
	Section 8 program**	Approximately 80%: Allowable incomes is \$45,200 for a family of three	Rent/Home ownership	\$933 for a studio to \$2,153 for a six bedroom apartment.

*HUD currently calculates the Area Median Income for the New York City metropolitan area as \$62,800 for a family of four

**In New York City, there are two Public Housing Authorities that provide Section 8: HPD and the New York City Housing Authority (NYCHA).

In addition, the New York State Division of Housing and Community Renewal (DHCR) administers a state-wide Section 8 program, including New York Each Authority awards vouchers and administers the program separately and distinctly.

PUBLIC AND SUBSIDIZED HOUSING

Table D-18: NYCHA Developments in Brooklyn CD 3

No.	NAME OF DEVELOPMENT	NUMBER OF CURRENT APARTMENTS	NUMBER OF AS-BUILT APARTMENTS	NUMBER OF RENTAL ROOMS	AVG. NO. R/R PER APARTMENT	POPULATION	RESIDENTIAL BUILDINGS	NUMBER OF NON-DWELLING	NUMBER OF STORIES	TOTAL AREA SQ. FT.	ACRES	AVG. MONTHLY RENT/Per Room	LOCATION	COMPLETION DATE
	Armstrong 1	369	371	1,802	4.86	1,193	11	1	3- 4 - 6	245,481	5.64	\$57.73	Clifton Pl/Marcy Ave/Gates Ave/Bedford Ave	5/31/1973
1.	Armstrong II	248	248	1,276	5.15	799	5	1	4	162,118	3.72	\$63.31	Green Ave/Gates Ave/Tompkins Ave./Marcy Ave	10/31/1974
2.	Bedford-Stuyvesant Rehab	85	85	392	4.61	234	3	0	4 - 6	26,000	0.6	\$64.81	Throop Ave/Vernon Ave/Marcus Garvey/Hart St.	5/31/1983
3.	Brevoort	894	896	4,153	4.64	2,064	13	0	7	751,896	17.26	\$70.36	Bainbridge St/Ralph Ave/Fulton St/Patchen Ave	8/10/1955
4.	Lafayette	879	882	4,358	4.97	2,579	7	0	13- 15 - 20	334,323	7.68	\$67.80	Lafayette Ave/Classon Ave/Dekalb Ave/Franklin Ave	7/31/1962
5.	Marcy	1714	1717	8,276	4.82	4,441	27	0	6	1,241,000	28.49	\$63.60	Flushing Ave/Marcy Ave/Norstrand Ave/Myrtle Ave	1/19/1949
6.	Marcy Avenue-Greene Avenue Site A	48	48	231	4.81	174	2	0	3	51,104	1.17	\$67.88	Green Ave/Marcy Ave/Norstrand Ave/Lexington Ave	6/30/1997
7.	Marcy Avenue-Greene Avenue Site B	30	30	145	4.83	97	1	0	3	36,926	0.85	\$72.51	Green Ave/Marcy Ave/Norstrand Ave/Lexington Ave	6/30/1997
8.	Roosevelt I	761	763	3,582	4.69	1,922	6	0	14- 15 - 18	340,000	7.81	\$63.88	Kosciusko St/Pulaski St/Marcus Garvey/Stuyvesant Ave	9/30/1964
9.	Roosevelt II	342	342	1,496	4.37	759	3	0	14- 15	146,506	3.36	\$66.18	Lewis Ave/Stuyvesant Ave/Hart St/Pulaski St	12/31/1966
10.	Stuyvesant Gardens I	329	331	1,622	4.9	953	5	0	4	202,058	4.64	\$65.08	Quincy St/Malcolm X Blvd/Monroe St/Lewis Ave	8/31/1972
11.	Stuyvesant Gardens II	150	150	525	3.5	159	1	0	7	70,050	1.61	\$74.77	Quincy St/Malcolm X Blvd/Monroe St/Stuyvesant Ave	2/28/1986
12.	Sumner	1097	1099	4,991	4.54	2,500	13	0	7- 12	963,265	22.11	\$66.95	Park Ave/Lewis Ave/Myrtle Ave/Throop Ave	5/14/1958
13.	Tompkins	1045	1046	5,222	4.99	3,150	8	0	8- 16	521,950	11.98	\$67.71	Park Ave/Throop Ave/Myrtle Ave/Tompkins	7/31/1964
14.	303 Vernon Avenue	234	234	1,101	4.71	590	1	0	24	110,000	2.53	\$64.54	Vernon Ave/Marcus Garvey Blvd/Myrtle Ave	5/31/1967
TOTAL		8,225	8,242	39,171	4.69	21,614	106	2		5,202,677	119	\$66.47		

Data source: NYCHA DEVELOPMENT DATA BOOK 2004

PUBLIC AND SUBSIDIZED HOUSING

Table D-19: Mitchell-Lama & Limited Dividend Housing in Brooklyn CD 3

Name	Supervised	Address	Type	No. of Units
Fulton Park Plaza	New York State	1711 Fulton Street	Rental	287
Bed-Stuy Restoration	New York State	721 Willoughby Avenue	Rental	267
DCA Central Brooklyn*	New York City	15 Sites in Bedford Stuyvesant	Rental	120
Total				674

DCA Central Brooklyn in Bedford-Stuyvesant

Building No.	Sites	Address	Block	Lot	No. of Units
6	A	965 Jefferson	1486	57	8
7	B	894 Hancock	1491	12	8
8	C.	671 MacDonough	1497	62	8
9	D1	350 Chauncy	1514	16	8
10	E	219 Howard Ave	1519	7	8
12	H	64 MacDougal St	1531	6	8
13	L	539 Macon St	1666	56	8
14	J	470 Kosciusko St	1606	21	8
15	M	89 Hart St	1767	68	8
16	N	45 Pulaski St	1770	72	8
17	GG	285 Clifton Pl	1788	67	8
18	AA	372 Franklin Ave	1973	41	8
19	BB	20 Monroe St	1987	18	8
20	CC	99 Madison St	1988	47	8
21	DD1	161 Putnam Ave	1990	58	8
Total					120

Data source:

New York State website, Division of Housing and Community Renewal, 2003 Annual Report Mitchell-Lama Housing Companies in New York State, accessed March 2005

New York City HPD website, Mitchell-Lama Housing list, accessed March 2005

PUBLIC AND SUBSIDIZED HOUSING

Table D-20: Section 8 Voucher Units in New York City Community Districts, 2003

Borough	Community District	NYCHA	HPD	TOTAL	% of All Units
Bronx	1 Mott Haven/Melrose	1,005	652	1,657	5.4%
Bronx	2 Hunts Point/Longwood	1,282	732	2,014	12.7%
Bronx	3 Morrisania/Crotona	1,582	768	2,350	9.7%
Bronx	4 Highbridge/Concourse	5,175	1692	6,867	14.3%
Bronx	5 Fordham/University Heights	5,981	1942	7,923	19.1%
Bronx	6 Belmont/East Tremont	3,930	918	4,848	18.3%
Bronx	7 Kingsbridge Hgts/Bedford	6,831	851	7,682	15.3%
Bronx	8 Riverdale/Fieldston	1,471	222	1,693	4.2%
Bronx	9 Parkchester/Soundview	4,424	666	5,090	7.5%
Bronx	10 Throgs Neck/Co-op City	758	54	812	1.8%
Bronx	11 Morris Park/Bronxdale	1,628	241	1,869	4.3%
Bronx	12 Williamsbridge/Baychester	2,217	245	2,462	4.4%
Brooklyn	1 Greenpoint/Williamsburg	3,079	1251	4,330	7.4%
Brooklyn	2 Fort Greene/Brooklyn Heights	137	188	325	0.7%
Brooklyn	3 Bedford Stuyvesant	3,105	890	3,995	6.9%
Brooklyn	4 Bushwick	1,937	324	2,261	6.7%
Brooklyn	5 East New York/Starrett City	3,413	537	3,950	6.6%
Brooklyn	6 Park Slope/Carroll Gardens	137	117	254	0.5%
Brooklyn	7 Sunset Park	752	233	985	2.4%
Brooklyn	8 Crown Heights	1,580	569	2,149	5.3%
Brooklyn	9 South Crown Heights/Prospect	1,205	255	1,460	3.8%
Brooklyn	10 Bay Ridge/Dyker Heights	420	33	453	0.8%
Brooklyn	11 Bensonhurst	1,850	60	1,910	2.9%
Brooklyn	12 Borough Park	3,167	68	3,235	5.4%
Brooklyn	13 Coney Island	3,090	235	3,325	7.6%
Brooklyn	14 Flatbush/Midwood	2,704	487	3,191	5.3%
Brooklyn	15 Sheepshead Bay	1,459	37	1,496	2.2%
Brooklyn	16 Brownsville	1,737	329	2,066	6.7%
Brooklyn	17 East Flatbush	1,807	324	2,131	3.6%
Brooklyn	18 Flatlands/Canarsie	627	110	737	1.1%
Manhattan	1 Financial District	14	6	20	0.1%
Manhattan	2 Greenwich Village/SoHo	11	11	22	0.0%
Manhattan	3 Lower East Side/Chinatown	371	756	1,127	1.5%
Manhattan	4 Clinton/Chelsea	137	694	831	1.5%
Manhattan	5 Midtown	170	618	788	2.6%
Manhattan	6 Stuyvesant Town/Turtle Bay	24	1116	1,140	1.2%
Manhattan	7 Upper West Side	707	1162	1,869	1.5%
Manhattan	8 Upper East Side	112	49	161	0.1%
Manhattan	9 Morningside Heights/Hamilton	1,087	545	1,632	3.8%
Manhattan	10 Central Harlem	1,389	721	2,110	4.0%
Manhattan	11 East Harlem	1,106	715	1,821	4.0%
Manhattan	12 Washington Heights/Inwood	3,990	1190	5,180	7.1%
Queens	1 Astoria	248	213	461	0.6%
Queens	2 Woodside/Sunnyside	128	336	464	1.1%
Queens	3 Jackson Heights	557	61	618	1.1%
Queens	4 Elmhurst/Corona	572	11	583	1.1%
Queens	5 Ridgewood/Maspeth	715	61	776	1.2%
Queens	6 Rego Park/Forest Hills	345	4	349	0.6%
Queens	7 Flushing/Whitestone	352	15	367	0.4%
Queens	8 Hillcrest/Fresh Meadows	241	34	275	0.5%
Queens	9 Kew Gardens/Woodhaven	787	41	828	1.7%
Queens	10 S. Ozone Park/Howard Beach	325	31	356	0.8%
Queens	11 Bayside/Little Neck	36	2	38	0.1%
Queens	12 Jamaica/Hollis	1,320	101	1,421	1.9%
Queens	13 Queens Village	285	26	311	0.5%
Queens	14 Rockaway/Broad Channel	1,497	219	1,716	4.1%
Staten Island	1 St. George/Stapleton	1,249	139	1,388	2.3%
Staten Island	2 S. Beach/Willowbrook	124	15	139	0.3%
Staten Island	3 Tottenville/Great Kills	135	4	139	0.3%
New York City	Total	86,524	23,926	110,450	3.5%

Data source: Furman Center for Real Estate and Urban Policy, New York University, State of New York City's Housing and Neighborhoods 2004.

Prepared by Pratt Institute Center for Community & Environmental Development (PICCED) Mar 2005

APPENDIX D-6: SENIORS & HOUSING

Seniors and Housing by Sub-area

In the sub-areas, the greatest increase in seniors has been in sub-area 2, Bedford-Stuyvesant North, where they increased by 28.3%.

Sub-area 5, Bedford-Stuyvesant East, had the second largest increase of seniors at 10.1%. However, of seniors 75 years and older, the changes are much more dramatic.

Sub-area 1, the Industrial Northwest, had the greatest increase of this age group at 77.6%, followed by sub-areas 2 and 5, with increases of 46% and 41% respectively. [See Table D-21: Senior Population Change by Sub-Area 1990 to 2000. Also see Map 19: Senior Centers and Change in Senior Population, 1990-2000]

Table D-21: Senior Population Change by Sub-Area 1990 to 2000

Sub-area	Pop 1990	65 years and over	75 years and over	Pop 2000	65 years and over	75 years and over	65 years & over % CHG	75 years & over % CHG
Sub-area 1	5,838	536	174	5,355	574	309	7.1%	77.6%
% of pop	100%	9.2%	3.0%	100%	10.7%	5.8%		
Sub-area 2	34,874	2,206	713	37,291	2,831	1,041	28.3%	46.0%
% of pop	100%	6.3%	2.0%	100%	7.6%	2.8%		
Sub-area 3	18,999	2,035	816	18,943	1,728	686	-15.1%	-15.9%
% of pop	100%	10.7%	4.3%	100%	9.1%	3.6%		
Sub-area 4	52,672	5,714	2,229	53,904	5,371	2,438	-6.0%	9.4%
% of pop	100%	10.8%	4.2%	100%	10.0%	4.5%		
Sub-area 5	27,894	2,550	874	29,849	2,807	1,230	10.1%	40.7%
% of pop	100%	9.1%	3.1%	100%	9.4%	4.1%		
Bedford-Stuyvesant	140,277	13,041	4,806	145,342	13,311	5,704	2.1%	18.7%
% of pop	100%	9.3%	3.4%	100%	9.2%	3.9%		
Brooklyn	2,300,664	286,911	122,301	2,465,326	282,658	132,993	-1.5%	8.7%
% of pop	100%	12.5%	5.3%	100%	11.5%	5.4%		
NYC	7,322,564	952,731	418,512	8,008,278	937,857	443,063	-1.6%	5.9%
% of pop	100%	13.0%	5.7%	100%	11.7%	5.5%		

Data Source: Census 1990 Summary Files (SF 3) US Census Bureau website Dec. 2002

Prepared by Pratt Institute Center for Community & Environmental Development (PICCED) Nov. 2003

Seniors Incomes by Sub-area

In the sub-areas, incomes for seniors were the lowest in Sub-areas 1, 2 and 3, where the majority of senior households 65 years and older had incomes under \$15,000 per year (68.5%, 59%, and 52% respectively). For seniors 75 years and older this was even more dramatic in these same sub-areas where 84%, 72% and 74% respectively of senior households over the age of 75 had incomes under \$15,000 per year. [See Table D-23: Selected Senior Household Incomes by Sub-Area 1999]

Median senior household incomes in the sub-areas with the greatest senior population in 2000, sub-areas 4, 2 and 5, were lower than equivalent citywide figures and in some cases considerably lower. In sub-area 2 for instance, the median income for senior households 65 years and older in 1999 was \$15,356, 65% of the citywide figure. In the same sub-area, median income for households 75 years and older was \$11,453, just 59% of the citywide figure for the same age bracket. [See Table D-22: Median Senior Household Incomes by Sub-Area 1999]

Table D-22: Median Senior Household Incomes by Sub-Area 1999

Area	Total Households	Median household income 1999	Households 65 years and over	Median Household Income 65 years and over	Households: 75 years and over	Median household income: 75 years and over
Sub-area 1	1,643	\$16,578	289	\$15,276	105	\$16,752
Sub-area 2	11,835	\$16,426	1,920	\$15,356	768	\$11,453
Sub-area 3	7,195	\$27,056	1,182	\$21,253	488	\$26,409
Sub-area 4	20,131	\$26,854	3,842	\$17,752	1,907	\$17,108
Sub-area 5	10,615	\$26,679	1,880	\$20,017	861	\$16,401
Bedford-Stuyvesant	51,419	\$24,118	9,113	\$20,892	4,129	\$16,999
%	100%		18%		8%	
Brooklyn	881,006	\$32,135	181,861	\$18,998	86,572	\$15,560
	100%		21%		10%	
NYC	3,022,477	\$38,938	608,560	\$23,691	290,992	\$19,334
	100%		20%		10%	

Data Source: U.S. Census Bureau online 2000 sft 3_u_data, Feb 4, 2003.

Prepared by Pratt Institute Center for Community & Environmental Development. March 2003

Table D-23: Selected Senior Household Incomes by Sub-Area 1999

Area	65 to 74 years; Household income; Less than \$10,000	75 years and over; Household income; Less than \$10,000	Percent 65 plus under \$10,000	Percent 75 plus under \$10,000	65 to 74 years; Household income; \$10,000 to \$14,999	75 years and over; Household income; \$10,000 to \$14,999	Percent 65 plus 10,000 14,999	Percent 75 plus \$10,000 to \$14,999
Sub-area 1	85	62	50.9%	59.0%	30	21	17.6%	24.9%
Sub-area 2	484	397	45.9%	51.7%	161	97	13.4%	20.1%
Sub-area 3	234	245	40.5%	50.2%	77	56	11.3%	24.0%
Sub-area 4	664	655	34.3%	34.3%	294	348	16.7%	52.4%
Sub-area 5	261	344	32.2%	40.0%	180	127	16.3%	48.7%
Bedford-Stuyvesant	1,728	1,703	37.6%	41.2%	742	649	15.3%	15.7%
Kings	24,034	27,257	28.2%	31.5%	13,078	14,975	8.2%	48.7%
NYC	65,761	76,067	23.3%	26.1%	36,876	44,431	13.4%	67.6%

Data Source: U.S. Census Bureau online 2000 sft 3_u_data, Feb 4, 2003.

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