

# **Comprehensive Economic Development Strategy Report, 2004**

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**ORGANIZATION AND MANAGEMENT OF THE CEDS COMMITTEE:**

Brooklyn's Overall Economic Development Planning Committee (OEDPLC) consists of members representing minority business organizations, non-profit organizations, health care facilities, educational and religious institutions and private business concerns, all of whom have been elected to serve a term from January 1, 2003 through December 31, 2004. The original committee, the Overall Economic Development Planning Committee (OEDPC), was founded in 1977 to conform to the rules and regulations as set forth by the Federal – New York Economic Development Administration, and consisted of 77 members representing a broad spectrum of participants from business, education, organized labor, local utilities, financial institutions and community representatives. The Brooklyn Economic Development Corporation provides staff support to the Comprehensive Economic Development Strategy Committee, as it has from 1979, when BEDC was incorporated by the OEDP Committee. Participants in the OEDP are as follows:

Mark O'Luck, Chairperson  
President  
Spectrum Personal Communications Corp.  
40 Exchange Place  
New York, New York 10005  
Representing: Brooklyn Economic Development Corporation

Roy Hastick, Sr.  
President & CEO  
Caribbean American Chamber of Commerce and Industry (CACCI)  
Brooklyn Navy Yard, Building 292  
Brooklyn, New York 11205  
Representing: Caribbean and African-American small business interests

Dr. Lois Blades Rosado, Ed.D.  
Director  
Brooklyn Educational Opportunity Center  
111 Livingston Street  
Brooklyn, New York 11201  
Representing: State University of New York, training programs

Dr. Pamela Straker, Ph.D.  
Executive Director  
Brooklyn Psychiatric Centers, Inc.  
189 Montague Street  
Brooklyn, New York 11201  
Representing: Mental Health, social welfare issues with clinics in Williamsburg, Bushwick, Canarsie, Flatbush, Downtown, and several school-based programs

**Angel Roman**  
Director  
Small Business Development Center  
Boricua College  
9 Graham Avenue  
Brooklyn, New York 11206  
Representing: Business development and training programs

**Horace Williams**  
Vice President for Institutional Development  
Pratt Institute  
200 Willoughby Avenue  
Brooklyn, New York 11205  
Representing: Educational institution/  
Community development projects in Clinton Hill/Bedford Stuyvesant

**Stuart Leffler**  
Manager for Economic Development  
Con Edison  
30 Flatbush Avenue  
Brooklyn, New York 11217  
Representing: Utility company/economic development

**Dr. Stuart Schulman**  
Department of Tourism and Hospitality  
Kingsborough Community College  
2001 Oriental Blvd.  
Brooklyn, New York 11235  
Representing: Educational institution/Tourism industry

**David Sweeny**  
President  
PDS  
504 4<sup>th</sup> Street  
Brooklyn, New York 11215  
Representing: Non-profit industrial and community development

**Michael Weiss**  
Executive Director  
MetroTech Business Improvement District  
4 Metro Tech Center  
Brooklyn, New York 11201  
Representing: Commercial and Retail development

**Paul Mak**  
President and CEO  
Brooklyn Chinese-American Association  
5002 8th Avenue, 2nd Floor  
Brooklyn, New York 11220  
Representing: Human services and community development

Linda Brady, M.D.  
President and CEO  
Kingsbrook Jewish Medical Center  
585 Schenectady Avenue  
Brooklyn, New York 11203-1891  
Representing: Health services

Daniel Wiley  
Community Coordinator  
Representative to Congresswoman Nydia Velazquez  
16 Court Street, Suite 1006  
Brooklyn, New York 11201  
Representing: Government

Robert Gottheim, Esq.  
Brooklyn Director  
Representative to Congressman Jerrold Nadler  
532 Neptune Avenue  
Brooklyn, New York 11224  
Representing: Government

Clyde A. Griffith  
Executive Director  
Representative to Congressman Major R. Owens  
289 Utica Avenue  
Brooklyn, New York 11213  
Representing: Government

The CEDS Committee consists of two (2) Hispanic members (13%); five (5) African-Americans (33%); five (5) Caucasian members (47%) and one (1) Asian member (7%). Three (3) members (20%) are women.

The 2004 CEDS document was prepared by the Brooklyn Economic Development Corporation, liaison to the CEDS Committee. Eric Mandel, BEDC intern, provided research and editing support. The report was prepared in consultation with New York City economic development agencies, who submitted projects updates; local economic development groups, who submitted project proposals; CEDS members, who reviewed and commented on its content; and BEDC staff members involved in applicable economic development projects.

**Demographics**

**Population and Migration:**

The borough of Brooklyn is an important part of the New York regional and the national economies. With 2,433,200 residents, Brooklyn is the most populated sub-region in the New York area. Brooklyn has a population larger than that of the Seattle PMSA. As an independent city, Brooklyn would have the fourth highest population in the country, behind only New York (less Brooklyn), Los Angeles, and Chicago.<sup>1</sup>

From 2000 to 2003, Brooklyn saw a slight increase in population of .3 percent. This is far behind population increases seen by Bronx 2.4%, Manhattan 1.8%, and Nassau County Long Island, 1.9%, but greater than that of Queens which has seen a population decrease of .2%. Between 1990 and 2000, Brooklyn grew by 3.3%, Bronx by 10.7%, Queens 14.2%, Manhattan by 3.3%, and Nassau County by 3.7%.

In 1999, the IRS reported an “inflow” of 34,000 households to Brooklyn, and 56,000 “exempt” individuals in terms of domestic migration patterns. For the same year, Brooklyn also experienced an outflow of 46,500 households and 90,500 exempt individuals. From this data, one can see that the domestic migrant households leaving Brooklyn have more dependents than the incomers. While more research is needed, this would tend to support the conclusion that families with children are leaving Brooklyn while incomers are more likely to be singles or couples without dependents. Also, since we know from Census 2000 that the population overall is growing, the fact that domestic migrants are leaving Kings County at a faster rate than they are entering shows the importance of international immigration on Brooklyn’s population.

**Race and Ethnicity:**

Thirty-seven percent of Brooklyn’s population was born outside of the United States. This is comparable to New York City as a whole, and other cities of comparable size which accommodate a large immigrant population.<sup>2</sup> Twenty-five percent of the foreign born population was born in Europe, 20% born in Asia, and 25% born in Latin America. Forty-five percent of the foreign born population immigrated to the US since 1990.<sup>3</sup> In 2003 it was estimated that 34% of Brooklyn residents were White, 34% Black, 20% Hispanic, and 9% Asian. The Asian population has grown at the fastest rate in the last fifteen years, increasing by 60% in the 1990s and by 27,000 people or 14% between 2000 and 2004. In 2000, 547,000 people or 23% of the population in Brooklyn reported speaking English less than “very well.”<sup>4</sup>

**Education:**

The education of the Brooklyn workforce remains lower than the four other boroughs in New York but has increased at a greater rate from 2000-2004. Sixty-eight percent of Brooklyn residents over the age of 25 have a high school degree

<sup>1</sup> 2003 US Census Bureau American Community Survey

<sup>2</sup> Foreign born as a percent of total population. New York City 35%, Los Angeles 40%, San Francisco 36%, Chicago 21%, Miami 50%. 2003 US Census Bureau American Community Survey

<sup>3</sup> 2003 US Census Bureau American Community Survey

<sup>4</sup> 2003 US Census Bureau American Community Survey

and 21.8% have a bachelor's degree or higher (fourth ranking among five boroughs on both counts). The growth in the borough's education level outpaced Queens, the Bronx, and Staten Island from 1990 to 2000. From 2000 to 2003, the percentage of the population 25 years and over with a graduate or professional degree increased from 7.72% to 10.19%.<sup>5</sup> The education of the labor force is increasing, and highly educated people are being attracted to live Brooklyn. This presents an increasing opportunity to attract high paying jobs for the local educated labor force. At the same time, it is important to stress the needs of current work force whose education is behind that of the rest of the city, and the Brooklyn education system which will be producing the majority of Brooklyn's future workforce.

## **Economics:**

### **Labor Force, Income, and Employment:**

Brooklyn's labor force represents 25% of the New York City PMSA labor force. With just under 1,050,000 laborers, Brooklyn's labor force is comparable to the combined labor forces of the cities of: Minneapolis, Atlanta, Pittsburg, New Orleans, Cincinnati, and Miami.<sup>6</sup> The recent downturn in the economy has led to a slight reduction in Brooklyn's labor force from 2002 although the summer 2004 labor numbers show an increase from the 2003 summer period. In 2003, the average unemployment rate of Brooklyn was 9.2%.<sup>7</sup> This percentage is a significant increase from the ten year low in 2000 of 6.5%, but lower than the ten year high in 1997 of 10.7%.<sup>8</sup> With 9.2% of the labor force unemployed, and assumed natural unemployment rate of 5%, this represents an average underutilization of 44,000 workers living in Brooklyn.<sup>9</sup> While there are over one million workers living in the borough it is important to note that there are just over 400,000 jobs, meaning most people commute to work in Manhattan and elsewhere.

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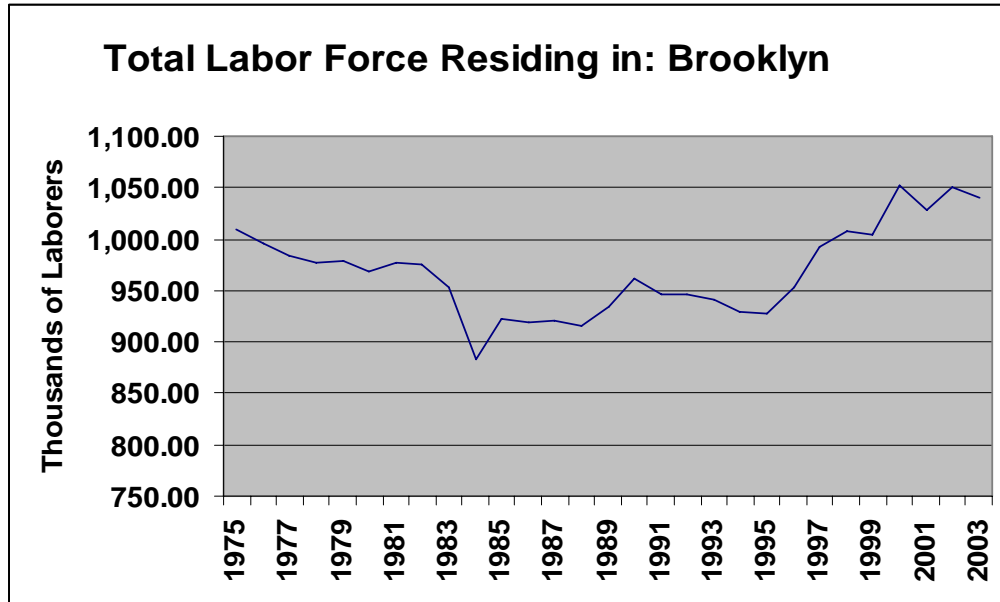
<sup>5</sup> 2003 US Census Bureau American Community Survey

<sup>6</sup> Brooklyn, NY 1,050,013, Minneapolis, MN 194,899, Atlanta, GA 192,015, Pittsburg, PA 144,442, New Orleans, LA 208,002, Cincinnati, OH 146,474, Miami, FL 184,132 2003 US Census Bureau American Community Survey, NY State Department of Labor

<sup>7</sup> 2003 New York State Department of Labor

<sup>8</sup> 2003 New York State Department of Labor

<sup>9</sup> 2003 New York State Department of Labor



The average household income in Brooklyn is \$49,885,<sup>10</sup> an increase of 4% (inflation adjusted 2003) over 2000. The New York City mean household income of \$60,221 and has decreased by 5% (inflation adjusted 2003) since 2000. Despite the increase in average income for Brooklyn, largely resulting from the influx of wealthy households, the median household income has decreased since 2000 by one percent to \$35,168. With the median household income decreasing, it shows that not all households in Brooklyn have benefited from recent economic gains. There are a significant number of Brooklyn households that are economically stressed. Thirty-six percent of Brooklyn households earn less than \$25,000 per year. Twenty percent of individuals living in Brooklyn experienced poverty in 2003, slightly higher than the city number of 19%.<sup>11</sup> Despite promising signs of economic growth in Brooklyn in the form of a rising average household income, the borough is behind in sharing in the wealth generated by the city and region. The lower income side of the spectrum is seeing little improvements or worsening.

In 2002, 438,727 people were employed in Brooklyn. Employment in Brooklyn fell largely into four categories: health care and social services, retail trade, manufacturing, and construction.

Industries 2002	Total Reporting Units	Annual Average Employment	Percent Total	Total Wages (\$)	Annual Average Wages (\$)
Total, All Industries	40,113	438,727	100%	14,426,286,401	32,882
Total, All Private	40,059	405,868	93%	12,728,347,400	31,361
Health Care and Social Assistance	4,426	127,724	29%	4,182,738,820	32,748

<sup>10</sup> US Census Bureau American Community Survey

<sup>11</sup> 2003 US Census Bureau American Community Survey

Retail Trade	6,996	53,490	12%	1,233,942,717	23,069
Manufacturing	2,314	35,657	8%	1,059,608,621	29,717
<b>Total, All Government</b>	<b>54</b>	<b>32,859</b>	<b>7%</b>	<b>1,697,939,001</b>	<b>51,673</b>
Construction	2,841	21,902	5%	966,795,619	44,142
Wholesale Trade	2,846	21,459	5%	769,136,677	35,842
Other Services	4,364	19,971	5%	424,787,976	21,270
Administrative and Waste Services	1,154	18,244	4%	413,029,765	22,639
Accommodation and Food Services	2,194	17,382	4%	266,894,301	15,355
Educational Services	518	17,165	4%	421,760,977	24,571
Finance and Insurance	1,109	14,135	3%	827,672,478	58,555
Real Estate and Rental and Leasing	3,801	13,473	3%	391,444,124	29,054
Transportation and Warehousing	1,049	13,136	3%	389,418,959	29,645
Professional and Technical Services	2,633	11,454	3%	470,382,994	41,067
Other: See Appendix B	3,819	20,677	5%	910,733,372	44,045

<sup>12</sup>

### Housing

The housing stock in Brooklyn has expanded modestly since 2000. After the total number of housing units increased by 1,601 units from 930,866 in 2000 to 932,467 in 2002, an additional 7,709 units were added to the market in 2003 bringing the total up to 940,176.<sup>13</sup> Brooklyn's housing base is old and in need of constant reinvestment. Thirty-eight percent of Brooklyn's housing units were built before 1940 while less than 15% were built in the last thirty years. The median price of an owner occupied housing unit in Brooklyn has appreciated since 2000 from \$252,833 to \$294,188 (inflation adjusted to 2003), or by 16%. Although this is a healthy gain for Brooklyn, comparing it to New York city (less Brooklyn), signs for concern arise as housing value has not increased at the pace seen in other parts of the region.

#### **Median Value of Owner Occupied Housing Unit (Dollars, Inflation Adjusted 2003)**

Area	2000	2003	%Change
Bronx	208,277	253,778	21.8
Brooklyn	252,833	294,188	16.4
Queens	227,683	331,202	45.5
New York City	231,922	313,867	35.3
New York City PMSA	250,783	352,178	40.4

The number of units valued at \$1,000,000 or more have doubled since 2000 showing signs that Brooklyn is attracting demand from higher income households. Gross rents are up in Brooklyn since 2000 from \$780 to \$825. With the increase in rents, households have spent a greater percentage of their income

<sup>12</sup> 2002 New York State Department of Labor

<sup>13</sup> 2003 US Census Bureau American Community Survey

on housing. In 2003 51% of households living in Brooklyn were paying more than 30% of their income on gross rents, a significant increase from 2000 where 44% were paying more than 30%.<sup>14</sup>

### **Growth Strategies**

The CEDS Committee is currently sponsoring three projects. The OEDP Committee strongly feels that these projects will increase economic prosperity in Brooklyn as well as the New York Region since they respond to current demographic and economic conditions, while providing the basis upon which entrepreneurialism and labor resources can efficiently capture and benefit from future trends and conditions.

The CEDS Committee has identified strategic projects where investments can be made efficiently that will result in economic and social benefits through job and income growth. The projects outlined below leverage Brooklyn's currently underutilized labor force and infrastructure. Targeted support of these industries and entrepreneurs, in the form of funding, creation of small business office, retail and manufacturing space, and logistical and managerial assistance is essential in fostering the growth of new companies and new jobs in Brooklyn. The Committee is looking to build on the county's traditional economic success in the small business sector.

### **Projects:**

- **Advanced Biotechnology Park**
- **Food From New York**
- **Federal Building #2**

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<sup>14</sup> 2003 US Census Bureau American Community Survey



Biotech Incubator



SUNY  
**D**OWNSTATE  
Medical Center

I. Introduction

SUNY Downstate Medical Center is currently constructing a 50,000 square foot biotechnology incubator, in phases, to meet the needs of start-up and early-stage biotechnology companies. At full occupancy, the incubator can accommodate between 20-30 companies, have a ground-floor medical office facility, and will employ approximately 200 people.

Construction of Phase I (11,000 sq. ft.) was recently completed and is expected to be fully occupied by early 2005. SUNY is currently negotiating with three companies to occupy space in Phase I and all the new biotech space (13,000 sq. ft.) in Phase II. The construction of Phase II has begun, and is planned for completion by December 2004.

During the course of negotiations with prospective companies, SUNY has discovered that they require fully functioning research space that meets their specific scientific requirements. Using EDA funds, Downstate proposes to completely fit-out approximately 11,000 square feet of tenant space in Phase II of the biotech incubator.

II. Economic Development Need

A large number of low-income households, high unemployment rates, and modest levels of educational achievement are major underlying impediments to economic development in the Project Area, defined as the Flatbush neighborhood surrounding the project.

According to the 2000 Census, the median household income for the Project Area is \$34,082, while the median income for New York State is \$43,393. Moreover, 38.1% of the Project Area's households have incomes that are less than \$25,000, and are defined as very-low income by HUD.

About 60.9% of all working-age residents in the Project Area are in the labor force, which is consistent with the state's rate of 61.1%. However, the unemployment rate in the Project Area is estimated at 11.6 percent, where as New York State's rate of unemployment is 7.1%.

The low-income levels and high unemployment rate also reflect the relatively low levels of educational attainment among many residents. Among all residents in the Project Area, 20.9% have never completed high school. Only 15.6% have a four-year college degree; another 7.2% have associate degrees.

III. Project Impact

The Advanced Biotechnology Incubator will address these problems by redeveloping an under-utilized warehouse, creating approximately 200 new jobs, and providing vocational and educational training in the biotechnology field to local residents. The employment opportunities that will exist in the incubator will not be limited to Ph.D. or M.D. scientists, but will also include entry-level positions for recent college or technical school graduates. In addition, these companies will have non-scientific positions such as office managers, receptionists, business and financial managers. When these companies become successful, they will need to expand into manufacturing space, thereby creating hundreds of additional jobs. These activities will be coordinated with the local planning boards, economic development agencies and the non-profit Workforce Strategy Center.

The development of the biotechnology field will also bring educational benefits to the community. Job training programs for the companies in the incubator are being developed in conjunction with the non-profit organization known as the Workforce Strategy Center and Hunter College at CUNY. Downstate Medical Center has a MD, PhD, and MD/PhD program and recently it has established a joint Master Degree Program in Bioengineering with Polytechnic University. In addition, Downstate is partnering with the non-profit Workforce Strategy Center and CUNY Hunter College to develop a biotechnology technicians training program. Also, a special program for Brooklyn teachers will be implemented to introduce biotechnology and related career opportunities to high school students. The objectives of the project are consistent with the Comprehensive Economic Development Strategy (CEDS) for the area, and have been approved by the CEDS Committee in Kings County for Fiscal Year 2005 funding.

#### IV. A Biotechnology Cluster

According to a new study “Laboratories of Innovation: State Bioscience Initiatives 2004” by the Battelle Memorial Institute, the State Science and Technology Institute and Fleishman-Hillard International Communications for the Biotechnology Industry Organization, New York ranks second in the United States in total university research and development expenditures (\$2.76 billion), and third in the country in total NIH support (\$1.71 billion). Despite the fact that New York is one of the leaders in the biosciences and has a strong venture capital community, it has not been able to capitalize on its scientific and financial strengths, in part because of a lack of suitable space for both start-up and more mature biotechnology companies.

To meet the high demand for affordable biotech space, SUNY Downstate Medical Center is creating a vibrant, urban technology and health services park adjacent to its current facilities. The Advanced Biotechnology Incubator is the cornerstone of this ambitious, countywide initiative to transform Brooklyn into a center for biotech research and development. As the biotech companies grow, they will have the opportunity to expand into low-cost industrial space at the Brooklyn Army Terminal. This location is currently being planned with the help and support of the Brooklyn Biotechnology Consortium.

This endeavor will help technologies developed in our research institutions become established companies by providing an affordable and supportive business and scientific environment. To expand our labor force, Downstate is planning job-training programs in biotechnology. This initiative will help New York develop as a biotechnology center, foster a new educated labor force and create over time hundreds of high-wage jobs.

## The Food From New York Initiative

### I. Introduction

Food From New York (FFNY) seeks to capitalize on growing national demand for specialty, particularly ethnic, food. The extraordinary diversity of New York City, its dozens of immigrants markets and the density of its consumer markets, create a tremendous “test kitchen” which incubates new products and nurtures new businesses. This diversity creates a competitive advantage which gives New York food companies the opportunity to grow both locally and nationally. FFNY helps the companies to seize this opportunity through a comprehensive set of services including real estate, marketing, technology and training assistance.

The food industry is particularly heavily concentrated in Brooklyn, which is home to more than 40% of the food companies city-wide. In recognition of the unique role which Brooklyn plays in supporting the industry, and the industry’s impact on Brooklyn, New York Industrial Retention Network (NYIRN), BEDC and the Initiative for a Competitive Inner City are collaborating to launch this new food sector program in Brooklyn. These efforts might serve as a model for work in other industries, possibly city-wide and outside of New York.

### II. Project History and Development

The FFNY initiative builds on two NYIRN studies: Food From New York (1999), which was an assessment of the economic impact and needs of the food manufacturing industry; and Baked In New York (2001), a report on the economic impact, growth potential and workforce needs of the artisan baking industry. (The full studies may be viewed online at [www.nyirn.org](http://www.nyirn.org).)

NYIRN’s studies concluded that there was tremendous potential to nurture new businesses and create jobs in the food industry if the industry could overcome certain obstacles and capitalize on New York’s competitive advantages.

- Specialty food manufacturing is a significant and growing segment of New York's manufacturing base. There are over 14,400 people employed in the food industry;
- This growth is fueled by “domestic export,” i.e. the sale of New York City food products outside the New York region. Forty-nine percent of the companies interviewed for NYIRN’s study reported that at least 40% of their sales came from outside the New York region;
- The growth in domestic export is the result of national trends in food consumption, particularly increased demand for specialty and ethnic foods. The demand for specialty foods is projected to increase by 50% over a ten-year period from a \$50 billion to a \$75 billion; and
- New York’s diverse population creates dozens of small local markets that nurture new businesses that make specialty foods. More than 90% of the companies interviewed rated a New York location as an advantage in learning about new food trends, obtaining raw materials and accessing markets.

Based on these statistics, the food manufacturing sector is targeted as one of the four industries of strategic value for economic development as part of the Initiative For A Competitive Brooklyn. The Food Industry Task Force is part of the process, and the funding sought from EDA would partially underwrite implementation of the recommendations growing out of the ICB effort.

### III. Project Implementation

The ICB Food Industry Task Force identified three obstacles along with corresponding programs to help overcome those obstacles as being their highest priorities:<sup>15</sup>

1. The shortage of space appropriate for food production, particularly for new and small businesses, which should be addressed through programs to facilitate space sharing;
2. The difficulty expanding into new markets including the logistical problems of finding distributors and new channels for distribution which should be addressed through more shared trucking and distribution services and through very small trade shows for a small number of manufacturers to present their products to distributors, retailers, restaurants and other potential consumers; and
3. The absence of an institution to provide industry-specific services (such as the two services described above), to research issues and to increase public awareness of the economic importance of the industry. Eventually, the industry needs to coalesce around a particular organization which will be focused on the industry's needs and the ICB initiative can help lay the foundation for that by publicizing both its findings and work, and building industry and public sector awareness.

Each of these three programmatic recommendations is woven together by a recommendation to develop a website which becomes a portal for industry services and information:

1. The real estate assistance program to encourage sharing and subletting of space could be facilitated through posting available space and space needs on the website;
2. The ease and efficiency of distribution could be increased by posting the availability of truck space and routes, companies seeking to buy and carry additional products which complement their own, etc.; and
3. Increasing industry awareness of government programs, providing information about industry trends, and building cohesiveness could all be furthered through a website and email services which post that information, encourages business-to-business "chat," post opportunities to buy and sell equipment or buy complete businesses, etc.

### IV. Conclusion:

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<sup>15</sup> The determination that these three issues were the highest priorities for further work included analysis of what other organizations were already doing, what gaps existed in services, and what was appropriate to address within the scope of the ICB initiative. For example, the real estate challenge requires a policy change at the City-wide level and development of new food manufacturing space but that work is being undertaken elsewhere.

The food industry presents terrific opportunities for entrepreneurs to launch new businesses and to create new jobs. The programs outlined above also illustrate how businesses can collaborate to improve the competitiveness of both their individual companies and their entire industrial sector. Finally, the proposed project will demonstrate how the internet can help build relationships between companies to improve their efficiency and increase sales. The CEDS supports NYIRN's request for \$86,000 towards the development of a comprehensive online tool to catalyze growth of Brooklyn, and New York's, processed food sector.

## **Federal Building #2 Project**

### **I. Introduction**

Brooklyn Economic Development Corporation (BEDC) seeks to develop Federal Building #2, a brownfield site in Sunset Park, Brooklyn, using an innovative cross subsidy model whereby new retail development will help fund the renovations of an adjacent old warehouse into new space for up to 90 small light manufacturers. Working with a community working group that includes city, state and federal elected officials, the area Community Board (#7), the Brooklyn Borough President, the New York Industrial Retention Network (NYIRN), the Greenpoint Manufacturing and Design Center (GMDC) and Southwest Brooklyn Industrial Development Corporation (SWBIDC), BEDC has taken the lead on this project and is requesting a \$2 million construction grant from the Economic Development Administration towards the renovation costs for the manufacturing component of this project.

### **II. Economic Development Need and Project Impact**

The Federal Building #2 project, with 1.1 million square feet in an existing building plus close to 2 acres of adjacent land currently allocated for parking, is of large enough scale to make a significant community, economic and environmental impact. The project would turn a brownfield site into a mixed-use center with the potential to create and retain over 2,000 jobs, mainly benefiting low-income, unemployed or underemployed entry-level and semi-skilled workers from the immediate neighborhood specifically, and New York City more broadly. This project will therefore have a positive effect in providing living wage income and mobility opportunities for disadvantaged populations. As part of a larger economic development strategy to capitalize on existing strengths and support emerging clusters of the manufacturing sector, the Federal Building #2 project demonstrates EDA's goal of diversifying the local and regional economy as outlined in its Investment Policy Guidelines in the Notice of Funding Availability.<sup>16</sup>

Sunset Park, where the site is located, is a low-income area that is CDBG eligible. Sunset Park has a high unemployment rate, and the labor force participation rate is only 54%, which is 4% lower than New York City as a whole and 10% lower than the national average. Forty eight percent of residents over 25 years old do not have high school degrees. In 1999, the median household income for Sunset Park residents was \$29,274, which is significantly lower than the City's

<sup>16</sup> <http://www.eda.gov/InvestmentsGrants/Inpolguideline.xml>

median income of \$40,851 and just 70% of the national median. Twenty-eight percent or 33,120 Sunset Park residents live below the poverty level. The population is 51% Latino, and 32% of households are defined as linguistically isolated, meaning all household members age 14 or older have at least some difficulty with English.<sup>17</sup> This project, with its potential to generate 1,500 manufacturing jobs and 600 retail jobs, can provide an important source of employment for the community by creating jobs that are a good match for the skills and demographic profile of neighborhood residents.

The manufacturing sector in particular is a viable economic development tool for this neighborhood. Manufacturing is still one of the largest employment sectors of New York City, and the third largest employment sector for Brooklyn, and provides living wage jobs for a huge percentage of the city's population that do not have college degrees or may have limited English proficiency. The average wage within the sector is \$28,250 annually, compared to \$18,000 for the restaurant industry and \$17,965 for retail. Additionally, manufacturing jobs are more likely to provide health coverage. Sixty-three percent of the manufacturing sector provides health benefits to its employees, compared to 18% in restaurants and 38% in retail. The manufacturing sector is also important because it has a very strong multiplier effect, where every manufacturing job creates an additional 1.77 jobs.<sup>18</sup> The total economic effect of the manufacturing component of this project is therefore well over 2,500 jobs.

While the manufacturing sector as a whole continues to slowly contract, there is a viable sector of small niche manufacturers producing high value added goods, such as prepared food products, boutique apparel and custom furniture, which are thriving but need affordable, long term space. These small businesses are being squeezed out of many places in New York City due to residential and office conversions and rezonings, and many are forced to leave the city or shut down because they can't find appropriate space. The Federal Building #2 project would help support these targeted manufacturing sub-sectors by providing stable rental space, helping to diversify the City's economic base and provide critical employment opportunities for its residents.

Sunset Park is an ideal location for this project due to its available labor force and existing thriving industrial zone, home to approximately 800 different manufacturing, wholesale/distribution, retail and service companies. Driven by an expanding economy, Sunset Park businesses have increased average industrial occupancy to about 95% capacity.<sup>19</sup>

### III. Project History and Development

Originally built in 1918 as a U.S. Navy Warehouse, the building is currently owned by the U.S. General Services Administration (GSA). GSA sealed the building in late 2000 following the move of its last tenant, a Food and Drug Administration laboratory, which relocated to new facilities in Jamaica, Queens and declared the site to be excess property and ready for conveyance. For the

<sup>17</sup> U.S. Census 2000.

<sup>18</sup> *Zoning for Jobs*, NYIRN, 2004.

<sup>19</sup> SWBIDC

past three years, BEDC has led the community working group initiated by Congressmembers Velazquez and Nadler to shepherd the site through GSA's disposition process. BEDC is working with the New York City Economic Development Corporation (NYC EDC) to acquire the site under a Federal law allowing negotiated sale of excess property for public purpose use to a state or local entity. BEDC would then enter into a long term lease with NYC EDC with an option to buy. BEDC is partnering with a private development entity formed for this project whose principals have a long track record of working together and who bring experience in retail leasing, development, and project financing.

Although the building at 850 3<sup>rd</sup> Avenue remains structurally sound, the building systems have largely deteriorated over time with the exception of some targeted maintenance or renovations. Due to the existence of an old powerhouse on site in addition to presumed asbestos and lead paint internal to the building, the site is considered a brownfield.

Funding for the Federal Building #2 project is expected from a variety of public and private sources. Of the total project budget of \$120 million, approximately \$35 million will go toward renovation of manufacturing space. While revenue from the retail space will partially subsidize these costs, an estimated \$11 million in subsidies is needed. In addition to this request to the EDA for funding of Public Works and Economic Development Facilities, the New York City Council has already committed \$2 million and the Brooklyn Borough President's Office has committed \$650,000. Additional capital requests have been submitted at the state and federal levels. Therefore a \$2 million EDA investment would help to leverage close to \$110 million in private debt and equity and close to \$9 million in public investment.

IV. Conclusion:

This project offers a new model of cross subsidized development where new, community supported retail will provide a revenue stream to help pay for the costs of bringing space on line for small manufacturers. The project, in its entirety, will bring a blighted site back into productive reuse in a distressed neighborhood, will help create a diversified local economy and, most importantly provide over 2,000 jobs to the local economy. The CEDS committee therefore supports BEDC's request for \$2 million EDA grant for this project.

**Appendix A:**

**Projects Recently or Currently Being Developed in Brooklyn**

***Note: This list is for informational purposes only. BEDC gathered the data from various sources as a public service and makes no representation as to the completeness or accuracy of the information provided here. Although every effort was made to ensure the reliability of listed sites, this cannot be taken as an endorsement of these sites or the material contained therein.***

- **Advanced Biotechnology Incubator at SUNY Down State**
- **Atlantic Terminal**
- **BAM Cultural District**
- **Brooklyn Atlantic Terminal Expansion**
- **Brooklyn Atlantic Yards and Brooklyn Nets Arena**
- **Brooklyn Bridge Park**
- **Brooklyn Navy Yard**
- **Brooklyn Water Front**
- **Cross Harbor Freight Tunnel**
- **Cruise Ship Industry Expands to Brooklyn**
- **Downtown Brooklyn Plan**
- **Empire Stores Shopping Mall**
- **Fairway**
- **Federal Building #2 in Sunset Park**
- **Gateway Estates**
- **Gowanus Expressway Reconstruction**
- **Hoyt - Schermerhorn -Livingston Corridor Development**
- **Ikea**
- **Loews Kings Theater**
- **Marriot Hotel Expansion**
- **Metro Tech Center**
- **Park Slope Rezoning**
- **Park Slope Armory**
- **Piers 6-12**
- **US Postal Service / Gowanus Canal Site**

### **1. Advanced Biotechnology Incubator at SUNY Downstate**

SUNY Downstate is establishing an Advanced Biotechnology Incubator Facility near its East Flatbush campus. The incubator will help Brooklyn to capitalize on the jobs and economic development potential of the biomedical discoveries made at SUNY-Downstate, where more than 100 new technological breakthroughs have been made. The incubator will help start-up firms in biotechnology, especially those developed from discoveries made in Brooklyn, to locate in Brooklyn. The incubator, funded to date by state, city and federal grants, will encompass 50,000 square feet and house up to 30 tenants. The first phase of the project, a three-story 11,000 square foot building with modular wet/dry lab/office space, is complete and tenants have begun leasing. The second phase, an additional 13,000 square feet of modular space will be finished in summer 2004. Expected completion of the final phase is 2005. Last updated 5/04

For additional information visit their website:  
<http://incubator.downstate.edu/incubator.htm>

### **2. Atlantic Terminal**

Atlantic Terminal, a shopping center and office tower development by Forest City Ratner Companies (FCRC), is scheduled to open July 2004. The project is located directly above the newly rehabilitated Long Island Railroad (LIRR) Terminal. It will have internal access to nine subways, as well as the LIRR, and the 50 million passengers who pass through the station annually. A footbridge will connect Atlantic Terminal to Atlantic Center, an earlier FCRC retail development, providing the new space with easy access to additional parking. Several national retailers will occupy the 470,000 square foot retail space including: the second largest Target in the nation, DSW Shoe Warehouse, Bath & Body Works, and the Children's Place; as well as the children's entertainment center Chuck E. Cheese. The Bank of New York has signed a 20-year lease to occupy 320,000 square feet, approximately 80%, of the office tower. Last updated 5/04

For additional information please visit FCRC's project description at:  
[http://www.fcrc.com/project\\_main1.asp?id=15&cc=1&rid=15](http://www.fcrc.com/project_main1.asp?id=15&cc=1&rid=15)

### **3. BAM Cultural District**

The Brooklyn Academy of Music Local Development Corporation (BAM LDC) is currently planning a \$630 million cultural district in the area surrounding BAM in Fort Greene. The development will encompass four large underused lots at the intersection of Fulton Street and Flatbush Avenue; as well as the rehabilitation of nearby 80 Hanson Place; and street façade, lighting, and landscaping improvements within the district. When complete, the district will contain 500,000 square feet of cultural space and 500 units of housing. The new district will include: an African-Diaspora art museum; the Brooklyn Public Library's visual arts library; space for up to 20 arts groups; a boutique hotel for visiting artists; and a 299 seat theater, office, and rehearsal space for Theatre for a New Audience.

Construction on the African-Diaspora art museum is expected to begin in late 2004. The 160,000 square foot museum will be located on the 20,000 square-foot

parking lot owned by Forest City Ratner. There will also be up to 100 units of subsidized housing developed on the site.

The new branch of the Brooklyn Public Library will house theaters, an auditorium, art galleries, a black box theater, 24/7 media lounge, practice rooms for artists, writers and musicians, and a book collection. Enrique Norten of Ten Arquitectos in Mexico City is designing the 110,000 square foot building. Projected costs for the new library are \$75 million for design and construction and an additional \$45 million for furnishings, collections, and operating costs. At this time BAM LDC and New York City have pledged \$11 million to the project. Design and construction is expected to begin in late 2005 at the earliest.

The overall goal of the project is to support artists and arts organizations by providing them with affordable sub-market rent space while bringing more culture to Brooklyn. The district is expected to take at least 10 years to complete, possibly longer for certain aspects. Last updated 5/04

For more information please consult the following sources:

The Slatin Report:

<http://www.theslatinreport.com/story.jsp?Topic=place&theStory=1208BAM.txt>

Michael Van Valkenberg Associates: <http://www.mvvainc.com/>

BAM: <http://www.bam.org/>

#### **4. Brooklyn Army Terminal Expansion**

A recently renovated New York City-owned landmark, the Brooklyn Army Terminal represents one of the more significant industrial and commercial development opportunities within the borough. The fully fenced and secured 97-acre site includes two eight-story buildings, which comprise more than four million square feet of premier manufacturing, distribution, warehouse, and back-office space. There is still up to one million square feet of developable space available. The Brooklyn Army Terminal is conveniently located near the Gowanus Expressway, BQE, and Belt Parkway. It also has ferry services directly to Lower Manhattan and freight railway access. In addition, the Brooklyn Army Terminal offers on-site parking, day care, and dining facilities. Last updated 5/04

For more information visit the NYC Economic Development Corporation's city property listing: [http://www.newyorkbiz.com/Info-Opp/City\\_Properties/Corporate\\_Parks/BAT.html](http://www.newyorkbiz.com/Info-Opp/City_Properties/Corporate_Parks/BAT.html)

#### **5. Brooklyn Atlantic Yards and Brooklyn Nets Arena**

On December 10, 2003 the plans for Brooklyn Atlantic Yards were presented by Forest City Ratner Companies. The plan proposes to redevelop 7.7 million zoning square feet on a site bounded by Flatbush and Atlantic Avenues, and Dean and Vanderbilt Streets. The centerpiece of the project will be a 19,000 seat arena to be the future home of the National Basketball Association's New Jersey (Brooklyn) Nets. The project, designed by Frank Gehry, includes plans for 300,000 square feet of retail space, 2.1 million square feet of commercial space, and 4.1 million square feet of residential space. There will also be six acres of open public space (including a rooftop ice skating rink on the arena) and 3,000 parking spaces. The plan is subject to Ratner winning the bid for the Nets and will require the review and approval of New York City, New York State, and the Metropolitan

Transportation Administration.

[Click here to go to a developer-sponsored link with more information on the project:](#)

#### **6. Brooklyn Bridge Park**

In May 2002, Governor Pataki and Mayor Bloomberg signed a Memorandum of Understanding that created the Brooklyn Bridge Park Development Corporation (BBPDC). The BBPDC, a subsidiary of the Empire State Development Corporation, was assigned the task of designing and constructing the 1.3 mile Brooklyn Bridge Park from what is currently Brooklyn Piers 1,2,3, and 5. At the inception of the BBPDC, Pataki and Bloomberg committed \$85 million in state funds and \$65 million in New York City funds towards the park's construction. In December 2003, the Port Authority of NY NJ pledged an additional \$85 million for the planning, design, and construction of the Brooklyn Bridge Park.

Some preliminary construction has taken place to date: construction of a new boardwalk (\$2 million); transformation of a former parking lot into a playground (\$6 million); restoration of the natural edge of the cove (\$400,000). When completed, the project will encompass 63 acres of parkland, public amenities, cultural, and educational facilities along the waterfront in Brooklyn Heights and DUMBO. Access to the site from adjacent streets, parking, and public transportation will be incorporated as well.

A detailed master plan and environmental review is currently underway and predicted to be completed in summer 2004. The Port Authority, who currently owns the future park land, is expected to transfer the title of the property to the Brooklyn Bridge Park Corporation (BBPDC) upon completion of the Environmental Impact Statement. Last updated 5/04

For additional information visit the BBPDC's website <http://www.bbpdcc.org/> or the non-profit Brooklyn Bridge Park Conservancy <http://www.bbpdcc.org/> or the non-profit Brooklyn Bridge Park Conservancy , <http://www.bbpc.net/>

#### **7. Brooklyn Navy Yard**

In 1966 the City of New York took over the closed Brooklyn Navy Yard and re-opened it as an industrial park. The Brooklyn Navy Yard is an extensive industrial complex that encompasses: 40 buildings totaling 3.8 million square feet, four operating dry dock, and five active piers, all spread out over 300-acres of land along the Brooklyn waterfront. Over 3,000 people are employed by the more than 200 diverse businesses located in the Navy Yard. The Navy Yard has few zoning restrictions, therefore the Yard welcomes a variety enterprise, including manufacturing, distribution, warehousing, high-tech, and back offices. A short list of current tenants include movie making, furniture design and manufacturing, ship building, jewelry making, and electronics distribution. A major motion picture and television studio complex is currently under construction on 15 acres of the Navy Yard. When completed in 2004, the Brooklyn Navy Yard expects to be the premiere entertainment production center on the East Coast.

The Brooklyn Navy Yard is strategically located on the East River and therefore is within easy reach of downtown Brooklyn and Manhattan. The Yard is less than one-half mile from the BQE, and less than 30 min from the Brooklyn, Manhattan

and Williamsburg bridges, Battery Tunnel and LaGuardia Airport. In addition, several bus lines come directly to the Navy Yard gates, and the Navy Yard provides rush hour shuttle bus service to downtown Brooklyn subway stations. The Brooklyn Navy Yard is located in a New York State "Empire Zone" which means that businesses within the Yard can be entitled to a range of benefits, including substantial tax credits. Last updated 5/04

For more information visit: <http://www.brooklynnavyyard.org/main.html>

**8. Brooklyn's Waterfront: What's Next for Piers 6-12?** The Port Authority of New York and New Jersey and New York City's Economic Development Corporation (EDC) is assessing the use of the Brooklyn waterfront opposite Governor's Island on Piers 6-12 in Brooklyn, which currently houses the Red Hook Containerport. In February 2003, Hamilton, Rabinovich & Alschuler (HR&A) were selected through a request for proposals process to lead the study on Piers 6-12. This link is to a Community Board Six site that posts public testimony from businesses, residents, community groups, and elected officials regarding the future of the site and also includes information on events related to the study. [Click here](#)

#### **9. Cross Harbor Freight Tunnel**

A new port and rail freight tunnel has been proposed for the Brooklyn waterfront. Such a tunnel is a prerequisite for a state-of-the-art port along the Sunset Park waterfront. With trends in shipping moving toward larger ships, Brooklyn's naturally deep ports once again may represent the area's competitive advantage, as New Jersey's shallower ports require constant dredging and costly blasting to accommodate the larger ships. The plan will allow ships to unload in their freight in Brooklyn and transport the freight on rail, via the tunnel, to New Jersey and other markets to the west and north of New York City. Freight will also be able to travel from New Jersey ports to New York and other eastern markets via the tunnel. The proposal for this tunnel came from a Major Investment Study (MIS) completed by the New York City Economic Development Corporation (NYCEDC) in May 2000. The study addressed traffic and infrastructure concerns occasioned by the 70% expected increase by 2025 of the number of freight trucks that cross the New York Harbor on the George Washington and Verrazano-Narrows bridges each day traveling from New Jersey ports to New York and Long Island Markets.

The New York City Economic Development Corporation (NYCEDC), Federal Highway Administration (FHWA), and Federal Railroad Administration (FRA), began an Environmental Impact Statement (EIS) for the Cross Harbor Freight Movement Project in June 2001. The Draft Environmental Impact Statement (DEIS) is complete and will be released to the public May 7, 2004. Last updated 5/04

For more information visit: <http://www.crossharborfreight.org/>

#### **10. Cruise Ship Industry Expands to Brooklyn**

This past year the cruise ship industry accounted for 3,300 jobs and \$600 million of economic activity. In an effort to secure New York City's position as a destination for first-class passenger ships, on April 19th, 2004 Mayor Bloomberg signed letters-of-intent with two of the largest cruise companies in the world, Carnival Corporation and Norwegian Cruise Lines. As part of the agreement, the cruise ships will pay the city at least \$200 million in port charges through the year

2017 to support improvements to the port facilities. The City will invest \$150 million to renovate the New York Cruise Terminal on Manhattan's West Side and to create a new berth in Brooklyn. The NYC Economic Development Corporation is currently conducting navigation and traffic studies on Piers 7 and 12 to determine the best location for the new Brooklyn terminal. Pier 7 is considered to be a prime location because of its proximity to Atlantic Avenue with its restaurants and stores. A concern for the spot however is whether or not its too close to Governor's Island, which could make it difficult for the large ships to move in and out of port. Pier 12, located in Red Hook, is more navigable but it is currently leased by American Stevedoring Inc and is the only active container port in Brooklyn. Last updated 5/04

Mayor Bloomberg's Press Release: [PR- 087-04 April 19, 2004](#)  
Water Front Matters Coverage:  
<http://www.waterfrontmatters.org/pages/9/index.htm>

#### **11. Downtown Brooklyn Plan:**

The Department of City Planning and the NYC Economic Development Corporation (EDC), in partnership with the Downtown Brooklyn Council (DBC), a local business organization, are proposing a new comprehensive development plan to facilitate the continued growth of Downtown Brooklyn.—City Planning [Click here](#)

#### **12. Empires Stores Shopping Mall**

Efforts are currently underway to convert the historic landmarked Empire Stores warehouse in DUMBO into a shopping center similar in concept to Chelsea Market with restaurants, retail shops, art galleries, and performance spaces. The 400,000 square foot warehouse, which dates back to the 1850s, has sat vacant on the East River between the Brooklyn and Manhattan Bridges for more than 50 years. The New York State Office of Parks, Recreation and Historic Preservation acquired the warehouse in 1978. The property was included in the master plan for the Brooklyn Bridge Park, therefore the Brooklyn Bridge Park Development Corporation (BBPDC), an Empire State Development Corporation subsidiary, is playing an integral role in its development process. The BBPDC received three bids for the development of the Empire Stores, from which they selected Boymelgreen Developers who will lease the property for 39 years. The New York State Office of Parks, Recreation and Historic Preservation as well as the Landmarks Commission must approve all of the architectural additions. In addition, the project must undergo an environmental impact study. The project, which has received support from both Mayor Bloomberg and Governor Pataki, is expected to cost \$140 million and to be completed in 2007. Last updated 5/04

For more information please visit the developers and architects websites:

[http://www.africa-israel.com/eng/US\\_007.asp](http://www.africa-israel.com/eng/US_007.asp)

[http://www.wqcn.com/portfolio/index.php?section=urban&image= 6 EMPIRE ST ORES.jpg](http://www.wqcn.com/portfolio/index.php?section=urban&image=6_EMPIRE_STORES.jpg)

#### **13. Fairway**

The former Red Hook Stores at the end of Van Brunt Street is currently under development by Greg O'Connell of Pier 41 Associates. The bottom two floors of

the 19th century warehouse will house a Fairway, a New York based supermarket specializing in fresh produce and specialty foods. The upper floors will include affordable housing with views of the Statue of Liberty.  
Last updated 5/04

#### **14. FDA Building (Federal Building #2) in Sunset Park**

Federal Building #2 is a 1.1 million square foot vacant warehouse located at 850 3rd Avenue at 31st St in Sunset Park. Formerly used by Department of the Navy, the building most recently served as the laboratory for the US Food and Drug Administration. Currently, the Federal Government owns the 8-story circa 1917 warehouse. Since 2000, the BEDC along with a community working group comprised of Southwest Brooklyn Industrial Development Corporation, New York Industrial Retention Network, Greenpoint Manufacturing and Design Center, Borough President Markowitz, Congressmembers Velazquez and Nadler, Community Board Seven, Assemblyman Felix Ortiz, State Senator Montgomery, and Councilwoman Gonzalez, has worked to develop an adaptive reuse strategy for the building. BEDC would like to acquire the building and convert it into light-manufacturing space. They predict that this building could provide over 3,000 living wage jobs and space for up to 90 small manufacturers. Through a grant from the Port Authority, Ehrenkrantz Eckstut & Kuhn Architects conducted a feasibility study. They found that the building was structurally sound, but its systems need to be replaced. The estimated cost of the first phase of the project, which would rehabilitate some building-wide systems and 200,000 square feet of space, is \$20 million. BEDC is currently seeking government and foundation funding for the project. Last updated 5/04

#### **15. Gateway Estates**

In Spring 2001, on the site of the former Fountain Avenue waste landfill near Spring Creek in East New York, the Related Companies and Blackacre Capital Partners embarked on one of the largest city-sponsored economic development programs in Brooklyn. Gateway Estates is a mixed-use community which, when completed, will include up to 2,300 housing units, two schools, 45 acres of parkland, regional retail, and new infrastructure to support the development. The first segment of the project, a 640,000 square foot retail-shopping plaza known as Gateway Center, opened in Fall 2002. Servicing Brooklyn and Queens, the center is home to a number of label retailers typically too large for other NYC locations. Tenants include Home Depot, Target, Marshalls, and BJ's Wholesale Club, as well as restaurants Red Lobster, Olive Garden and Boulder Creek Steakhouse. Gateway Center employs 1,700 workers and has parking for 2,891 cars. This was the first large-scale retail development in Brooklyn since Kings Plaza in the 1970s. The next phase of the project, construction of 923 Nehemiah housing units by East Brooklyn Congregations, is slated to begin in 2004. Additional housing development will begin in 2005. Other amenities that will complement the development include: a 17-acre public park with regulation Cricket fields, a 3.5 acre wetlands preserve, and a new grasslands preserve on the 73-acre White Island in Gateway National Park. Last updated 5/04

For more information about Gateway Estates and other Nehemiah housing developments consult the NYC Department of Housing Preservation and

Development's article at:

<http://www.nyc.gov/html/hpd/html/for-developers/large-scale-gateway.html>

#### **16. Gowanus Expressway Reconstruction**

In 1999, engineering consultants for the NYS Department of Transportation (NYSDOT) verified that the interstate highway, constructed in the early part of the 20th century, was in need of complete replacement. Interim work was started to shore up the elevated structure, but the proposed rebuilding plan, that would divert thousands of cars daily onto local streets for an extended period, was widely denounced by community organizations. A proposal was suggested, whereby the expressway would be replaced by a tunnel, and the above-ground area of 3rd Avenue be recaptured as a pedestrian-friendly avenue that would enhance the economic and aesthetic value of the Sunset Park community. The Gowanus Expressway Community Coalition and other local groups began working with local elected officials to promulgate the tunnel option, and congressional funds were appropriated in 2001 to commence a study of the tunnel alternative. Currently, NYSDOT and the Federal Highway Administration (FHWA) are preparing a Draft Environmental Impact Statement (DEIS) to examine the project's potential impacts to the environment. During this process NYSDOT and the FHWA will explore several project alternatives including; the No Build/Maintenance, Relief Viaduct, Rehabilitation, and one or more Tunnel alternatives. Last updated 5/04

For more information consult the NYSDOT Gowanus Project website:

<http://www.dot.state.ny.us/reg/r11/gowanus/>

#### **17. Hoyt-Schermerhorn-Livingston Corridor Development**

Since an urban renewal project was aborted in the 1970's, over 150,000 square feet of vacant land resulting from the demolition has been primarily used for parking lots on Schermerhorn Street and adjacent streets. Given its proximity to Downtown Brooklyn as well as the adjacent brownstone neighborhood of Boerum Hill, the area is ripe for redevelopment. In 2001, the state of New York, the primary owner of the land, issued an RFP for development, following consultation with the local residential community, the Hoyt Schermerhorn Task Force. The RFP called for mixed-use development incorporating housing, commercial and retail use. Strategic Development and Construction/IBEC was awarded development rights to the site bounded by Schermerhorn-State-Hoyt- Bond Streets. On this site they will construct housing and a charter school. Time Equities/Hamlin Ventures has been awarded development rights to the other site, bounded by Smith and Hoyt Streets, where they will construct primarily housing. Shaya B. Developers submitted the winning proposal to New York State for the site on Atlantic Avenue, where they will develop a building encompassing 30 residential condominiums and space for a large commercial user.

Other buildings in the area will include a new residential/commercial building that will also house a new home for the YMCA on the site of the Municipal Parking lot on Court Street and Atlantic Avenue. The designated developer is Two Trees Management, the principal developer in DUMBO. Also in the area will be a new dormitory for Brooklyn Law School, located on the former parking lot site at Boerum Place and State Street that will house 350 students. Last updated 5/04

#### 18. Ikea

After losing their original location (see #16) because of traffic considerations, the trendy Swedish furniture store is now eyeing the old New York Shipyards site at the end of Columbia Street in Red Hook. Ikea is currently in contract for the site. However the area is currently zoned M-3 which is meant for heavy manufacturing, which means they need a zoning change to M-1 light manufacturing to build. If the plan goes forward, the project would include: a \$70 million, 346,000 square foot store; 1,400 parking spaces; ferry service to downtown Manhattan, and 71,400 square feet of adjacent restaurant and retail space. In response to local residents' concerns, the project will also include a 6.5 acre public esplanade along the waterfront, as well as a dry dock and five gantry cranes so visitors can learn about waterfront activities. Four of the existing piers will be leased to the neighboring Erie Basin Barge Port, which will allow up to 40 more vessels and industrial use of the waterfront to continue.

Red Hook residents are divided on their support for Ikea. Advocates of the project are excited about the 500-600 new jobs for local residents. Opponents of the project are concerned about the amount of traffic that it will generate. It is estimated that Ikea will attract up to 20,000 visitors and 5,000 cars each Saturday. Some Ikea opponents enlisted the Baltimore based Struever Bros. Eccles & Rouse to put together an alternate plan that includes retail, residential and commercial development. However, they also would require a zoning change to implement the project. Ikea anticipates opening in 2005. Last updated 5/04

Official Ikea Red Hook website: <http://www.ikearedhook.com/>

Coalition to Revitalize Our Waterfront Now (anti-Ikea): <http://www.redhook-brooklyn.org/>

To view a comparison of the competing plans visit the Manhattan Institutes' website: [http://www.manhattan-institute.org/email/crd\\_newsletter03-04.html](http://www.manhattan-institute.org/email/crd_newsletter03-04.html)

#### 19. Loews Kings Theater

Built as a grand movie palace in the 1920's, the Loews Kings closed its doors in the 1970s and has been sealed since that time. With its landmark interior, the building, located in East Flatbush, has been proposed for many re-uses. Owned by the City of New York, there was hopeful talk in 2000 that Magic Johnson would invest in the project and revitalize the Kings into a vast entertainment complex. Those plans did not come to fruition, however, and the site is now under consideration for redevelopment as a cultural center for the Caribbean community, which incorporates the largest demographic group in the neighborhood and is significant in Brooklyn. However, the building is ridden with asbestos. Therefore before these plans can move forward, there needs to be an assessment of whether or not it is possible to clean it up and restore it. The Economic Development Corporation has recently agreed to perform the assessment, and the community is looking forward to the potential restoration of the grand theater. Last updated 5/04

For individuals' comments on the history and status of the theater visit [:http://cinematreasures.org/theater/1360/](http://cinematreasures.org/theater/1360/)

#### **20. Marriott Hotel Expansion .**

In 1998, the Marriott Hotel opened its doors in downtown Brooklyn, the first new hotel to open in Brooklyn in 60 years. Over the past six years, the hotel has achieved an occupancy rate of almost 95 percent for its 376 rooms, as well as full use of its conference space. The hotel has twice received the Marriott's National "Hotel of the Year" award, which has encouraged the expansion of the hotel. On July 23, 2003, the New York City Planning Commission approved an amendment to the New York City Zoning Resolution to facilitate construction of a 24-story, 282 room expansion of the hotel. The new building will be constructed on an adjoining lot formerly owned by the city. An enclosed bridge that crosses above a plaza will connect the two structures. The \$53 million expansion is expected to begin in Spring 2004. Last updated 5/04

To view the zoning text change on-line:

<http://www.nyc.gov/html/dcp/pdf/cpc/030376.pdf>

For more information, please visit the developer's website:

<http://www.muss.com/marriott/>

#### **21. MetroTech Center**

MetroTech Center is a \$1 billion, 16-acre, 4.2 million square feet corporate campus developed by Forest City Ratner Companies (FCRC) in the heart of Downtown Brooklyn. The campus includes a two-acre Commons that features rotating art exhibitions, sidewalk dining, entertainment, and cultural events. MetroTech is home to several blue chip tenants including Bear Stearns & Company, KeySpan Energy, Chase Manhattan Bank Goldman Sachs, Morgan Stanley & Company, and the Securities Automation Corporation. The center also houses the executive headquarters of public tenants such as the New York City Fire Department E-911's central data processing center and the City's Department of Information and Telecommunications Technology.

Recent development includes Fifteen MetroTech, the new headquarters for Blue Cross and Blue Shield, the health insurer displaced from the World Trade Center on 9/11. Construction concluded in 2003, and the company with its 1,100 employees now occupy 322,000 square feet of the 19 story, 660,000 square foot building located on the northwest corner of Flatbush Avenue Extension and Myrtle Avenue.

Currently under construction is Twelve MetroTech at 330 Jay Street. The 30 story, 1,125,000 square foot building is scheduled to open in the Spring of 2005. When complete it will be the largest state court building in the US, as 950,000 square feet will be used by the Supreme Court, Family Court, and their associated city and state agencies. The remaining space will be for commercial office. The building which was designed to fit the context of downtown Brooklyn, will have three separate entrance lobbies, one for each court and the third for the commercial office space. Last updated 5/04

For additional information on this and other FCRC developments in Brooklyn, visit their website: <http://www.fcrc.com/>

#### **22.Park Slope:**

Rezoning (approved by the City Planning Commission on April 2, 2003 and adopted by the City Council on April 30, 2003)

A zoning map amendment to rezone 110 blocks in Park Slope, Brooklyn. The goal is to preserve the historic scale of the brownstone neighborhoods, and provide increased opportunities for residential and commercial development on Fourth Avenue. [Click here](#)

### 23. Park Slope Armory

The drill shed of the City-owned and landmarked Park Slope Armory remains entirely vacant. The headhouse, which dates back to 1891-1895, was renovated by the Department of Homeless Services for \$14 million and converted into a homeless shelter and offices for veteran's organizations. Take the Field, a nonprofit organization that revitalizes playing fields and recreational facilities for amateur sports in urban area has suggested converting the balance of the Armory space into athletic and community facilities for alternative public schools and the public. Last updated 5/04

### 24. Piers 6-12

In 2003, the NYC Economic Development Corporation (NYCEDC) and the Port Authority of New York and New Jersey hired planning firm Hamilton Rabinowitz & Alschuler (HR&A) to develop plans for Brooklyn Piers 6-12. In order to incorporate greater community input into the study, a volunteer Working Group was assembled. The Working Group sought feedback from local civic organizations and community leaders. The Working Group presented the NYCEDC and Port Authority with its findings and recommendations in December 2003. They concluded that Pier 6 should be incorporated into the Brooklyn Bridge Park plans and Piers 7-12, which are part of the Red Hook Marine Terminal, should continue to support maritime industries. Piers 10 and 12, which are currently leased by American Stevedoring, are the only active container ports in Brooklyn. The Working Group recommended the retention of container operations at the Red Hook Marine Terminal at least until an alternate location, such as the Sunset Park Marine Terminal, is fully developed and implemented.

Other recommendations by the Working Group were to: improve mass transit access and transportation infrastructure; improve pedestrian access to the waterfront; utilize innovative solutions to avoid promoting increased truck traffic on residential streets; maximize use of waterborne transportation; maximize the benefit of new jobs and commerce; and take into account the potential impact of the redevelopment of Governor's Island, Brooklyn Navy Yard, Brooklyn Army Terminal, and Sunset Park Marine Terminal. Last updated 5/04

Port Authority & NYCEDC Report: <http://www.panynj.gov/commerce/BP-7-31.pdf>  
Water Front Matters coverage:

<http://www.waterfrontmatters.org/pages/9/index.htm>

Bounded by the Gowanus Canal, Fourth, Hoyt, Fifth, Smith, and Seventh Streets, the Citizen's Gas Works site, a former manufactured gas plant (MGP), recently underwent a Remedial Investigation (RI) by KeySpan. The 8.4-acre site consists of four lots, two of which are owned by the City of New York, the other two are privately owned. The investigation was conducted in March-June 2003, after KeySpan formed a Voluntary Cleanup Agreement with the New York State

Department of environmental Conservation (NYSDEC). NYSDEC and the New York State Department of Health have already reviewed the initial RI report and final copy should be available to the public in May of 2004.

The manufactured gas plant operated on the site from 1858 to 1959 when it was decommissioned. The Brooklyn Union Gas (predecessor to KeySpan) sold the entire lot in the 1960s to a private company, who in turn sold or leased portions of the site to other businesses. In 1975 the city condemned lots 1-100 and thus acquired ownership. Following condemnation, significant illegal dumping took place on the site, which contributed to its contamination. Since 1985 several environmental investigations have been conducted on the site. A study done for NYSDEC in 1989-90 revealed that soils, subsurface water and groundwater contaminated with BTEX, PAHs, naphthalene, and volatile organics (all typical of former MGP operations) may be migrating to the Gowanus Canal. The new RI study will determine what contaminants are present, where they are located, whether/where they are migrating, and whether or not people on or off the site could be exposed.

Local community organizations would like to see the site cleaned up and developed as affordable housing (seniors, homeownership, affordable rental), with open space, waterfront access, and possible retail development along Smith Street, which is one of the fastest growing commercial streets in Brooklyn. Private brownfield developers have exhibited a strong interest in this site, but the extent of the contamination and the cost of cleanup, not to mention its designation as a park site (requiring rezoning), have thwarted reinvestment. Last updated 5/04

For more information consult the NYSDEC Fact Sheet:  
<http://www.dec.state.ny.us/website/der/mgp/carrolgardens.pdf>

#### **25. US Postal Service/Gowanus Canal site**

Lowe's Home Improvement Center, a consumer hardware/home improvement store similar in concept to Home Depot, opened April 30th, 2004 on the controversial 9.4 acre lot formerly owned by the US Postal Service on the east side of the Gowanus Canal in Park Slope/Gowanus. Originally after auction, Millennium Partners were to develop the site as Brooklyn Commons, a combination multi-screen theater, bowling alley, retail space, and restaurants. However, Forest City Ratner sued, alleging a flawed designation process and eventually won the development rights to the project. The following proposal for the use of the site by an Ikea store, which would have required a zoning change, was rejected by all of the local community groups and elected officials due to traffic and congestion considerations. However, as hardware stores of any size are allowed under the sites existing zoning regulations, Lowe's required no community review and was allowed to build as of right. Last updated 5/04

For more information visit the developers website:  
[http://www.fceinc.com/projects\\_detail\\_commercial.asp?id=559](http://www.fceinc.com/projects_detail_commercial.asp?id=559)



**Appendix B:**

**Economic Data**

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**EMPLOYMENT:**

The chart below shows the sharp reversals that have characterized Brooklyn’s economic status over the past quarter-century. The fiscal crisis of the 1970s led to a sustained decline in employment that lasted a decade. A resurgence soon followed in the late 1980s, only to give way to a continued decline in the early 1990s. Recently, however, as population growth and a growing metropolitan economy have created more fertile conditions, job growth has spiked to levels not seen since the Nixon years. These recent surges are likely related to several factors: immigration, job growth, and a reduction in welfare caseloads.

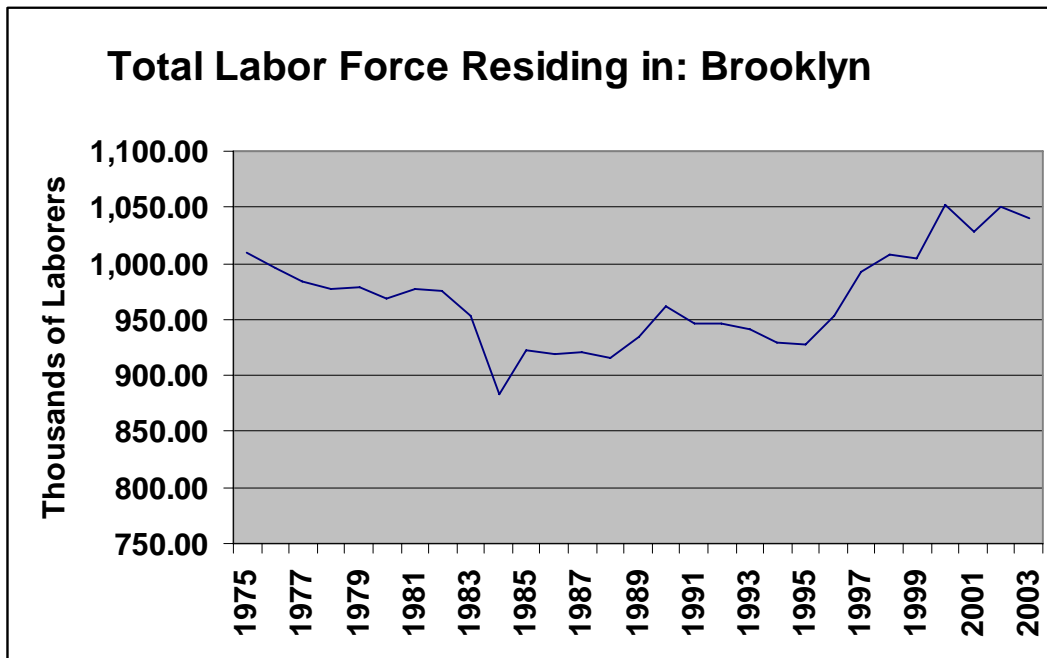


Figure Two <sup>20</sup>

While overall employment figures are still trending positively, measures of unemployment (which are always more sensitive to short-term disruptions in the economy) have already begun to reflect the national economic downturn that began in early 2001. Figure 3 shows the unemployment rate at two-year intervals:

<sup>20</sup> 2003 New York State Department of Labor

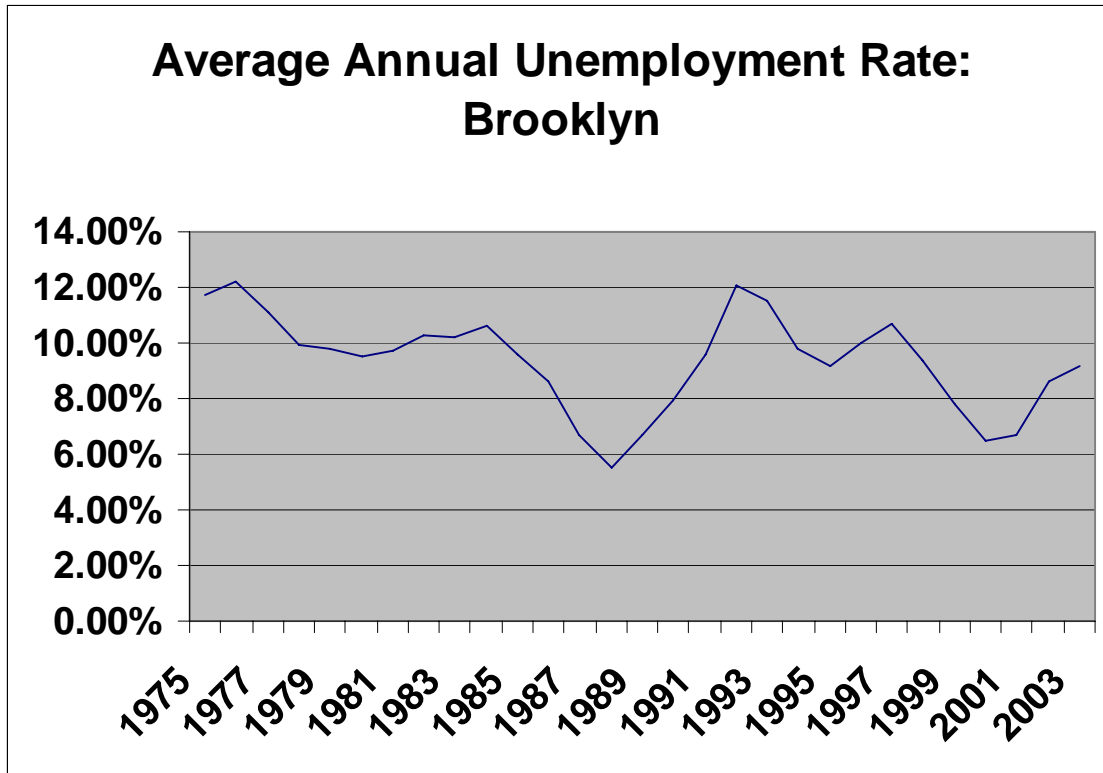


Figure Three <sup>21</sup>

Figure 3 suggests a few conclusions about unemployment dynamics in Brooklyn. To begin with, a quick comparison with Figure 2 shows that unemployment roughly mirrors the rate of overall employment. When overall employment is rising, unemployment tends to decline. This is unsurprising, but a second lesson is perhaps less obvious: unemployment rates tend to shift more quickly and more dramatically than overall employment rates, experiencing higher volatility. Thus, from the perspective of the overall workforce, short-term economic disruptions usually trigger only modest changes in total employment. But from the perspective of the segments of the population most likely to be affected by unemployment, cyclical changes in the economy can lead to a state of semi-permanent precariousness, in which the consequences of economic contractions are magnified greatly within particular communities.

Finally, Figure 3 shows that unemployment in Brooklyn maintains a chronically high rate, rarely dipping below eight percent and often exceeding ten percent—much higher than the national average. New York State Department of Labor statistics indicate that the unemployment rate in Brooklyn in March 2003 was 8.7 percent, which compared to 8.1 percent for New York City, 6.7 percent for the state, and 5.8 percent for the United States. These high rates of unemployment are likely related to the borough’s modest (though improving) levels of educational attainment, high numbers of recent immigrants, and ongoing obstacles faced by communities with a history of poverty and social dislocation.

<sup>21</sup> 2003 New York State Department of Labor

**Employment by Place of Work:**

(Jobs, Firms, and Industries in Kings County)

One of the most reliable and detailed ways to obtain information on a local economy's industrial structure is through aggregated unemployment insurance records. These files, called ES 202 data, are managed at a State level by the New York State Department of Labor (NYS DOL) and at a Federal level by the Bureau of Labor Statistics. The New York City Office of the NYS DOL has kindly provided BEDC with ES 202 data at a three-digit Standard Industrial Classification (SIC) Code level for the third quarter of the year 2001. Third quarter 1995 data was also made available for trend comparison. This ES 202 data forms the core of the present analysis, as well as a large part of the upcoming section on income from employment earnings.

Using ES 202 data, we learn that there were 402,213 total nongovernmental employees in Kings County in the 3rd quarter of 2001. Of this total, just under half (47%) were employed in 16 three digit SIC industries with over 5,000 employees apiece. Table 2 shows these large industries:

**Table 2: Industries With Over 5,000 Employees, 2001**

Rank	SIC Code	Description	Employment	5-Yr. Trend	Firms
1	832	INDIVIDUAL & FAMILY SERVICES	37,458	up	438
2	806	HOSPITALS	31,652	down	17
3	581	EATING & DRINKING PLACES	15,970	up	2,047
4	805	NURSING & PERSONAL CARE FACILITIES	11,892	up	62
5	801	OFFICES & CLINICS- MEDICAL DOCTORS	10,515	up	1,589
6	541	GROCERY STORES	10,024	up	1,281
7	651	REAL ESTATE OPERATORS & LESSORS	8,340	up	2,675
8	808	HOME HEALTH CARE SERVICES	8,323	up	50
9	821	ELEMENTARY & SECONDARY SCHOOLS	8,150	up	243
10	738	MISCELLANEOUS BUSINESS SERVICES	7,036	up	474
11	233	WOMENS & MISSES OUTERWEAR	6,981	down	521
12	835	CHILD DAY CARE SERVICES	6,975	up	412
13	514	GROCERIES & RELATED PRODUCTS	6,948	down	736
14	836	RESIDENTIAL CARE	6,598	up	223
15	736	PERSONNEL SUPPLY SERVICES	5,794	up	99
16	602	COMMERCIAL BANKS	5,019	down	56

Table 2 shows the degree to which Brooklyn's economy is dominated by the social services, health care, food and real estate industries. Social services and hospitals are far and away the largest sectors, and while hospitals themselves are shrinking over the five-year term, their decline is offset by growth in nursing, home health care and residential care facilities. The growth in individual and family services is noteworthy not just for the large size of the sector, but also for the pace with which jobs are being added: This sector added more than 7,000 jobs between 1996 and 2001, well over twice the total number added by any other sector and a rate of increase of nearly 24 percent over the five years. Together with nursing homes and medical clinics, the social services industry is providing the highest growth in job opportunities for Brooklyn workers.

Health care and social services comprise a huge percentage of the large industry employment in Brooklyn, and they are supplemented by a combination of mostly education, real estate, and retail establishments. Schools and real property owners hold important niches, while grocers, restaurants and bars together employ nearly as many people as the social service sector. With the exception of women's outerwear, all the rest of the large sectors are service providers, from day care to business services.

Women's outerwear is the only industry that might be classified as export-oriented, and this is declining precipitously. Its 6,981 jobs in 2001 are 22 percent fewer than existed five years earlier. Moreover, much of this decline appears to have occurred within the last year: Our 2000 CEDS report found 8,803 jobs in this sector, indicating a 21 percent decline in one year. It should be noted that annual changes are sometimes unreliable from a statistical point of view, but the sharp decline in Brooklyn's largest export sector is certainly noteworthy.

### **INCOME AND EARNINGS:**

Information provided in this section updates earnings data from the 2000 CEDS report for per capita earnings (income of people who live in Brooklyn), as well as for wages paid by Brooklyn firms.

#### **Income and Earnings by Place of Residence:**

(personal income, poverty rates)

Our December 2000 CEDS study reported personal income data for 1996 and poverty statistics for 1995. Using a combination of Bureau of Economic Analysis Regional Economic Information System (REIS) data and "small area" poverty statistics from the Census Bureau, the current discussion brings the story up to 2000 for per capital personal income, and 1998 for poverty information.

<sup>22</sup> New York State Department of Labor ES 202 Data

Average per capita personal income grew slightly between 1996 and 2000, from \$22,460 to \$24,111, a 7.3% increase over the entire four-year period. While this rate of growth is close to the national rate of inflation, it seriously lags the income levels of the city, the metropolitan region and the country as a whole. In addition, with housing costs rising rapidly in certain key neighborhoods, income growth is severely deficient for families (particularly renters) who wish to stay in rapidly gentrifying areas.

Table 3 shows how per capita income in Brooklyn stacks up from a regional and national perspective:

Table 3: 2000 Per Capita Income Statistics

Kings County	\$24,111
New York PMSA	\$39,259
New York State	\$34,689
United States	\$29,469

Source: BEA REIS data from University of Virginia website, and BEA regional accts data table CA1-3

It is worth reiterating here the statistic cited in BEDC's December, 2000 CEDS report that New York State, and particularly the New York City PMSA, has the most unequal distribution of wealth in the nation. At least on paper, levels of income inequality in New York, and especially New York City, easily exceed levels to be found even in States in the Deep South.

Our December 2000 report, citing 1995 data, showed 665,700 Brooklyn residents falling below the poverty line, or about 30% of the population. Newer 1998 data from the Census Bureau show a modestly improved situation, with about 25.7% of Kings County residents in poverty. Distressingly, however, a full 35.8% of Kings County residents under age 18 remained below the official poverty line in 1998. The actual situation may in fact be worse, since national poverty statistics don't take into account regional variations in housing cost. The national poverty line in 1997 for a family with two adults and two children was \$16,276. In 2000, it was \$17,960. Assuming a theoretical family of four right at the 2000 poverty line pays no taxes at all (an unrealistic assumption) and wants to devote a third of its income to housing cost (generally considered a maximum prudent amount), this would allow for a monthly rent of about \$500. Such apartments are fast disappearing even in Brooklyn's poorest neighborhoods.

Curiously, given a much publicized decrease in welfare rolls, the percentage of personal income in Kings County that came from transfer payments remains high. According to the Bureau of Economic Analysis, about 25 percent of personal income in Brooklyn derived from transfer payments for 2000 (down two percent since 1999). This compares with 15 percent in both New York State, 13 percent in the New York City PMSA.

On the other end of the income spectrum, we don't have an official government "wealth line" for very high-income earners. We do know, however, that leading New York City export industries in finance, legal and business services, and both "old" and "new" media tend to generate very high incomes. Earners from these industries (based predominantly in Manhattan) appear to be driving at least the top end of the Brooklyn real estate market, and structuring expectations throughout the market.

Finally, using data from the mid-1990's, an important study by the New York City Council called *Hollow in the Middle* demonstrated that the current economic boom seems to be creating proportionally less, not more, middle income households. This contrasts sharply with the situation in the 1980's boom, which despite the image of the "go-go" 1980's actually moved many formerly low income and especially minority households up into middle-income status. An updated study on income quintiles using more recent data would be a welcome addition to our knowledge base. Are poor and moderate-income households beginning to feel more positive effects from the economic boom of the late 1990's? How has the more recent economic cooling-off period affected matters? We currently don't know, but it seems important from a citywide perspective to keep a close eye on income inequality information as a central barometer of economic health.

#### Employment and Earnings:

Employment earnings means income from wage and salary employment – as opposed to from investments (rents, dividends, etc.) and from transfer payments. Proprietor's income is also excluded from the ES 202 unemployment insurance records used to generate the data here. Please note in the tables below that while the income figures are for 2000, numbers on employment and firms are for the 3rd quarter of 2001.

Table 4 repeats Table 2 from the employment section, with 2000 income data added.

Again, this table reflects the 47% of Kings County nongovernmental workers employed in 16 large three-digit SIC industries with over 5,000 employees.

**Table 4: Industries With Over 5,000 Employees, 2001**

Rank	SIC Code	Description	Employment	5-Yr. Trend	Firms	2000 Salary
1	832	INDIVIDUAL & FAMILY SERVICES	37,458	up	438	19,730
2	806	HOSPITALS	31,652	down	17	39,418
3	581	EATING & DRINKING PLACES	15,970	up	2,047	13,907
4	805	NURSING & PERSONAL CARE FACILITIES	11,892	up	62	30,860
5	801	OFFICES & CLINICS- MEDICAL DOCTORS	10,515	up	1,589	54,483
6	541	GROCERY STORES	10,024	up	1,281	16,522
7	651	REAL ESTATE OPERATORS & LESSORS	8,340	up	2,675	25,672
8	808	HOME HEALTH CARE SERVICES	8,323	up	50	17,569
9	821	ELEMENTARY & SECONDARY SCHOOLS	8,150	up	243	21,736
10	738	MISCELLANEOUS BUSINESS SERVICES	7,036	up	474	20,355
11	233	WOMENS & MISSES OUTERWEAR	6,981	down	521	12,470
12	835	CHILD DAY CARE SERVICES	6,975	up	412	21,103
13	514	GROCERIES & RELATED PRODUCTS	6,948	down	736	30,119
14	836	RESIDENTIAL CARE	6,598	up	223	22,758
15	736	PERSONNEL SUPPLY SERVICES	5,794	up	99	17,068
16	602	COMMERCIAL BANKS	5,019	down	56	60,822

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Table 4 makes clear that health care predominates among the higher-wage industries in Brooklyn, along with commercial banking and grocery products (not stores). Medical clinics, hospitals and nursing care facilities are among the top five sectors in terms of pay, all paying over \$30,000, followed by real estate, which pays over \$25,000 a year. On the other hand, six of the top 16 industries in the borough pay an average of less than \$20,000 per year, and the largest sector, social services, pays just \$19,700. And while restaurants and bars, at number three, tend to understate the wages of some employees, the very low salaries reported in women’s wear manufacturing are not subject to similar biases.

What is inescapable is that most of Brooklyn’s largest employment sectors (ten of sixteen) pay wages and salaries below the per capita Brooklyn average of \$24,111, and strikingly below the metropolitan average of nearly \$40,000. With housing and other costs running high in Brooklyn, we can see how a great many working families are living in stressful economic conditions.

Finally, as we noted in our report for 2001, the largest sector, individual and family services, pays wages that are a direct result of conscious public decisions (the great majority of these are funded under government contracts). While the current state of these wages is rather low, it is not difficult to envision an economic

<sup>23</sup> New York State Department of Labor ES 202 Data

growth strategy that includes raising wages in this sector through living wage reforms.

A different way to view wages and sectors is to ask which sectors do pay living wages. Table Five lists the 13 Brooklyn industries that pay more than \$40,000 and comprise more than 100 firms. These are the borough’s best performers in terms of salary. In 2001, some 34,000 people worked in 4,900 firms on this list.

Table 5: Industries with 100+ Firms Paying More Than 40K Annual Wages, 2001

SIC Code	Description	Employment	5-Yr. Trend	2000 Salary	Firms
481	TELEPHONE COMMUNICATIONS	4,056	down	68,316	118
801	OFFICES & CLINICS- MEDICAL DOCTORS	10,515	up	54,483	1.589
633	FIRE, MARINE & CASUALTY INSURANCE	609	up	53,483	120
737	COMPUTER & DATAPROCESSING SERVICE	2,408	up	52,006	878
154	NONRESIDENTIAL BLDNG CONSTRUCTION	1,602	down	47,327	193
173	ELECTRICAL WORK	3,898	up	46,563	365
171	PLUMBING,HEATING,AIR CONDITIONING	3,906	up	45,150	461
176	ROOFING,SIDING & SHEET METAL WORK	986	down	42,907	124
871	ENGINEERING & ARCHITECTURAL SVCS	516	up	42,200	112
508	MACHINERY,EQUIPMENT & SUPPLIES	901	down	41,366	126
503	LUMBER & CONSTRUCTION MATERIALS	939	up	41,045	112
811	LEGAL SERVICES	2,583	up	40,823	543
174	MASONRY,STONEWORK & PLASTERING	1,077	down	40,585	163

Source: NYS DOL ES 202 Data

It is noteworthy that the top four performers in terms of salary are white collar sectors, while nearly all the rest are blue collar trade industries. It is also interesting that construction, electrical work and plumbing, HVAC and roofing all pay better than engineering and architectural services, and that legal service lag even these. These data underscore the role that the construction trades play in lifting wages for Brooklyn workers, and show how housing and non-residential construction are critical to any sustained period of wage growth.

Telephone Communications, is one of the borough’s most important industries. It employs over 4,000 workers in 118 firms, and achieves far and away the highest average salary for its workforce. Unfortunately, the total number of workers in this sector is trending downward (a 16 percent drop since 1996), and has experienced a serious one-year drop (nearly 10 percent) since our 2001 CEDS report, when 4,463 people worked in the sector. One the other hand, wages have increased sharply at the same time that jobs were being lost: the 2000 salary average in telecomm was \$58,685, nearly \$10,000 less than the sector paid in 2001. These changes likely reflect a national pullback in the telecomm industry, as debt loads and accounting scandals have cut profits and forced layoffs, especially among the

lower paid members of the workforce. At the same time, it is worth noting that telecomm services, “combination utility” services, electric services and gas production and delivery remain among the borough’s top ten highest paid sectors.

Sector 801, representing medical clinics and doctor’s offices, is another important sector where high wages are combining with job growth. While the sector is only a third the size of the hospital industry in Brooklyn, it is growing while hospital employment is shrinking—reflecting a structural shift toward more decentralized medical care—and its wages are much higher. Thus small medical establishments that average a half-dozen employees appear to be thriving while at the same time providing an excellent wage to a sizable chunk of the borough’s workforce.

The continued growth of the computer services and data processing sector is more good news for the borough. This white-collar industry both integrates the local economy with advanced business services and also attracts and supports a highly educated and creative workforce. The sector’s five-year trend is positive, but even more striking is the change since we identified this as a sector to watch in the 2000 CEDS report: an 11 percent one-year rise in employment combined with a nearly six percent increase in average salary. In addition, these firms average just three employees, and the DOL statistics likely understate the size of the sector since sole proprietorships are not included in the database (they are not required to pay unemployment insurance).

Several professional services industries are not included in Table 5 but should be mentioned as part of our analysis of the local professional sector. Management and public relations, which we identified in the 2001 CEDS report as a potential bellwether sector, has continued to grow in total employment terms but experienced a sharp drop in average salary, from \$40,300 to \$34,500, dropping it below the salary threshold for inclusion in Table 5. This pullback may reflect reduced profitability in the sector as a consequence of the recession, which hit public relations and advertising firms severely according to national studies. Not all professional services firms lost ground however: engineering and architectural services, in contrast, has experienced both employment and salary growth, probably as a result of continued strong demand in the real estate market.

Table 5 points to a substantial role in blue collar industries as an engine of well-paid employment within the borough. To further explore the dynamics of this sector, we have extracted a list of the construction, manufacturing, transportation and trade industries that pay more than \$30,000 and employ better than 1,000 people in 2001. These industries are presented in Table 6, below. In 2001, there were more than 54,000 employees in over 5,600 firms associated with these 24 three-digit codes, exhibiting an upward employment trend in all but seven of the industries.

Table 6: Construction, Manufacturing, Transportation and Trade Industries w/ 1,000+ Employees & 30K Annual Wages, 2001

SIC Code	Industry	2001 Employment	Change	2000 Salary	Firms
152	RESIDENTIAL BUILDING CONSTRUCTION	3,217	up	\$31,968	667
154	NONRESIDENTIAL BLDNG CONSTRUCTION	1,602	down	\$47,327	193
171	PLUMBING,HEATING,AIR CONDITIONING	3,906	up	\$45,150	461
173	ELECTRICAL WORK	3,898	up	\$46,563	365
174	MASONRY,STONEMWORK & PLASTERING	1,077	down	\$40,585	163
175	CARPENTRY & FLOOR WORK	2,363	up	\$35,179	291
179	MISC. SPECIAL TRADE CONTRACTORS	3,457	up	\$38,733	303
209	MISC. FOODS & KINDRED PRODUCTS	1,521	up	\$34,190	48
267	MISC. CONVERTED PAPER PRODUCTS	1,483	down	\$34,922	44
275	COMMERCIAL PRINTING	1,521	up	\$37,613	107
283	DRUGS	1,171	down	\$61,075	3
344	FABRICATED STRUCTURAL METAL PROD	1,626	up	\$34,351	99
421	TRUCKING & COURIER SERVICES,EX AIR	3,413	up	\$32,872	407
451	AIR TRANSPORTATION, SCHEDULED	1,300	up	\$35,007	16
502	FURNITURE & HOME FURNISHINGS	1,520	up	\$36,996	181
504	PROFESSIONAL & COMMERCIAL EQUIP.	1,601	up	\$36,955	324
506	ELECTRICAL GOODS	1,763	up	\$34,849	212
507	HARDWARE,PLUMBING & HEATING EQUIP.	1,260	up	\$38,633	131
509	MISCELLANEOUS DURABLE GOODS	2,386	down	\$32,753	247
511	PAPER & PAPER PRODUCTS	1,421	up	\$32,394	177
513	APPAREL,PIECE GOODS & NOTIONS	2,739	down	\$30,246	349
514	GROCERIES & RELATED PRODUCTS	6,948	down	\$30,119	736
518	BEER,WINE & DISTILLED BEVERAGES	1,293	up	\$47,499	42
521	LUMBER & OTHER BUILDING MATERIALS	1,718	up	\$34,410	119

Source: NYS DOL ES 202 Data

One overarching message from Table 5 is the centrality of the construction trades to the local economy. Aside from nonresidential building construction and masonry, stonework and plastering, all the industries related to construction are employing substantial numbers of people and trending positively in employment growth. Residential building construction in particular is interesting, not only for its comparatively large size, but also the very large number of businesses associated with the industry code: SIC 152 averages under five employees per firm, making it one of the borough's most important sources of small business activity. Other key industries related to construction include plumbing, heating

and air conditioning, electrical work, carpentry, hardware, and lumber and building materials.

At the same time, we must note the relative absence of manufacturing industries from this list. Just four of the industries are primarily focused on manufacturing of durable goods, and two of them (drugs and paper products) are trending downward. Promoting manufacturing is an important goal for a variety of reasons: it is a critical access point to the formal economy for the borough's surging immigrant population, and it is an integral component of the "cultural corridor" export industries. Still, the manufacturing industries in Brooklyn are not particularly well paid, and the largest of the sectors (misses outerwear) pays less than half the borough's average salary. The drug manufacturing sector, despite its drop in overall employment since 2001, has experienced a rise in average wages in the same period and represents an important component of both the manufacturing and health care industries in Brooklyn. We continue to believe this sector is well positioned to support the development of a network of related health care industries anchored by the Downstate Medical Center.

Notwithstanding the limited current role of manufacturing businesses, Table 6 offers a quite positive picture of economic resources available in construction, manufacturing, transportation and trade in Brooklyn. The range of industries is quite broad, encompassing pharmaceuticals, construction, retail, wholesale, and trucking, and they are paying a living wage to a substantial portion of the local workforce. As we noted in our 2001 CEDS report, these industries are sometimes overlooked in discussions of economic development, yet they represent a foundation of activity upon which many useful initiatives can be built. The "Red Hook Works" program, which trains inner city youth as commercial drivers, is one example, as are many local initiatives run by community development corporations that train and employ workers for construction and other trade jobs.

Finally, much of the data presented here underscores the importance of small business enterprises in driving jobs growth in the borough. The average size of the firms in Table 6 is just ten employees, meaning that programs which expand access to financing, management training, office space, technical resources, and operational support for small businesses are a potentially critical resource for growing many of Brooklyn's most promising sectors, many of which are not targeted by traditional export-oriented economic development strategies.

**Complete Tables: Employment and Wages Kings County 2002:**

**NAICS Based Industry Employment and Wages  
New York State, Labor Market Regions, Metropolitan Statistical Areas and  
Counties  
Data Source: Covered Employment and Wages (ES-202) Program Kings County  
2002**

Code Description	Reporting Units	Annual Average Employment	Total Wages (\$)	Annual Average Wages (\$)
<b>Total, All Industries</b>	<b>40,113</b>	<b>438,727</b>	<b>14,426,286,401</b>	<b>32,882</b>
<b>Total, All Private</b>	<b>40,059</b>	<b>405,868</b>	<b>12,728,347,400</b>	<b>31,361</b>
<b>11 Agriculture, Forestry, Fishing &amp; Hunting</b>	<b>9</b>	<b>44</b>	<b>828,781</b>	<b>18,836</b>
111 Crop Production	7	38	666,841	17,548
<b>21 Mining</b>	<b>4</b>	<b>27</b>	<b>825,607</b>	<b>30,578</b>
212 Mining (except Oil and Gas)	4	27	825,607	30,578
<b>22 Utilities</b>	<b>21</b>	<b>4,334</b>	<b>319,839,870</b>	<b>73,798</b>
221 Utilities	21	4,334	319,839,870	73,798
<b>23 Construction</b>	<b>2,841</b>	<b>21,902</b>	<b>966,795,619</b>	<b>44,142</b>
236 Construction of Buildings	912	5,774	220,462,251	38,182
237 Heavy and Civil Engineering Construction	70	962	60,843,999	63,247
238 Specialty Trade Contractors	1,859	15,167	685,489,369	45,196
<b>31-33 Manufacturing</b>	<b>2,314</b>	<b>35,657</b>	<b>1,059,608,621</b>	<b>29,717</b>
311 Food Manufacturing	345	5,866	197,312,692	33,637
312 Beverage & Tobacco Product Manufacturing	12	345	17,521,299	50,786
313 Textile Mills	77	735	20,010,539	27,225
314 Textile Product Mills	65	823	15,814,997	19,216
315 Apparel Manufacturing	645	8,690	126,297,589	14,534
316 Leather and Allied Product Manufacturing	22	419	8,007,140	19,110
321 Wood Product Manufacturing	38	481	19,824,077	41,214
322 Paper Manufacturing	43	1,225	40,596,975	33,140
323 Printing and Related Support Activities	159	2,043	72,655,284	35,563
325 Chemical Manufacturing	53	2,790	144,248,384	51,702
326 Plastics & Rubber Products Manufacturing	53	1,086	33,315,466	30,677
327 Nonmetallic Mineral Product Mfg	45	717	22,492,108	31,370
331 Primary Metal Manufacturing	12	170	6,200,010	36,471
332 Fabricated Metal Product Manufacturing	202	3,682	132,290,091	35,929
333 Machinery Manufacturing	51	651	20,756,273	31,884
334 Computer and Electronic Product Mfg	34	851	38,099,491	44,770
335 Electrical Equipment and Appliances	36	556	17,207,300	30,948
336 Transportation Equipment Manufacturing	18	237	7,432,027	31,359
337 Furniture and Related Product Mfg	211	1,961	55,726,908	28,418
339 Miscellaneous Manufacturing	196	2,332	63,799,971	27,358

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<b>42</b>	<b>Wholesale Trade</b>	<b>2,846</b>	<b>21,459</b>	<b>769,136,677</b>	<b>35,842</b>
423	Merchant Wholesalers, Durable Goods	1,140	8,686	326,536,816	37,593
424	Merchant Wholesalers, Nondurable Goods	1,302	11,607	399,194,236	34,393
425	Electronic Markets and Agents/Brokers	404	1,166	43,405,625	37,226
<b>44-45</b>	<b>Retail Trade</b>	<b>6,996</b>	<b>53,490</b>	<b>1,233,942,717</b>	<b>23,069</b>
441	Motor Vehicle and Parts Dealers	257	3,286	136,405,949	41,511
442	Furniture and Home Furnishings Stores	356	1,780	41,547,327	23,341
443	Electronics and Appliance Stores	327	2,068	54,306,655	26,260
444	Building Material & Garden Supply Stores	354	3,331	107,361,792	32,231
445	Food and Beverage Stores	2,139	13,747	263,161,440	19,143
446	Health and Personal Care Stores	753	5,776	157,554,529	27,277
447	Gasoline Stations	249	1,135	19,532,739	17,209
448	Clothing and Clothing Accessories Stores	1,210	10,089	186,199,352	18,456
451	Sporting Goods/Hobby/Book/Music Stores	298	1,946	31,438,883	16,156
452	General Merchandise Stores	311	6,514	119,682,357	18,373
453	Miscellaneous Store Retailers	544	2,234	50,370,146	22,547
454	Nonstore Retailers	201	1,584	66,381,548	41,908
<b>48-49</b>	<b>Transportation and Warehousing</b>	<b>1,049</b>	<b>13,136</b>	<b>389,418,959</b>	<b>29,645</b>
483	Water Transportation	5	172	10,448,636	60,748
484	Truck Transportation	330	2,604	90,931,482	34,920
485	Transit and Ground Passenger Transport	494	6,963	175,160,328	25,156
487	Scenic and Sightseeing Transportation	13	66	1,479,940	22,423
488	Support Activities for Transportation	99	921	33,550,328	36,428
492	Couriers and Messengers	70	1,767	57,873,665	32,752
493	Warehousing and Storage	36	628	19,472,531	31,007
<b>51</b>	<b>Information</b>	<b>498</b>	<b>7,800</b>	<b>373,508,332</b>	<b>47,886</b>
511	Publishing Industries	87	837	27,318,343	32,638
512	Motion Picture & Sound Recording Ind	136	562	12,626,398	22,467
515	Broadcasting (except Internet)	4	12	368,364	30,697
516	Internet Publishing and Broadcasting	5	3	67,397	22,466
517	Telecommunications	115	3,917	264,196,510	67,449
518	ISPs, Search Portals, & Data Processing	141	505	22,276,091	44,111
519	Other Information Services	11	1,966	46,655,229	23,731
<b>52</b>	<b>Finance and Insurance</b>	<b>1,109</b>	<b>14,135</b>	<b>827,672,478</b>	<b>58,555</b>
522	Credit Intermediation & Related Activity	403	8,776	457,959,317	52,183
523	Financial Investment & Related Activity	100	2,149	227,130,312	105,691
524	Insurance Carriers & Related Activities	591	3,145	139,832,220	44,462
525	Funds, Trusts & Other Financial Vehicles	15	66	2,750,629	41,676
<b>53</b>	<b>Real Estate and Rental and Leasing</b>	<b>3,801</b>	<b>13,473</b>	<b>391,444,124</b>	<b>29,054</b>
531	Real Estate	3,604	11,829	339,404,871	28,693
532	Rental and Leasing Services	197	1,644	52,039,253	31,654
<b>54</b>	<b>Professional and Technical Services</b>	<b>2,633</b>	<b>11,454</b>	<b>470,382,994</b>	<b>41,067</b>
541	Professional and Technical Services	2,633	11,454	470,382,994	41,067

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55	Management of Companies and Enterprises	58	1,091	49,915,687	45,752
551	Management of Companies and Enterprises	58	1,091	49,915,687	45,752
56	Administrative and Waste Services	1,154	18,244	413,029,765	22,639
561	Administrative and Support Services	1,068	17,309	372,911,085	21,544
562	Waste Management and Remediation Service	86	935	40,118,680	42,908
61	Educational Services	518	17,165	421,760,977	24,571
611	Educational Services	518	17,165	421,760,977	24,571
62	Health Care and Social Assistance	4,426	127,724	4,182,738,820	32,748
621	Ambulatory Health Care Services	3,164	28,590	1,105,696,729	38,674
622	Hospitals	17	31,888	1,467,748,306	46,028
623	Nursing and Residential Care Facilities	291	19,193	600,157,945	31,270
624	Social Assistance	954	48,054	1,009,135,840	21,000
71	Arts, Entertainment, and Recreation	335	3,178	80,362,759	25,287
711	Performing Arts and Spectator Sports	179	732	27,990,350	38,238
712	Museums, Parks and Historical Sites	15	945	30,950,742	32,752
713	Amusement, Gambling & Recreation Ind	141	1,501	21,421,667	14,272
72	Accommodation and Food Services	2,194	17,382	266,894,301	15,355
721	Accommodation	31	694	21,834,983	31,463
722	Food Services and Drinking Places	2,163	16,688	245,059,318	14,685
81	Other Services	4,364	19,971	424,787,976	21,270
811	Repair and Maintenance	1,107	4,745	122,857,756	25,892
812	Personal and Laundry Services	1,453	5,859	120,694,554	20,600
813	Membership Organizations & Associations	897	8,227	165,372,164	20,101
814	Private Households	907	1,140	15,863,502	13,915
	<b>Total, All Government</b>	<b>54</b>	<b>32,859</b>	<b>1,697,939,001</b>	<b>51,673</b>
	Federal Government	25	7,978	387,941,918	48,626
	State Government	15	8,520	414,191,483	48,614
	Local Government	14	16,361	895,805,600	54,752
99	Unclassified	2,894	4,203	85,452,336	20,331

Source: NY Department of Labor

**Complete Economic Data 2000 - 2003:**

**American Community Survey 2003 Data Profile**

**Kings County**

	2003 Estimate	2002 Estimate	2001 Estimate	2000 Estimate
<b>EMPLOYMENT STATUS</b>				
Population 16 years and over	1,861,835	1,867,122	1,846,097 *	1,836,769 *

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In labor force	59.62%	59.99%	57.05% *	58.27%
Civilian labor force	59.57%	59.97%	57.05% *	58.22%
Employed	53.48%	54.02%	52.48%	53.23%
Unemployed	113,518	111,134	84,367 *	91,812 *
Percent unemployed	10.2	9.9	8.0 *	8.6 *
Armed Forces	0.05%	0.02%	0.00%	0.05%
Not in labor force	40.38%	40.01%	42.95% *	41.73%
Females 16 years and over	1,009,377	1,017,968 *	1,007,172	1,002,850
In labor force	53.59%	53.30%	49.19% *	52.27%
Civilian labor force	53.59%	53.30%	49.19% *	52.21%
Employed	47.67%	47.20%	45.44%	46.70%
Own children under 6 years	205,660	214,146	202,462	199,511
All parents in family in labor force	54.30%	51.53%	51.03%	51.10%
Own children 6 to 17 years	390,259	376,199	394,612	409,763 *
All parents in family in labor force	60.56%	62.52%	56.96%	63.88%
Population 16 to 19 years	125,524	127,447	129,258	139,741 *
Not enrolled in school and not a H.S. graduate	6.56%	12.73% *	9.27%	10.33%
Unemployed or not in the labor force	6.12%	7.03%	7.75%	6.33%
<b>COMMUTING TO WORK</b>				
Workers 16 years and over	961,065	989,477	948,747	940,101
Car, truck, or van -- drove alone	24.57%	24.74%	25.78%	21.73% *
Car, truck, or van -- carpooled	6.37%	6.54%	6.46%	5.90%
Public transportation (including taxicab)	57.08%	57.72%	57.56%	62.36% *
Walked	7.33%	6.53%	6.08%	7.30%
Other means	1.42%	1.26%	1.02%	1.27%
Worked at home	3.22%	3.22%	3.09%	1.43% *
Mean travel time to work (minutes)	39.7	39.9	41.6 *	42.5 *
Employed civilian population 16 years and over	995,645	1,008,663	968,909	977,641

<b>OCCUPATION</b>				
Management, professional, and related occupations	31.76%	31.67%	28.98% *	28.81% *
Service occupations	23.86%	23.73%	22.06%	19.45% *
Sales and office occupations	26.23%	24.43%	27.81%	29.26% *
Farming, fishing, and forestry occupations	0.00%	0.23%	0.06%	0.14%
Construction, extraction, and maintenance occupations	7.32%	7.91%	8.65%	8.94%
Production, transportation, and material moving occupations	10.84%	12.03%	12.44%	13.41% *
<b>INDUSTRY</b>				
Agriculture, forestry, fishing and hunting, and mining	0.00%	0.25%	0.00%	0.04%
Construction	5.04%	5.44%	6.43%	6.89% *
Manufacturing	6.34%	6.83%	7.66%	7.13%
Wholesale trade	2.00%	2.69%	2.34%	3.62% *
Retail trade	9.58%	8.83%	9.43%	9.14%
Transportation and warehousing, and utilities	6.25%	8.31% *	7.89% *	7.64%
Information	3.67%	4.06%	4.44%	3.64%
Finance, insurance, real estate, and rental and leasing	9.43%	8.35%	10.10%	10.14%
Professional, scientific, management, administrative, and waste management services	11.74%	10.36%	10.31%	8.78% *
Educational, health, and social services	28.36%	27.42%	24.79% *	24.05% *
Arts, entertainment, recreation, accommodation, and food services	7.42%	7.13%	6.92%	6.83%
Other services (except public administration)	6.14%	5.41%	5.17%	6.16%
Public administration	4.02%	4.93%	4.53%	5.93% *
<b>CLASS OF WORKER</b>				
Private wage and salary workers	76.34%	77.08%	78.40% *	79.16% *
Government workers	18.67%	17.48%	16.23% *	17.34%
Self-employed workers in own not incorporated business	4.81%	5.33%	5.33%	3.36% *
Unpaid family workers	0.18%	0.11%	0.04% *	0.14%

<b>INCOME AND BENEFITS (IN 2003 INFLATION-ADJUSTED DOLLARS)</b>				
<b>Total households</b>	<b>873,415</b>	<b>873,794</b>	<b>871,392</b>	<b>881,320</b>
<b>Less than \$10,000</b>	<b>14.31%</b>	<b>13.15%</b>	<b>13.79%</b>	<b>14.48%</b>
<b>\$10,000 to \$14,999</b>	<b>7.95%</b>	<b>9.18%</b>	<b>7.60%</b>	<b>6.72%</b>
<b>\$15,000 to \$24,999</b>	<b>13.96%</b>	<b>14.51%</b>	<b>13.70%</b>	<b>11.40% *</b>
<b>\$25,000 to \$34,999</b>	<b>13.57%</b>	<b>11.69%</b>	<b>13.48%</b>	<b>14.45%</b>
<b>\$35,000 to \$49,999</b>	<b>14.69%</b>	<b>16.42%</b>	<b>15.35%</b>	<b>17.60% *</b>
<b>\$50,000 to \$74,999</b>	<b>15.64%</b>	<b>15.19%</b>	<b>18.39% *</b>	<b>17.61%</b>
<b>\$75,000 to \$99,999</b>	<b>10.02%</b>	<b>9.35%</b>	<b>9.29%</b>	<b>8.35% *</b>
<b>\$100,000 to \$149,999</b>	<b>6.24%</b>	<b>7.55% *</b>	<b>5.50%</b>	<b>6.67%</b>
<b>\$150,000 to \$199,999</b>	<b>1.74%</b>	<b>1.67%</b>	<b>1.62%</b>	<b>1.61%</b>
<b>\$200,000 or more</b>	<b>1.88%</b>	<b>1.29% *</b>	<b>1.27% *</b>	<b>1.13% *</b>
<b>Median household income (in 2003 inflation-adjusted dollars)</b>	<b>35,168</b>	<b>36,081</b>	<b>36,066</b>	<b>37,966 *</b>
<b>Mean household income (in 2003 inflation-adjusted dollars)</b>	<b>49,885</b>	<b>48,519</b>	<b>47,206</b>	<b>47,960</b>
<b>With earnings</b>	<b>75.63%</b>	<b>76.38%</b>	<b>74.93%</b>	<b>74.60%</b>
<b>Mean earnings (in 2003 inflation-adjusted dollars)</b>	<b>55,530</b>	<b>54,544</b>	<b>51,871 *</b>	<b>53,201</b>
<b>With Social Security</b>	<b>24.41%</b>	<b>23.00%</b>	<b>22.10% *</b>	<b>22.89%</b>
<b>Mean Social Security income (in 2003 inflation-adjusted dollars)</b>	<b>11,054</b>	<b>11,385</b>	<b>12,847 *</b>	<b>12,246 *</b>
<b>With retirement income</b>	<b>12.46%</b>	<b>11.39%</b>	<b>10.97% *</b>	<b>12.52%</b>
<b>Mean retirement income (in 2003 inflation-adjusted dollars)</b>	<b>16,279</b>	<b>14,877</b>	<b>15,492</b>	<b>13,634 *</b>
<b>With Supplemental Security Income</b>	<b>8.04%</b>	<b>6.90%</b>	<b>10.47% *</b>	<b>9.64% *</b>
<b>Mean Supplemental Security Income (in 2003 inflation-adjusted dollars)</b>	<b>6,601</b>	<b>6,404</b>	<b>8,804 *</b>	<b>6,601</b>
<b>With cash public assistance income</b>	<b>7.43%</b>	<b>7.84%</b>	<b>7.30%</b>	<b>7.72%</b>
<b>Mean cash public assistance income (in 2003 inflation-adjusted dollars)</b>	<b>4,381</b>	<b>3,052 *</b>	<b>5,545 *</b>	<b>3,819</b>
<b>With Food Stamp benefits in the past 12 months</b>	<b>14.07%</b>	<b>13.42%</b>	<b>16.16% *</b>	<b>13.23%</b>
<b>Families</b>	<b>544,944</b>	<b>573,343 *</b>	<b>575,668 *</b>	<b>543,543</b>
<b>Less than \$10,000</b>	<b>9.91%</b>	<b>9.47%</b>	<b>10.31%</b>	<b>11.78%</b>

**Brooklyn Economic Development Corporation: CEDS Report 2004**

\$10,000 to \$14,999	7.28%	8.22%	6.21%	5.56% *
\$15,000 to \$24,999	12.81%	14.56%	14.13%	9.90% *
\$25,000 to \$34,999	13.99%	12.44%	13.97%	12.96%
\$35,000 to \$49,999	14.93%	15.51%	15.63%	15.59%
\$50,000 to \$74,999	16.85%	15.84%	19.11%	20.55% *
\$75,000 to \$99,999	11.98%	11.30%	10.45%	11.44%
\$100,000 to \$149,999	8.25%	8.90%	6.66%	8.78%
\$150,000 to \$199,999	1.92%	2.13%	1.80%	1.97%
\$200,000 or more	2.08%	1.64%	1.73%	1.46%
Median family income (in 2003 inflation-adjusted dollars)	40,473	40,105	40,175	45,151 *
Mean family income (in 2003 inflation-adjusted dollars)	55,052	53,747	51,553 *	54,895
Per capita income (in 2003 inflation-adjusted dollars)	19,768	18,460 *	18,507 *	18,472 *
Nonfamily households	328,471	300,451 *	295,724 *	337,777
Median nonfamily income (in 2003 inflation-adjusted dollars)	25,773	26,213	26,167	30,520 *
Mean nonfamily income (in 2003 inflation-adjusted dollars)	39,072	35,790	35,736	34,964
Median earnings (in 2003 inflation-adjusted dollars):	27,331	27,487	28,321	29,257 *
Male full-time, year-round workers	35,244	35,562	34,811	37,950 *
Female full-time, year-round workers	31,967	31,826	31,164	32,742
<b>NUMBER BELOW POVERTY IN THE PAST 12 MONTHS</b>				
Families	96,524	104,001	98,441	99,150
With related children under 18 years	77.08%	82.36%	80.94%	74.99%
With related children under 5 years only	12.05%	11.50%	14.40%	12.54%
Families with female householder, no husband present	51,957	61,655	53,006	60,261
With related children under 18 years	85.53%	88.81%	91.19%	82.78%
With related children under 5 years only	9.11%	11.59%	15.96%	14.21%

Individuals	493,958	498,136	480,783	475,905
18 years and over	62.35%	59.15%	62.12%	63.08%
65 years and over	11.31%	9.39%	10.85%	9.90%
Related children under 18 years	37.19%	40.27%	37.37%	36.80%
Related children 5 to 17 years	25.73%	28.62%	25.53%	25.27%
Unrelated individuals 15 years and over	22.42%	21.40%	22.77%	21.55%
<b>PERCENT BELOW POVERTY IN THE PAST 12 MONTHS</b>				
Individuals	20.4	20.4	19.9	19.7
18 years and over	17.2	16.4	16.8	17.0
65 years and over	19.8	17.0	19.3	17.4
Related children under 18 years	29.3	31.8	28.5	27.1
Related children under 5 years	31.2	32.1	32.2	31.3
Related children 5 to 17 years	28.5	31.7	27.1	25.6
Unrelated individuals 15 years and over	24.0	24.3	25.3	22.5

<http://www.census.gov/acs/www/Products/Profiles/Single/2003/ACS/Tabular/050/05000US360473.htm>

*Source: U.S. Census Bureau  
American Community Survey Office  
Last revised: Monday September 13, 2004*

**Appendix C:**

**Demographic Data**

**Index:**

- **Race and Ethnicity**
- **Migration**
- **Age**
- **Education**
- **Complete General Demographic Table 2003**

**Race and Ethnicity:**

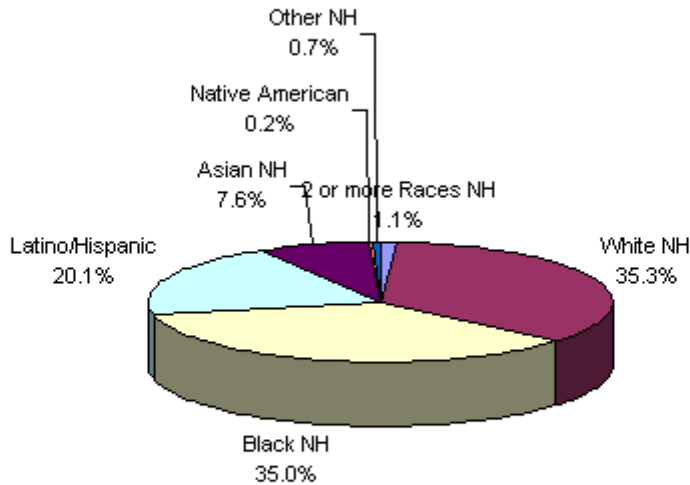
The 1990s saw significant declines in the percentage of white (non-Hispanic) individuals in New York City, with an 11 percent drop overall. With the exception of Staten Island, all boroughs lost white residents, with the Bronx and Queens experiencing net reductions of more than 20 percent. Brooklyn, in contrast, shed seven percent of its white population, closer to Manhattan (which had a three percent loss).

The fastest growing ethnic group in the city, by far, are within the Asian/Pacific Islander category, which saw a 60 percent increase over the 1990s. This group's dramatic population spike was even more pronounced in Brooklyn, which gained nearly 80,000 Asian residents—an increase of 75 percent! And while Latinos grew rapidly in Queens and the Bronx (and especially Staten Island), their rate of growth in Brooklyn was modest in comparison, just six percent (well below the city-wide average of 21 percent). Black non-Hispanics kept pace with the overall population increase, rising six percent during the decade.

The population spike among Asians was driven primarily by growth in the number of Chinese residents, who number more than 120,000 people in Brooklyn (only Queens has more Chinese residents). Indians also grew rapidly—at a rate of nearly 75 percent—topping 25,000 residents in 2000, while Bangladeshis and Pakistanis increased at rapid rates but with far lower overall totals (Pakistanis, the largest of the two, number just under 10,000 residents in Brooklyn).

Important changes are under way in the makeup of Brooklyn's Latinos, as a continued drop in the city's Puerto Rican population has been offset by accelerated in-migration of Dominicans and particularly Mexicans. Brooklyn lost about 50,000 Puerto Ricans during the 1990s (19 percent of the total), and shed Colombians, Cubans, Salvadorans, and Panamanians at similar rates. Meanwhile, the number of Dominicans surged by 19 percent, to 66,000, and the Mexican population grew by a whopping 218%, to nearly 59,000 people (the "other Hispanic" category also rose precipitously). These demographic shifts have important implications for Brooklyn's economy, as the language barriers faced by new immigrants from Mexico and the Dominican Republic are more severe than those faced by the Puerto Ricans they are replacing, and as ethnic backgrounds affect sectoral economic participation rates in the workforce. Overall, the number of people of any ethnic group who report speaking English less than "very well" is growing, reaching 547,000 people in 2000, an increase of more than 25 percent since 1990.

**Figure 1: Brooklyn Race//Ethnicity 2000**



Source: CUNY Center for Urban Research analysis of Census data

It should come as no surprise that these racial and ethnic groups are highly concentrated in certain neighborhoods, meaning that sharp growth even among smaller groups can have a transformative effect on particular areas. Powerful local geographic effects are under way in Sunset Park, Kensington, Williamsburg, Brighton Beach and elsewhere as burgeoning immigrant populations are changing the ethnic and social character of neighborhoods. Meanwhile, even as the number of white non-Hispanics decline in overall terms, there is still growing demand among whites for housing in Park Slope, Williamsburg, Brooklyn Heights, and Carroll Gardens/Cobble Hill, while black non-Hispanics are driving strong demand in Fort Greene and Clinton Hill.

**Migration:**

It is also worthwhile to look at least briefly at patterns in where people are migrating to Brooklyn from, and, in turn, where they are migrating away from Brooklyn to. For inflows of returns (households), the biggest donor county was New York County (Manhattan). 7,189 Manhattan households moved to Brooklyn in 1999. Interestingly, however, the inflow of exemptions (individuals) from Queens (13,380) was greater than the inflow from Manhattan (11,221). The next three biggest donor counties, in order of returns, were Bronx, Nassau, and Richmond (Staten Island).

For outflows of both returns and exemptions, Queens County topped the list. 9,579 Brooklyn households and 19,478 individuals moved to Queens in 1999.

Manhattan was next in line in terms of returns – with 5,577 Brooklyn households moving across the river. Curiously, however, the 3,844 households that moved across the narrows to Staten Island generated more exemptions (8,730) than the much larger number of households moving to Manhattan. After these three leading counties, the next largest recipients of migrants out of Brooklyn were Nassau, Bronx and Suffolk counties respectively.

While absolute numbers of domestic migrants fall off precipitously as one moves further down the list of counties, the patterns are fascinating nevertheless. For example, on the outflow side Brooklyn continues to send a great many households to Broward, Dade, Palm Beach and Orange Counties in Florida. But on the inflow side, an interesting pattern emerges where people from areas like Chicago (Cook County, IL), San Francisco (San Francisco County, CA), Washington DC/Baltimore (the District of Columbia and Montgomery County, MD), Boston (Suffolk and Middlesex Counties, MA) and Seattle (King County, WA) are actually choosing to move to Brooklyn at substantially faster rates than Brooklyn residents are choosing to relocate out to these places.

Put in less technical terms, the overall demographic pattern suggested by a combination of IRS, Department of City Planning and Census 2000 data would seem to reflect extremely large inflows of immigrants, combined with more moderate but socially and economically significant inflows of professional singles and couples. On the other hand, Kings County appears to be continuing to lose families with children and other dependents in very large numbers. This is the portrait of a striving, ambitious, but socially complex and unstable population. In the 2001 CEDS report, we presented data from the Internal Revenue Service Statistics of Income (SOI) data source, which is worth reprising here since it offers insight into the origins and destinations of households moving to and from Brooklyn. This data reflects “inflows” and “outflows” of taxpayer returns (an approximation for households) and exemptions (an approximation for individuals, including children and other dependents) from every county in the nation. A few basic points about Kings County from the SOI data (all for the 1999 calendar year) are presented below:

In 1999, the IRS reported an “inflow” of 34,307 returns (households) to Brooklyn, and 55,761 exemptions (individuals). For the same year, Brooklyn also experienced an outflow of 46,474 returns and 90,477 exemptions. From just the above two data points, it seems possible to draw the following preliminary insights: The ratio of “exemptions” to “returns” is much higher for the outflow tables than the inflow tables. The domestic migrant households leaving Brooklyn, in other words, have more dependents than the incomers. While more research is needed, this would tend to support the conclusion that families with children are finding it tough to stay in Brooklyn – while incomers are more likely to be singles or couples without dependents. Since we know from Census 2000 that the population overall is growing, the fact that domestic migrants are leaving Kings County at a faster rate than they are entering lends even more weight to the importance of international immigration.

Age and Education:

The Census provides useful data on age and education that helps complete the picture of the borough's workforce. The proportion of the borough's population that is over the age of 65 is just about average for New York City (11.1% in 2000), and is declining very slightly, a trend mirrored in the city's overall statistics (with the exception of Staten Island, where the elderly population is growing rapidly). 68.8 percent of Brooklyn residents have a high school degree and 21.8 percent have a bachelor's degree or higher (fourth in ranking among the five boroughs on both counts), but the borough's rate of increase on these two measures is somewhat higher than in the rest of the city. With the percentage of high school and college graduates growing at above five percent between 1990 and 2000, the growth in the borough's education level is outpacing all other boroughs save Manhattan.

Two sources of information that provide more help on the demographic details are: 1) a set of studies on immigration patterns by the Department of City Planning called *The Newest New Yorkers*; and 2) statistics on internal migration from the Internal Revenue Service. Our December 2000 CEDS report extracts from the City Planning study in some detail, and it will not be reviewed here. It is, however, worth repeating the simple statistic that as of the early 1990's Brooklyn's population was over 40% foreign-born. This foreign-born population came from literally all over the globe rather than from just a handful of countries. The situation has without a doubt become only more complex since the early '90's, and we look forward to sharing the new profile when a fresh version of *The Newest New Yorkers* emerges.

**Complete General Demographic Table 2003:**

[American Community Survey 2003 Data Profile](#)

**Kings County**

**New York city, Kings County pt.**

Data followed by an \* indicates a Significant Difference at the 90 percent level between that data and the data from the most current year.

TABLE 1. GENERAL DEMOGRAPHIC CHARACTERISTICS				
	2003 Estimate	2002 Estimate	2001 Estimate	2000 Estimate
Total population	2,433,203	2,448,708	2,425,980	2,426,027
<b>SEX AND AGE</b>				
Male	47.00%	46.84% *	46.84% *	46.68% *
Female	53.00%	53.16% *	53.16% *	53.32% *
Under 5 years	7.58%	7.49% *	7.36% *	7.46% *
5 to 9 years	7.10%	6.98%	7.19%	7.44%
10 to 14 years	7.37%	7.75%	7.74%	7.80%
15 to 19 years	6.60%	6.73% *	6.94% *	7.35% *
20 to 24 years	7.28%	7.37%	7.40% *	7.38%
25 to 34 years	15.41%	15.86% *	15.75% *	15.81% *
35 to 44 years	14.82%	14.98% *	15.06% *	14.92% *
45 to 54 years	13.16%	12.92% *	12.93% *	12.48% *
55 to 59 years	5.34%	4.90%	4.09% *	4.49% *
60 to 64 years	3.75%	3.75%	4.41% *	3.69%
65 to 74 years	6.07%	6.03%	5.93%	6.09%
75 to 84 years	4.24%	4.39%	4.02%	3.95%
85 years and over	1.28%	0.85% *	1.18%	1.14%
Median age (years)	34.2	33.6 *	33.3 *	33.1 *
18 years and over	73.75%	73.55% *	73.44% *	72.91% *
21 years and over	70.05%	69.91%	69.29% *	68.44% *
62 years and over	13.52%	13.46%	13.87%	13.32%
65 years and over	11.60%	11.26% *	11.13% *	11.18% *
Male	38.61%	38.55%	38.56%	38.30% *

<b>Female</b>	<b>61.39%</b>	<b>61.45%</b>	<b>61.44%</b>	<b>61.70% *</b>
<b>RACE</b>				
<b>One race</b>	<b>96.71%</b>	<b>98.16% *</b>	<b>98.59% *</b>	<b>96.06%</b>
<b>White</b>	<b>42.13%</b>	<b>44.75% *</b>	<b>42.52%</b>	<b>44.23% *</b>
<b>Black or African American</b>	<b>37.12%</b>	<b>38.46% *</b>	<b>36.21%</b>	<b>36.62%</b>
<b>American Indian and Alaska Native</b>	<b>0.22%</b>	<b>0.45%</b>	<b>0.87% *</b>	<b>0.39%</b>
<b>Asian</b>	<b>8.53%</b>	<b>8.91% *</b>	<b>8.34%</b>	<b>7.69% *</b>
<b>Asian Indian</b>	<b>2.11%</b>	<b>2.13%</b>	<b>1.61%</b>	<b>1.14% *</b>
<b>Chinese (except Taiwanese)</b>	<b>4.81%</b>	<b>5.26%</b>	<b>5.59%</b>	<b>4.49%</b>
<b>Filipino</b>	<b>0.34%</b>	<b>0.35%</b>	<b>0.42%</b>	<b>0.24%</b>
<b>Japanese</b>	<b>0.17%</b>	<b>0.10%</b>	<b>0.26%</b>	<b>0.07%</b>
<b>Korean</b>	<b>0.34%</b>	<b>0.30%</b>	<b>0.24%</b>	<b>0.44%</b>
<b>Vietnamese</b>	<b>0.04%</b>	<b>0.10%</b>	<b>0.01%</b>	<b>0.72% *</b>
<b>Other Asian</b>	<b>0.72%</b>	<b>0.67%</b>	<b>0.22% *</b>	<b>0.59%</b>
<b>Native Hawaiian and Other Pacific Islander</b>	<b>0.00%</b>	<b>0.11% *</b>	<b>0.05%</b>	<b>0.03%</b>
<b>Native Hawaiian</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>
<b>Guamanian or Chamorro</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>
<b>Samoan</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>
<b>Other Pacific Islander</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>
<b>Some other race</b>	<b>8.71%</b>	<b>5.48% *</b>	<b>10.60% *</b>	<b>7.10% *</b>
<b>Two or more races</b>	<b>3.29%</b>	<b>1.84% *</b>	<b>1.41% *</b>	<b>3.94%</b>
<b>Two races including Some other race</b>	<b>0.31%</b>	<b>0.89% *</b>	<b>0.66% *</b>	<b>2.86% *</b>
<b>Two races excluding Some other race, and Three or more races</b>	<b>2.98%</b>	<b>0.96% *</b>	<b>0.75% *</b>	<b>1.08% *</b>
<b>Race alone or in combination with one or more other races:</b>				
<b>White</b>	<b>44.73%</b>	<b>46.00%</b>	<b>43.45%</b>	<b>47.04% *</b>
<b>Black or African American</b>	<b>39.82%</b>	<b>39.54%</b>	<b>36.93% *</b>	<b>38.06% *</b>
<b>American Indian and Alaska Native</b>	<b>0.48%</b>	<b>0.75%</b>	<b>1.03% *</b>	<b>0.69%</b>
<b>Asian</b>	<b>9.30%</b>	<b>9.10%</b>	<b>8.65% *</b>	<b>8.21% *</b>
<b>Native Hawaiian and Other Pacific Islander</b>	<b>0.06%</b>	<b>0.17%</b>	<b>0.11%</b>	<b>0.04%</b>
<b>Some other race</b>	<b>9.07%</b>	<b>6.39% *</b>	<b>11.27% *</b>	<b>9.96%</b>
<b>HISPANIC ORIGIN AND RACE</b>				

<b>Total population</b>	<b>2,433,203</b>	<b>2,448,708</b>	<b>2,425,980</b>	<b>2,426,027</b>
<b>Hispanic or Latino (of any race)</b>	<b>20.39%</b>	<b>20.76%</b>	<b>20.28%</b>	<b>19.82%</b>
<b>Mexican</b>	<b>2.76%</b>	<b>2.50%</b>	<b>1.68% *</b>	<b>2.05%</b>
<b>Puerto Rican</b>	<b>9.31%</b>	<b>10.40%</b>	<b>10.91% *</b>	<b>9.26%</b>
<b>Cuban</b>	<b>0.26%</b>	<b>0.11% *</b>	<b>0.30%</b>	<b>0.29%</b>
<b>Other Hispanic or Latino</b>	<b>8.06%</b>	<b>7.76%</b>	<b>7.38%</b>	<b>8.23%</b>
<b>Not Hispanic or Latino</b>	<b>79.61%</b>	<b>79.24%</b>	<b>79.72%</b>	<b>80.18%</b>
<b>White alone</b>	<b>34.31%</b>	<b>33.97% *</b>	<b>33.90%</b>	<b>35.41% *</b>
<b>Black or African American alone</b>	<b>33.96%</b>	<b>34.62% *</b>	<b>34.74% *</b>	<b>34.93% *</b>
<b>American Indian or Alaska Native alone</b>	<b>0.17%</b>	<b>0.21%</b>	<b>0.27% *</b>	<b>0.22%</b>
<b>Asian alone</b>	<b>8.53%</b>	<b>8.90% *</b>	<b>8.33%</b>	<b>7.68% *</b>
<b>Native Hawaiian and Other Pacific Islander alone</b>	<b>0.00%</b>	<b>0.11% *</b>	<b>0.05%</b>	<b>0.03%</b>
<b>Some other race alone</b>	<b>0.70%</b>	<b>0.45%</b>	<b>1.63% *</b>	<b>0.47%</b>
<b>Two or more races:</b>	<b>1.94%</b>	<b>0.98% *</b>	<b>0.81% *</b>	<b>1.43%</b>
<b>Two races including Some other race</b>	<b>0.12%</b>	<b>0.20%</b>	<b>0.29%</b>	<b>0.58% *</b>
<b>Two races excluding Some other race, and Three or more races</b>	<b>1.82%</b>	<b>0.79% *</b>	<b>0.52% *</b>	<b>0.86% *</b>

**RELATIONSHIP**

<b>Household population</b>	<b>2,433,203</b>	<b>2,448,708</b>	<b>2,425,980</b>	<b>2,426,027</b>
<b>Householder</b>	<b>39.59%</b>	<b>37.71% *</b>	<b>38.75%</b>	<b>38.34% *</b>
<b>Spouse</b>	<b>13.78%</b>	<b>13.41%</b>	<b>14.34%</b>	<b>13.53%</b>
<b>Child</b>	<b>32.54%</b>	<b>32.14%</b>	<b>31.26% *</b>	<b>33.57%</b>
<b>Other relatives</b>	<b>9.48%</b>	<b>11.25% *</b>	<b>10.39%</b>	<b>10.12%</b>
<b>Nonrelatives</b>	<b>4.62%</b>	<b>5.50%</b>	<b>5.26%</b>	<b>4.45%</b>
<b>Unmarried partner</b>	<b>1.85%</b>	<b>1.48%</b>	<b>2.51% *</b>	<b>1.27% *</b>

**HOUSEHOLDS BY TYPE**

<b>Total households</b>	<b>873,415</b>	<b>873,794</b>	<b>871,392</b>	<b>881,320</b>
<b>Family households (families)</b>	<b>62.39%</b>	<b>65.62% *</b>	<b>66.06% *</b>	<b>61.67%</b>
<b>With own children under 18 years</b>	<b>30.74%</b>	<b>31.82%</b>	<b>32.29%</b>	<b>30.52%</b>
<b>Married-couple families</b>	<b>34.63%</b>	<b>35.31%</b>	<b>36.71%</b>	<b>35.53%</b>
<b>With own children under 18 years</b>	<b>16.05%</b>	<b>16.47%</b>	<b>16.32%</b>	<b>16.98%</b>
<b>Female householder, no husband present</b>	<b>22.06%</b>	<b>23.52%</b>	<b>22.25%</b>	<b>20.15%</b>
<b>With own children under 18 years</b>	<b>12.26%</b>	<b>13.21%</b>	<b>13.30%</b>	<b>10.94%</b>

<b>Nonfamily households</b>	<b>37.61%</b>	<b>34.38% *</b>	<b>33.94% *</b>	<b>38.33%</b>
<b>Householder living alone</b>	<b>32.06%</b>	<b>28.67% *</b>	<b>28.83% *</b>	<b>33.00%</b>
<b>65 years and over</b>	<b>10.31%</b>	<b>9.65%</b>	<b>9.57%</b>	<b>11.78% *</b>
<b>Households with one or more people under 18 years</b>				
	<b>35.37%</b>	<b>37.82% *</b>	<b>37.67% *</b>	<b>35.29%</b>
<b>Households with one or more people 65 years and over</b>				
	<b>23.94%</b>	<b>23.97%</b>	<b>22.78% *</b>	<b>23.99%</b>
<b>Average household size</b>				
	<b>2.79</b>	<b>2.80</b>	<b>2.78</b>	<b>2.75</b>
<b>Average family size</b>				
	<b>3.60</b>	<b>3.48 *</b>	<b>3.44 *</b>	<b>3.60</b>
<b>HOUSING OCCUPANCY</b>				
<b>Total housing units</b>	<b>940,176</b>	<b>932,467</b>	<b>931,708</b>	<b>930,866</b>
<b>Occupied housing units</b>	<b>92.90%</b>	<b>93.71%</b>	<b>93.53%</b>	<b>94.68% *</b>
<b>Vacant housing units</b>	<b>7.10%</b>	<b>6.29%</b>	<b>6.47%</b>	<b>5.32% *</b>
<b>Homeowner vacancy rate (percent)</b>				
	<b>1.9</b>	<b>2.3</b>	<b>2.5</b>	<b>2.0</b>
<b>Rental vacancy rate (percent)</b>				
	<b>4.9</b>	<b>2.8 *</b>	<b>2.7 *</b>	<b>2.6 *</b>
<b>HOUSING TENURE</b>				
<b>Occupied housing units</b>	<b>873,415</b>	<b>873,794</b>	<b>871,392</b>	<b>881,320</b>
<b>Owner-occupied</b>	<b>30.41%</b>	<b>28.11% *</b>	<b>24.06% *</b>	<b>25.99% *</b>
<b>Renter-occupied</b>	<b>69.59%</b>	<b>71.89% *</b>	<b>75.94% *</b>	<b>74.01% *</b>
<b>Average household size of owner-occupied unit</b>				
	<b>3.07</b>	<b>3.25 *</b>	<b>3.14</b>	<b>3.09</b>
<b>Average household size of renter-occupied unit</b>				
	<b>2.66</b>	<b>2.63</b>	<b>2.67</b>	<b>2.63</b>

<http://www.census.gov/acs/www/Products/Profiles/Single/2003/ACS/Tabular/050/05000US360471.htm>

*Source: U.S. Census Bureau  
American Community Survey Office  
Last revised: Monday September 13, 2004*

**Complete Social Data Table 2003:**

**American Community Survey 2003 Data Profile**

**Kings County**

**TABLE 2. SELECTED SOCIAL CHARACTERISTICS**

	2003 Estimate	2002 Estimate	2001 Estimate	2000 Estimate
<b>SCHOOL ENROLLMENT</b>				
Population 3 years and over enrolled in school	680,219	689,119	689,274	728,919 *
Nursery school, preschool	5.66%	5.19%	4.93%	4.99%
Kindergarten	4.73%	6.88% *	5.37%	4.63%
Elementary school (grades 1-8)	42.41%	41.14%	44.27% *	41.83%
High school grade (grades 9-12)	22.08%	21.21%	22.68%	20.77%
College or graduate school	25.11%	25.58%	22.75%	27.79%
<b>EDUCATIONAL ATTAINMENT</b>				
Population 25 years and over	1,559,251	1,559,135	1,537,248 *	1,517,987 *
Less than 9th grade	11.76%	10.87%	8.59% *	10.56%
9th to 12th grade, no diploma	13.68%	16.00% *	14.78%	15.53% *
High school graduate (including equivalency)	28.77%	28.79%	34.17% *	27.82%
Some college, no degree	14.44%	15.76%	16.30% *	18.25% *
Associate degree	6.80%	5.59% *	5.81%	5.75%
Bachelor's degree	14.35%	14.09%	12.56% *	14.36%
Graduate or professional degree	10.19%	8.90% *	7.79% *	7.72% *
<b>Percent high school graduate or higher</b>				
	74.6	73.1	76.6 *	73.9
<b>Percent bachelor's degree or higher</b>				
	24.5	23.0	20.3 *	22.1 *
<b>MARITAL STATUS</b>				
Males 15 years and over	869,677	869,558	859,924 *	854,219 *
Never married	39.67%	38.85%	37.70%	40.08%
Now married, except separated	46.16%	46.04%	46.96%	45.18%
Separated	5.64%	6.21%	6.79%	3.61% *
Widowed	3.23%	3.41%	2.59%	5.51% *

Divorced	5.31%	5.48%	5.96%	5.62%
<b>Females 15 years and over</b>				
Females 15 years and over	1,027,160	1,035,001 *	1,025,249	1,021,108 *
Never married	32.93%	34.45%	34.10%	36.71% *
Now married, except separated	36.70%	37.34%	38.30%	38.19%
Separated	9.63%	8.53%	9.98%	5.90% *
Widowed	10.46%	10.71%	10.17%	11.29%
Divorced	10.29%	8.97%	7.45% *	7.91% *
<b>FERTILITY</b>				
Number of women 15 to 50 years old who had a birth in the past 12 months	30,927	39,394	36,800	45,210 *
Unmarried women (widowed, divorced, and never married)	34.97%	32.82%	38.54%	38.79%
Per 1,000 unmarried women	30	34	39	46
As a percent of all women with a birth	35.0	32.8	38.5	38.8
Per 1,000 women 15 to 50 years old	46	58	54	66 *
Per 1,000 women 15 to 19 years old	19	18	11	41
Per 1,000 women 20 to 34 years old	87	81	82	98
Per 1,000 women 35 to 50 years old	15	46 *	38 *	42 *
<b>GRANDPARENTS</b>				
Number of grandparents with own grandchildren under 18 years in households	68,313	73,087	61,940	63,857
Responsible for grandchildren	26.95%	30.71%	41.52% *	44.18% *
<b>Characteristics of grandparents responsible for own grandchildren under 18 years</b>				
<b>Percent Responsible for grandchildren</b>				
less than 1 year	19.70%	23.16%	16.51%	29.43%
1 or 2 years	20.65%	22.33%	35.24%	9.45%
3 or 4 years	20.66%	17.67%	18.76%	20.27%
5 or more years	38.98%	36.84%	29.48%	40.86%
<b>Percent who are female</b>				
Percent who are female	71.6	80.0	73.7	67.0
<b>Percent who are married</b>				
Percent who are married	59.6	45.9	58.4	74.5
<b>Percent who are in labor force</b>				
Percent who are in labor force	50.0	57.3	39.4	50.5

Percent who are in poverty	32.8	18.9	24.7	25.3
<b>VETERAN STATUS</b>				
Civilian population 18 years and over	1,793,521	1,800,603 *	1,781,523 *	1,768,074 *
Civilian veterans	3.61%	4.08%	4.45% *	4.78% *
<b>RESIDENCE 1 YEAR AGO</b>				
Population 1 year and over	2,403,176	2,416,708 *	2,397,905	2,383,779 *
Same house	91.03%	90.59%	90.96%	91.50%
Different house in the U.S.	7.99%	8.48%	8.25%	7.36%
Same county	5.94%	6.96%	6.76%	5.15%
Different county	2.05%	1.52%	1.49%	2.21%
Same state	1.24%	0.95%	0.91%	1.44%
Different state	0.81%	0.56%	0.58%	0.77%
Abroad	0.98%	0.93%	0.79%	1.14%
<b>PLACE OF BIRTH, CITIZENSHIP, AND YEAR OF ENTRY</b>				
Total population	2,433,203	2,448,708	2,425,980	2,426,027
Native	63.04%	61.96%	63.94%	63.36%
Born in United States	58.99%	57.64%	59.18%	59.67%
State of residence	50.51%	49.50%	50.05%	50.82%
Different state	8.48%	8.15%	9.12%	8.85%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	4.05%	4.32%	4.76%	3.69%
Foreign born	36.96%	38.04%	36.06%	36.64%
Naturalized citizen	59.37%	55.46% *	50.10% *	49.37% *
Not a citizen	40.63%	44.54% *	49.90% *	50.63% *
Entered 1990 or later	45.25%	44.19%	45.04%	42.89%
Entered before 1990	54.75%	55.81%	54.96%	57.11%
<b>REGION OF BIRTH OF FOREIGN BORN</b>				
Foreign-born population with region of birth reported	899,242	931,470	874,833	888,906
Europe	24.84%	22.19% *	24.82%	25.12%
Asia	20.31%	20.68%	23.55% *	21.30%
Africa	2.43%	2.59%	2.36%	2.06%

Oceania	0.05%	0.10%	0.12%	0.13%
Latin America	51.75%	53.87%	48.37%	50.93%
Northern America	0.63%	0.57%	0.77%	0.46%
<b>LANGUAGE SPOKEN AT HOME</b>				
Population 5 years and over	2,248,861	2,265,307 *	2,247,524 *	2,245,093 *
English only	55.53%	56.78%	58.03% *	54.59%
Language other than English	44.47%	43.22%	41.97% *	45.41%
Speak English less than "very well"	20.95%	21.57%	22.75%	21.59%
Spanish	18.18%	18.34%	16.93% *	18.45%
Speak English less than "very well"	7.81%	8.86%	7.86%	7.57%
Other Indo-European languages	18.13%	16.15% *	15.75% *	18.09%
Speak English less than "very well"	8.66%	7.87%	8.73%	8.76%
Asian and Pacific Islander languages	5.98%	6.30%	6.69%	6.09%
Speak English less than "very well"	3.83%	4.07%	4.77% *	3.95%
Other languages	2.17%	2.43%	2.60%	2.79%
Speak English less than "very well"	0.65%	0.77%	1.39% *	1.31% *
<b>ANCESTRY (TOTAL REPORTED)</b>				
Total Population	2,433,203	2,448,708	2,425,980	2,426,027
Arab	1.03%	1.80%	1.44%	1.71% *
Czech	0.14%	0.05%	0.14%	0.09%
Danish	0.05%	0.05%	0.02%	0.09%
Dutch	0.21%	0.15%	0.15%	0.33%
English	1.17%	1.19%	1.18%	0.97%
French (except Basque)	0.37%	0.37%	0.34%	0.59%
French Canadian	0.10%	0.12%	0.08%	0.07%
German	1.60%	2.39% *	1.62%	1.61%
Greek	0.55%	0.78%	0.26%	0.72%
Hungarian	1.13%	0.90%	0.92%	0.88%
Irish	3.07%	2.90%	3.24%	3.25%
Italian	7.00%	7.10%	6.71%	8.38% *
Lithuanian	0.12%	0.12%	0.16%	0.12%
Norwegian	0.25%	0.16%	0.24%	0.30%
Polish	2.80%	3.03%	2.48%	3.63%
Portuguese	0.04%	0.11%	0.03%	0.15%

**Brooklyn Economic Development Corporation: CEDS Report 2004**

<b>Russian</b>	<b>4.68%</b>	<b>4.13%</b>	<b>4.70%</b>	<b>4.77%</b>
<b>Scotch-Irish</b>	<b>0.16%</b>	<b>0.22%</b>	<b>0.08%</b>	<b>0.26%</b>
<b>Scottish</b>	<b>0.30%</b>	<b>0.32%</b>	<b>0.20%</b>	<b>0.45%</b>
<b>Slovak</b>	<b>0.04%</b>	<b>0.04%</b>	<b>0.03%</b>	<b>0.01%</b>
<b>Subsaharan African</b>	<b>1.26%</b>	<b>0.82%</b>	<b>1.28%</b>	<b>1.69%</b>
<b>Swedish</b>	<b>0.13%</b>	<b>0.23%</b>	<b>0.34% *</b>	<b>0.21%</b>
<b>Swiss</b>	<b>0.08%</b>	<b>0.02%</b>	<b>0.03%</b>	<b>0.04%</b>
<b>Ukrainian</b>	<b>1.26%</b>	<b>0.91%</b>	<b>0.90%</b>	<b>1.38%</b>
<b>United States or American</b>	<b>3.98%</b>	<b>7.21% *</b>	<b>5.81% *</b>	<b>4.35%</b>
<b>Welsh</b>	<b>0.09%</b>	<b>0.05%</b>	<b>0.08%</b>	<b>0.05%</b>
<b>West Indian (excluding Hispanic origin groups)</b>	<b>10.20%</b>	<b>8.87%</b>	<b>5.54% *</b>	<b>12.16% *</b>

<http://www.census.gov/acs/www/Products/Profiles/Single/2003/ACS/Tabular/050/05000US360472.htm>

*Source: U.S. Census Bureau, American Community Survey Office*

Last revised: Monday September 13, 2004

**Appendix D:**

**Housing Data  
Index**

- **Total Housing Units**
- **Affordability**
- **Complete Housing Table 2003**

The housing stock in Brooklyn appears to be expanding at a modest pace, yet more detailed information from the Census suggests the demand is still far outpacing supply. Of the 930,866 units recorded in Brooklyn in 2000, nearly 69 percent were designated for renter occupancy, which underscores Brooklyn’s status as a borough where the rental market predominates.

Housing costs rose significantly during the 1990s: median home values climbed 14%, but median rent levels were up over 40 percent, to \$677 per month. In neighborhoods such as Park Slope, Carroll Gardens and Brooklyn Heights, housing costs climbed much more rapidly, more than doubling in some areas. Not surprisingly, rent burdens climbed as well—the Census reports that the number of households paying more than 35 percent of their gross income in rent climbed nearly 12 percent, to 233,000 households in Brooklyn alone.

Total Housing Units	Bronx	Brooklyn	Queens	Staten Is.	NYC
2003	496,921	940,176	825,099		3,246,652
2000	490,659	930,866	817,250	163,993	3,200,912
1990	440,955	785,127	752,690	139,726	2,992,169
% Chg 00-03	1.27%	1.00%	0.96%		1.42%
% Chg 90-00.	11.3%	1.7%	8.6%	17.4%	7.0%

**Source: 2000 Census, SF1 File, Data provided by the CUNY Ctr. For Urban Research**

An increase in total housing units helped absorb some of this rapid population growth during the 1990s. The borough gained a total of 57,000 housing units to help shelter 165,000 new residents. The new housing additions were largely in the one-family and 3-4 unit categories, representing an annual rate of growth of 6.5 percent. With housing construction lagging slightly behind the growth in population, it comes as no surprise that housing crowding increased slightly: the percentage of occupied housing units that sheltered more than one person per room (a standard measure of overcrowding) climbed from 13.8 percent in 1990 to 15.6 percent in 2000. Still, when compared to Queens, where a population surge of 14.2 percent coincided with an increase in housing supply of just 8.6 percent, Brooklyn’s modestly expanding housing supply is nearly keeping pace with its growth in population.

[American Community Survey 2003 Data Profile](#)

**Kings County**

**TABLE 4. SELECTED HOUSING CHARACTERISTICS**

	2003 Estimate	2002 Estimate	2001 Estimate	2000 Estimate
<b>Total housing units</b>	<b>940,176</b>	<b>932,467</b>	<b>931,708</b>	<b>930,866</b>
<b>UNITS IN STRUCTURE</b>				
1-unit, detached	5.81%	6.28%	4.68% *	5.60%
1-unit, attached	9.30%	8.55%	7.21% *	7.91%
2 units	16.24%	16.99%	17.23%	18.83% *
3 or 4 units	17.28%	17.02%	17.97%	17.53%
5 to 9 units	11.77%	11.44%	12.92%	12.21%
10 to 19 units	5.39%	6.01%	6.86% *	6.20%
20 or more units	33.73%	33.67%	32.94%	31.65%
Mobile home	0.02%	0.04%	0.14%	0.08%
Boat, RV, van, etc.	0.45%	0.00% *	0.05% *	0.00% *
<b>YEAR STRUCTURE BUILT</b>				
1995 or later	2.38%	2.02%	1.47% *	1.16% *
1990 to 1994	1.36%	2.42% *	1.11%	1.32%
1980 to 1989	3.83%	2.43% *	3.44%	2.65% *
1970 to 1979	6.68%	6.44%	7.10%	4.72% *
1960 to 1969	15.56%	12.71% *	13.11% *	9.89% *
1950 to 1959	18.14%	18.38%	18.23%	12.09% *
1940 to 1949	13.17%	14.98% *	18.03% *	18.64% *
1939 or earlier	38.88%	40.61%	37.52%	49.51% *
<b>ROOMS</b>				
1 room	4.42%	3.95%	3.46%	2.73% *
2 rooms	8.08%	9.76% *	8.58%	9.72% *
3 rooms	28.57%	28.32%	28.29%	23.73% *
4 rooms	26.41%	23.16% *	29.78% *	28.95% *
5 rooms	14.20%	16.24% *	14.10%	15.33%
6 rooms	8.59%	9.07%	7.50%	9.13%
7 rooms	3.62%	3.61%	2.88%	3.97%
8 rooms	1.90%	2.60% *	1.51%	1.58%
9 rooms or more	4.20%	3.31% *	3.90%	4.85%
Median (rooms)	3.8	3.8	3.8	4.0

Occupied housing units	873,415	873,794	871,392	881,320
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
2000 or later	30.05%	21.92% *	13.54% *	3.42% *
1995 to 1999	24.27%	29.44% *	33.91% *	37.96% *
1990 to 1994	13.72%	14.44%	16.69% *	17.42% *
1980 to 1989	15.55%	14.68%	16.43%	18.48% *
1970 to 1979	9.15%	10.87% *	10.20%	13.25% *
1969 or earlier	7.27%	8.64% *	9.22% *	9.47% *
<b>VEHICLES AVAILABLE</b>				
No vehicles available	54.52%	51.62% *	56.88% *	53.78%
1	36.16%	39.20% *	35.23%	35.94%
2	8.12%	7.61%	6.76% *	8.24%
3 or more	1.20%	1.57%	1.13%	2.04% *
<b>HOUSE HEATING FUEL</b>				
Utility gas	56.96%	56.22%	68.79% *	44.81% *
Bottled, tank, or LP gas	2.17%	2.01%	1.83%	1.65%
Electricity	3.72%	4.08%	5.05% *	3.83%
Fuel oil, kerosene, etc.	35.85%	36.19%	23.03% *	47.86% *
Coal or coke	0.09%	0.08%	0.00%	0.02%
Wood	0.00%	0.00%	0.00%	0.07%
Solar energy	0.00%	0.08%	0.04%	0.02%
Other fuel	0.79%	0.93%	0.70%	0.77%
No fuel used	0.42%	0.41%	0.56%	0.97% *
<b>SELECTED CHARACTERISTICS</b>				
Lacking complete plumbing facilities	0.64%	0.36%	0.42%	1.03%
Lacking complete kitchen facilities	0.40%	0.59%	0.74%	1.27% *
No telephone service available	3.31%	4.10%	4.54% *	3.64%
<b>OCCUPANTS PER ROOM</b>				
1.00 or less	89.92%	87.48% *	88.77%	90.63%
1.01 to 1.50	6.44%	8.10% *	7.44%	5.76%
1.51 or more	3.64%	4.42%	3.79%	3.61%

**Brooklyn Economic Development Corporation: CEDS Report 2004**

<b>Specified owner-occupied units</b>	<b>109,333</b>	<b>107,099</b>	<b>80,928 *</b>	<b>93,193 *</b>
<b>VALUE</b>				
<b>Less than \$50,000</b>	<b>2.83%</b>	<b>1.13%</b>	<b>2.63%</b>	<b>3.89%</b>
<b>\$50,000 to \$99,999</b>	<b>1.17%</b>	<b>1.10%</b>	<b>4.57% *</b>	<b>4.48% *</b>
<b>\$100,000 to \$149,999</b>	<b>1.88%</b>	<b>1.89%</b>	<b>5.56% *</b>	<b>7.96% *</b>
<b>\$150,000 to \$199,999</b>	<b>11.07%</b>	<b>12.18%</b>	<b>14.30%</b>	<b>16.89% *</b>
<b>\$200,000 to \$299,999</b>	<b>34.68%</b>	<b>39.86%</b>	<b>40.64%</b>	<b>31.46%</b>
<b>\$300,000 to \$499,999</b>	<b>32.56%</b>	<b>29.37%</b>	<b>25.38% *</b>	<b>26.98%</b>
<b>\$500,000 to \$999,999</b>	<b>12.85%</b>	<b>12.98%</b>	<b>5.04% *</b>	<b>6.77% *</b>
<b>\$1,000,000 or more</b>	<b>2.96%</b>	<b>1.48%</b>	<b>1.87%</b>	<b>1.56%</b>
<b>Median (in 2003 inflation-adjusted dollars)</b>	<b>294,188</b>	<b>284,453</b>	<b>257,546 *</b>	<b>252,833 *</b>
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS (IN 2003 INFLATION-ADJUSTED DOLLARS)</b>				
<b>Housing units with a mortgage</b>	<b>70.51%</b>	<b>72.77%</b>	<b>68.85%</b>	<b>65.86%</b>
<b>Less than \$300</b>	<b>0.00%</b>	<b>0.19%</b>	<b>0.27%</b>	<b>0.00%</b>
<b>\$300 to \$499</b>	<b>0.72%</b>	<b>1.13%</b>	<b>0.00%</b>	<b>0.40%</b>
<b>\$500 to \$699</b>	<b>2.36%</b>	<b>2.47%</b>	<b>2.54%</b>	<b>2.34%</b>
<b>\$700 to \$999</b>	<b>5.62%</b>	<b>5.60%</b>	<b>5.76%</b>	<b>5.45%</b>
<b>\$1,000 to \$1,499</b>	<b>12.16%</b>	<b>11.82%</b>	<b>12.78%</b>	<b>12.03%</b>
<b>\$1,500 to \$1,999</b>	<b>17.72%</b>	<b>20.75%</b>	<b>19.04%</b>	<b>22.28%</b>
<b>\$2,000 or more</b>	<b>31.93%</b>	<b>30.81%</b>	<b>28.46%</b>	<b>23.36% *</b>
<b>Median (in 2003 inflation-adjusted dollars)</b>	<b>1,935</b>	<b>1,870</b>	<b>1,756 *</b>	<b>1,727 *</b>
<b>Housing units without a mortgage</b>	<b>29.49%</b>	<b>27.23%</b>	<b>31.15%</b>	<b>34.14%</b>
<b>Less than \$100</b>	<b>0.19%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.17%</b>
<b>\$100 to \$199</b>	<b>0.47%</b>	<b>0.00%</b>	<b>1.01%</b>	<b>1.70%</b>
<b>\$200 to \$299</b>	<b>1.07%</b>	<b>0.97%</b>	<b>2.50%</b>	<b>4.96% *</b>
<b>\$300 to \$399</b>	<b>4.46%</b>	<b>5.48%</b>	<b>3.95%</b>	<b>4.06%</b>
<b>\$400 or more</b>	<b>23.32%</b>	<b>20.78%</b>	<b>23.69%</b>	<b>23.25%</b>
<b>Median (in 2003 inflation-adjusted dollars)</b>	<b>522</b>	<b>519</b>	<b>520</b>	<b>484</b>
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (IN 2003 INFLATION-ADJUSTED DOLLARS)</b>				
<b>Housing unit with a mortgage</b>	<b>70.51%</b>	<b>72.77%</b>	<b>68.85%</b>	<b>65.86%</b>
<b>Less than 20 percent</b>	<b>23.28%</b>	<b>22.04%</b>	<b>16.82% *</b>	<b>29.25%</b>
<b>20.0 to 24.9 percent</b>	<b>12.17%</b>	<b>15.96%</b>	<b>12.82%</b>	<b>12.27%</b>
<b>25.0 to 29.9 percent</b>	<b>10.54%</b>	<b>9.40%</b>	<b>12.00%</b>	<b>15.40%</b>

**Brooklyn Economic Development Corporation: CEDS Report 2004**

30.0 to 34.9 percent	7.00%	7.38%	11.39%	9.41%
35.0 percent or more	47.01%	45.22%	46.97%	33.66% *
Not computed	356	0	180	842
Housing unit without a mortgage	29.49%	27.23%	31.15%	34.14%
Less than 10 percent	40.74%	32.56%	38.76%	35.39%
10.0 to 14.9 percent	11.22%	22.74% *	23.20% *	23.32% *
15.0 to 19.9 percent	8.80%	8.51%	10.01%	8.87%
20.0 to 24.9 percent	8.62%	4.39%	5.97%	6.82%
25.0 to 29.9 percent	3.29%	8.37%	6.26%	8.97%
30.0 to 34.9 percent	9.42%	4.59%	4.84%	0.69% *
35.0 percent or more	17.92%	18.84%	10.96%	15.95%
Not computed	1,379	611	769	566
<b>Specified renter-occupied units</b>				
	607,218	627,986 *	661,503 *	652,307 *
<b>GROSS RENT (IN 2003 INFLATION-ADJUSTED DOLLARS)</b>				
Less than \$200	5.17%	4.45%	3.78% *	3.64% *
\$200 to \$299	3.87%	5.81% *	3.17%	3.25%
\$300 to \$499	9.16%	8.98%	12.69% *	8.26%
\$500 to \$749	25.16%	27.73%	32.56% *	34.16% *
\$750 to \$999	33.73%	33.31%	32.28%	35.20%
\$1,000 to \$1,499	17.49%	16.26%	12.17% *	13.02% *
\$1,500 or more	5.42%	3.46% *	3.36% *	2.47% *
No cash rent	17,276	16,177	15,757	10,645
Median (in 2003 inflation-adjusted dollars)	790	767 *	738 *	755 *
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME</b>				
Less than 15 percent	15.29%	18.64% *	17.79% *	15.21%
15.0 to 19.9 percent	12.25%	12.29%	15.93% *	15.51% *
20.0 to 24.9 percent	10.61%	11.71%	12.46%	13.95% *
25.0 to 29.9 percent	10.77%	10.72%	10.28%	11.32%
30.0 to 34.9 percent	7.14%	8.75%	6.79%	9.22% *
35.0 percent or more	43.93%	37.88% *	36.75% *	34.80% *
Not computed	30,478	29,207	25,938	21,869

<http://www.census.gov/acs/www/Products/Profiles/Single/2003/ACS/Tabular/050/05000US360474.htm>

Source: U.S. Census Bureau

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**APPENDIX E:**

**DATA SOURCES**

This CEDS update draws on a wide variety of data sources. These are listed below. Special thanks goes to James Brown of the New York State Department of Labor for his always friendly, responsive and professional help with ES 202 and other important data sources.

Brooklyn Economic Development Corporation – December, 2000 CEDS Report  
Brooklyn Economic Development Corporation – 2001 CEDS Report  
Center for an Urban Future – Building a Highway to Higher Ed (2001)  
CUNY Center for Urban Research—Data calculations of SF1 and SF3, 2000 Census  
Fiscal Policy Institute – The State of Working New York (2000)  
Industrial Technology Assistance Corporation – Burst Growth Manufacturing Firms (1998)  
NYC City Council – Hollow in the Middle (1998)  
NYC Comptroller’s Office – Economic Notes (March, 2001)  
NYC Department of City Planning – Analysis of Census 2000  
NYC Department of City Planning – The Newest New Yorkers (1996)  
NYS Department of Labor – Labor Force Data  
NYS Department of Labor – ES 202 Unemployment Insurance Data  
New York Times Sunday Real Estate Section (June 24, 2001)  
US Bureau of Economic Analysis – REIS Income Data  
US Census Bureau – Census 2000  
US Census Bureau – New York City Housing & Vacancy Survey  
US Census Bureau – Small Area Income and Poverty Statistics  
US Internal Revenue Service – Statistics of Income County-to-County Migration Data

As a final source note, US EDA’s 1998 publication Socioeconomic Data for Understanding Your Regional Economy: A User’s Guide – authored by Joseph Cortright and Andrew Reamer – proved invaluable as research and organizational tool.