Chapter 3: SOCIOECONOMIC CONDITIONS

3.1 Introduction

Impacts to socioeconomic conditions of an area may occur when a proposed action directly changes or indirectly leads to changes in population, housing, or economic activity, which as explained in the *CEQR Technical Manual*, contribute to the socioeconomic character of an area. The principal issues of concern in the assessment of socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: direct or indirect residential displacement; direct or indirect business or institutional displacement; or adverse effects on specific industries. This chapter reports the preliminary assessment of socioeconomic conditions, and provides demographic data to describe the existing socioeconomic context of the proposed action. This chapter also provides estimates of the expected total residential population in the future with and without the proposed action, in order to inform other analyses in the EIS, including the detailed analyses of potential impacts to schools, child care, and libraries, as reported in Chapter 4, "Community Facilities and Services," and potential impacts to open space, as reported in Chapter 5, "Open Space."

3.2 Principal Conclusions

The proposed action would not 1) result in substantial direct changes to existing residential populations, 2) displace employees or businesses, 3) result in new development that differs markedly from the surrounding neighborhood, 4) create retail concentrations that may draw a substantial amount of sales from existing businesses within the study area, or 5) affect conditions in a specific industry. Therefore, per the guidance of the *CEQR Technical Manual*, no analysis of potential impacts to socioeconomic conditions is warranted.

Based on data collected for the residential area in proximity to the project site, it is estimated that the proposed action would introduce a population of approximately 3,274 residents upon completion and total occupancy of both parcels.

3.3 Preliminary Assessment

A preliminary assessment of socioeconomic conditions has been undertaken per the guidance of the *CEQR Technical Manual*. The *CEQR Technical Manual* recommends that a socioeconomics assessment may be appropriate if the proposed action would result in substantial direct changes to existing residential populations, displace employees or businesses, result in new development that differs markedly from the surrounding neighborhood, create retail concentration that may draw a substantial amount of sales from existing businesses within the study area, or if the project would affect conditions in a specific industry. As described following, the proposed action would result in none of these conditions, and so no impacts to socioeconomic conditions would be expected and no further analysis is warranted.

NO DIRECT DISPLACEMENT

As described in Chapter 1, "Project Description," and explained further in Chapter 2, "Land Use, Zoning, and Public Policy," the proposed action would result in approximately 1,169 units of affordable housing, of which 200 would be dedicated to senior citizens, and up to approximately 122,500 sf of commercial space on the project site, which currently is primarily unbuilt and comprises maintained lawn and surface parking and driveway associated with the Brooklyn Developmental Center ("BDC"), along with some storage space. The proposed action would not result in direct displacement of residences, businesses, or institutions, as none exist on the project site or would be introduced to the project site in the absence of the proposed action; further, the BDC no longer relies on these portions of campus, and so there would be no direct displacement of the BDC, which is expected to maintain its current level of operation in the future with or without the proposed action.

NO INDIRECT DISPLACEMENT

The proposed action would not result in indirect residential, business or institutional displacement, or adverse effects on specific industries, since, as explained in Chapter 2, "Land Use, Zoning, and Public Policy," the proposed action would introduce development on the project site that would be consistent with and not expected to affect surrounding development. In particular, as described in Chapter 1, "Project Description," the purpose of the proposed action is to provide affordable housing in an underserved area of Brooklyn, known as East New York. As such, the proposed action would not adversely affect low-income populations but rather, would provide affordable housing to meet existing demand in the area. Moreover, the type of development that would be introduced with the proposed action would be similar to other affordable housing development that has recently been introduced in the surrounding area through implementation of the Fresh Creek Urban Renewal Plan ("FCURP"); therefore, the proposed action would be consistent with the character of the surrounding neighborhood and compatible with FCURP policy that has established the surrounding development pattern.

The commercial activity introduced with the proposed action is expected to be compatible with the surrounding area, which includes the Gateway Center commercial complex (and regional retail shopping destination). The commercial context of the project site is Gateway Center, across Erskine Street to the west. Gateway Center is an approximately 1,270,000 sf regional shopping center (e.g., "destination retail" use); at up to approximately 122,500 sf, the relative size of commercial area and type of businesses that would be introduced with the proposed action on the project site would not affect Gateway Center businesses. Rather, it is anticipated that the proposed action may provide commercial space, including office and day care, as well as local retail (rather than destination retail), that is not otherwise provided near the project site. Therefore, no indirect displacement of commercial uses is expected.

NO EFFECT ON GOODS AND SERVICES

Finally, the proposed action would consist primarily of residential space with up to approximately 122,500 sf of commercial space; therefore, the proposed action would not introduce new industry to the area, or otherwise affect conditions in any specific industry. The proposed action would neither affect the availability of goods and services, nor would it affect economic investment in a way that could change the socioeconomic character of the study area, most of which, as described in Chapter 2, "Land Use, Zoning, and Public Policy," has been developed in accordance with the FCURP. Therefore, the proposed action would not cause any notable direct or indirect effect to industry or commercial activity.

CONCLUSION

In summary, the proposed action would not 1) result in substantial direct changes to existing residential populations, 2) displace employees or businesses, 3) result in new development that differs markedly from the surrounding neighborhood, 4) create a retail concentration that may draw a substantial amount of sales from existing businesses within the study area, or 5) affect conditions in a specific industry. Therefore, the proposed action would result in no circumstances warranting further analysis of socioeconomic impacts.

The remainder of this chapter focuses on characterizing the population that is present in the vicinity of the project site and is expected in the future with and without the proposed action.

3.4 Methodology

STUDY AREA AND DATA SOURCES

The U.S. Census Bureau provides data to describe population, housing, and income at the Census Tract ("CT") level to describe the socioeconomic conditions of the project site and its neighborhood in the context of the borough (e.g., county) and the City. Census data enable historical comparisons of identical geographical areas to establish population trends as well as support compilation of information regarding demographic characteristics of an area, such as ethnicity and race, as well as housing statistics, such as tenure, occupancy, and household composition and size.

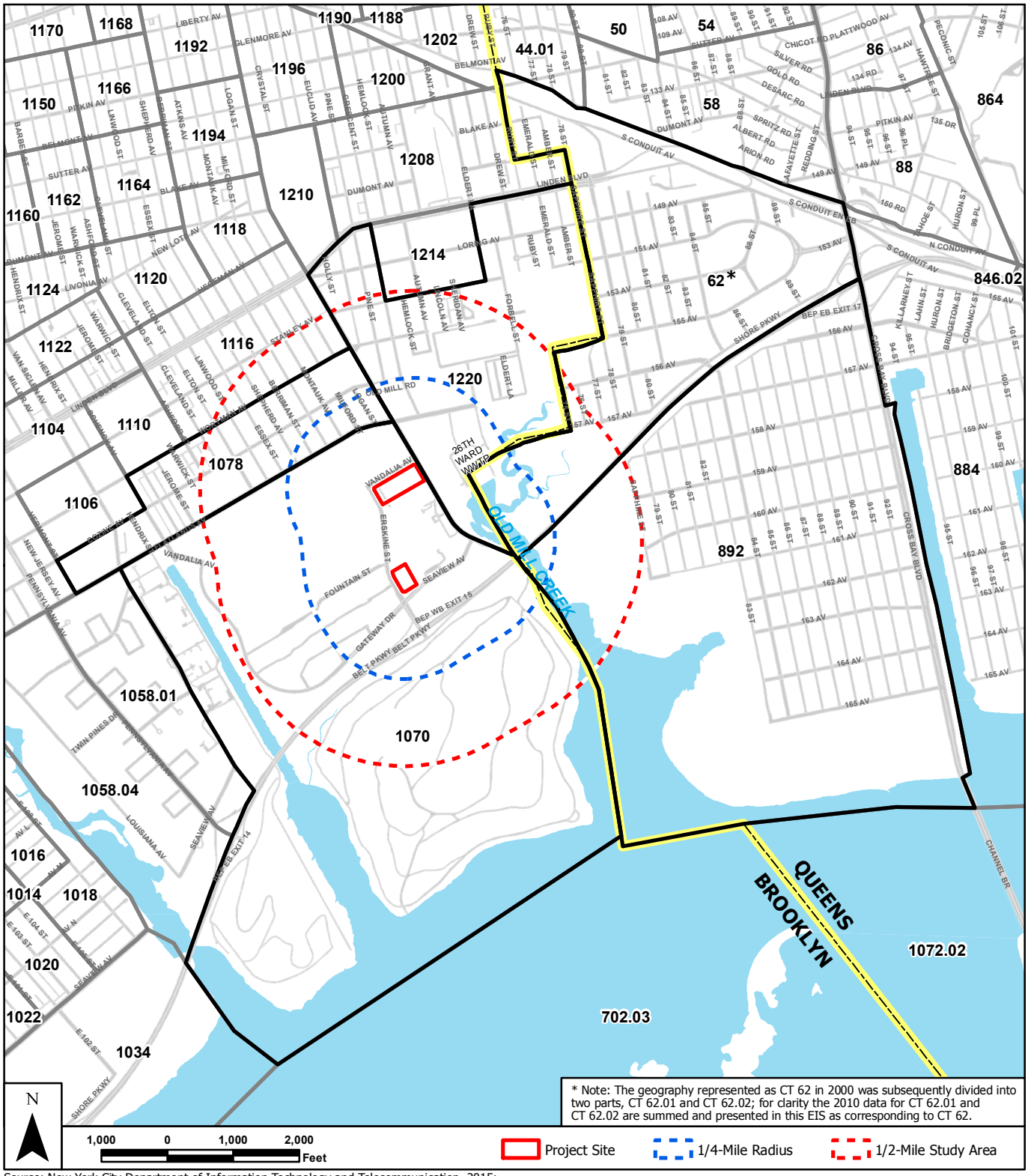
The most current published data available from the U.S. Census Bureau to describe the community surrounding the project site are available either as the direct reported results of the Decennial Census (for years 2000 and 2010) or as the estimates developed by the U.S. Census Bureau in its American Community Survey ("ACS") 2009-2013. Decennial Census data are relied upon as the basis for reporting population, population trends, ethnicity, age distribution, household type and occupancy in the study area, and to provide Borough-level and City-level estimates for comparison. ACS statistics are utilized to provide supplemental information to describe population (2013), housing tenure (2014), household income (2013), and industry statistics (2013) for more recent years.

The socioeconomic data are principally used for the open space assessment (see Chapter 5, "Open Space"). As such, the study area defined for the collection of socioeconomic data includes the CT in which the project site is located (CT 1070), as well as any CT with at least 50 percent of its total area located within a ½-mile radius of the project site (CT 1078 and CT 1220). However, the area immediately surrounding the project site in CT 1070, which represents the bulk of residential development within a ½-mile of the site, has been developed only recently (since the 2010 Census) through implementation of the FCURP, and this development is currently underway; consequently, available Census and ACS data for these three CTs may not accurately or fully represent the characteristics of population and households currently present or that may be anticipated in the future without the proposed action. Therefore, in order to collect data to support reasonable estimation of population growth that may be anticipated in the vicinity of the project site, the study area is expanded to also include two nearby CTs with similar residential area to that of the project site. These two CTs (CTs 62 and 892[1]) are adjacent to and east of the CTs within a ½-mile of the project site; and critically, these two CTs include residential areas that are

[1] CT 62, as it was identified in 2000, was subsequently divided into two parts, CT 62.01 and CT 62.02, which are utilized to facilitate direct comparison of equivalent geographic areas; for the purposes of clarity in presenting information, the data collected for CTs 62.01 and 62.02 in 2010 and later, are reported in summation and presented as equivalent to "CT 62" in this assessment of socioeconomic conditions.

established (thereby allowing for relevant historic Census data from 2000 and 2010 to be collected) and are similar to the project site in that they also lack direct subway access. Given these factors, these two CTs are included in the study area as a means to identify population trends that support reasonable projections of future population. Please refer to Figure 3-1, "Socioeconomic Conditions."

As shown on Figure 3-1, "Socioeconomic Conditions," the study area includes three CTs in Brooklyn (CTs 1070, 1078, and 1220) and two in Queens (CTs 62 and 892), and so the data collected for the study area are compared to similar data for Brooklyn, Queens, and the City overall. In this manner, the data used to describe the socioeconomic conditions of the study area can be described as part of the broader urban context.



Source: New York City Department of Information Technology and Telecommunication, 2015; New York City Department of City Planning 2010 US Census Tract; CSA Group, 2015; STV Incorporated, 2015.

Figure 3-1

SOCIOECONOMIC CONDITIONS

Census Tract Study Area
Census Tract
County Boundary

Fountain Avenue Land Use Improvement and Residential Project

NEW YORK STATE OF OPPORTUNITY. Empire State Development

3.5 Existing Conditions

POPULATION

Residential Population

As shown in Table 3-1, "Residential Population Trends – 2000 to 2010, and 2013 Population Estimate," the study area population was approximately 28,477 in 2010. Data indicate that between 2010 and 2013, the total population of the study area increased by approximately 7.88 percent to 30,722 residents, while the populations of Brooklyn, Queens and New York City increased at a much lower rate; approximately 1.4 percent, 1.15 percent and 1.15 percent, respectively.

As shown in Table 3-2, "Study Area Residential Population – 2016," approximately 32,745 residents are estimated to represent the total study area population in existing conditions (2016). This estimate accounts for the Gateway Estates development occurring in CT 1070 per implementation of the FCURP, which applies to almost the entire CT. Specifically, the 2016 population in CT 1070, is calculated discretely by adding the population estimated to have moved into the portions of the Gateway Estates development completed since 2010, to the resident population reported for 2010, absent the Gateway Estates development. No other recent developments have been identified in the study area, apart from the Gateway Estates development. Therefore, the estimated 2016 population for CT 1070 (2,397 residents) is then added to the estimated population for the remaining CTs in the study area (30,348 residents) to provide a 2016 total estimated population for the study area (32,745 residents).

Table 3-1: Residential Population Trends – 2000 to 2010, and 2013 Population Estimate

	Population		Change (2000 – 2010)		Population
Geography	**2000**	**2010**	**Increment**	**Percent**	**2013***
CT 1070	294	322	28	9.52%	751
CT 1078	4,428	3,849	-579	-13.08	3,866
CT 1220	2,555	5,495	2,940	115.07	5,408
CT 62**	11,309	11,381	72	0.63	12,422
CT 892	8,734	7,430	-1,304	-14.93	8,275
Total Study Area Population	**27,320**	**28,477**	**1,157**	**4.23**	**30,722**
*Total Study Area Population (Excluding Tract 1070***)*	*27,026*	*28,155*	*1,129*	***4.18****	*29,971*
Brooklyn	2,465,326	2,504,700	39,374	1.60	2,539,789
Queens	2,229,379	2,230,722	1,343	0.06	2,256,400
New York City	8,008,078	8,175,133	167,055	2.09	8,268,999

Notes:

CT = "Census Tract"

* Population trends are based on the decennial Census data 2000 – 2010; however, the ACS population estimates are provided for additional information. It is noted that the total population for the study area, excluding CT 1070 (for reasons noted below in this table) is estimated by ACS to have been 29,971 in 2013, whereas projections based on 2000 – 2010 data arrive at a 2013 projected population of 28,510. Therefore, ACS estimates for 2013 are relied upon as a reasonably conservative base year for calculating the Existing 2016 population in the study area (see Table 3-2: Study Area Residential Population – 2016).

** The geography represented as CT 62 in 2000 was subsequently divided into two parts, CT 62.01 and CT 62.02; for clarity, the 2010 and 2013 data for CT 62.01 and CT 62.02 are summed and presented in this table as corresponding to CT 62.

*** Implementation of the FCURP controls most of the buildable area within CT 1070; therefore, the estimated population attributable to the Gateway Estates development comprises the total anticipated population increase in CT 1070. Excluding CT 1070, the growth rate of study area CTs between 2000 and 2010 was 4.18. This growth rate is used to project 2016 and 2028 study area population (excluding CT 1070), as reported in Table 3-2, "Study Area Residential Population – 2016," and Table 3-10, "Residential Population Projection – 2028."

Source: 2000, 2010 Census and 2013 ACS; CSA Group, 2015.

Table 3-2: Study Area Residential Population – 2016

Geography	Population 2013	Population 2016
CT 1070*	751	2,397**
CT 1078	3,866	3,915+
CT 1220	5,408	5,476+
CT 62***	12,422	12,578+
CT 892	8,275	8,379+
Total Study Area Population	30,722	**32,745**

Notes:

CT = "Census Tract"

* Nearly the entirety of CT 1070 comprises area controlled per the FCURP; the Gateway Estates development is the only identified planned development in the CT and, therefore, is anticipated to represent the only substantial introduction of population to the area. Therefore, a growth rate has not been utilized in estimating the 2016 population in CT 1070; rather, the CT 1070 population for 2016 is calculated by adding to its 2010 population (322 persons) the additional population introduced since 2010 (2,075 persons), who are estimated to reside in the Gateway Estates development as described below.

** Of the total 2,385 units to be developed as part of the Gateway Estates development by 2018, it is estimated that approximately 741 units have been completed by 2016 and the remaining 1,644 units would be complete by 2018; applying the 2010 average household size of 2.8 (refer to Table 3-5, "Housing Type and Size – 2000 and 2010"), as reported in the 2010 Decennial Census data (subsequent to the completion of the *Gateway Estates II Final Environmental Impact Statement ("FEIS")*), to the 741 units currently occupied as of 2016, results in an estimated 2,075 residents added to CT 1070 since 2010.

*** The geography represented as CT 62 in 2000 was subsequently divided into two parts, CT 62.01 and CT 62.02, for the 2010 Census; for clarity, the 2010 data for CT 62.01 and CT 62.02 are summed and presented in this table as corresponding to CT 62.

+ Based on U.S. Census data, the population in study area CTs (excluding CT 1070) increased by approximately 4.18 percent over the ten-year period 2000-2010; this same rate of population increase is used in this EIS to develop population projections for 2016 and 2028 for these same CTs, though relying on ACS estimates for 2013 as the base year for projecting 2016 population projections. Projections assume a steady population increase that results in the same number of persons being added to the population each year; for example, the 2016 population in CT 1078 is calculated as follows: the estimated 2013 population in CT 1078 (3,866 people) is multiplied by 0.0418 (as the percentage, 4.18 percent) and then multiplied by 0.3 (to represent the portion of the ten-year increment to which the 4.18 percent increase applies), which results in an additional 49 people being added to CT 1078 over a three-year period (2013-2016), resulting in a 2016 population of 3,915 persons in CT 1078.

Source: 2010 Census; *Gateway Estates II FEIS;* New York City Department of Housing Preservation and Development, Lead Agency, February 4, 2009; CSA Group, 2015.

Age Distribution

As shown in Table 3-3, "Age Distribution – 2010," the largest percentage of the study area population (approximately 53 percent) is between the ages of 25 and 64. This percentage is just slightly lower than the percentage for all of Brooklyn (approximately 54 percent), Queens (approximately 57 percent), and New York City (approximately 56 percent). Notably, the percentage of population 65 and older is greater in the study area (approximately 19 percent), compared to approximately 12 percent in the borough as a whole, 13 percent in Queens, and 12 percent in the City.

Table 3-3: Age Distribution – 2010

Age	Study Area		Brooklyn		Queens		New York City	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Under 5	**1,584**	5.56%	177,198	7.07%	132,464	5.94%	517,724	6.33%
5-9	**1,625**	5.71	159,391	6.36	123,766	5.55	473,159	5.79
10-14	**1,576**	5.53	156,563	6.25	123,406	5.53	468,154	5.73
15-19	**1,651**	5.80	170,684	6.81	139,096	6.24	535,833	6.55
20-24	**1,597**	5.61	195,797	7.82	160,875	7.21	642,585	7.86
25-64	**15,114**	53.07	1,357,434	54.20	1,264,969	56.71	4,544,520	55.59
65+	**5,330**	18.72	287,633	11.48	286,146	12.83	993,158	12.15
Total Population	**28,477**	100	2,504,700	100	2,230,722	100	8,175,133	100

Source: Bureau of Census 2010, General Population, Age; CSA Group, 2015

Race and Ethnicity

As shown in Table 3-4, "Race and Ethnicity – 2010," approximately 58 percent of the study area population in 2010 identify as White, with approximately 31 percent identifying as Black or African American. By comparison a smaller percentage of the population identify as White in the borough (approximately 43 percent), Queens (approximately 40 percent), and the City (approximately 44 percent). Compared to the study area, a larger percentage of the Brooklyn population identified as Black (approximately 34 percent), but a substantially smaller percentage of the Queens population identified as Black (approximately 19 percent); approximately 26 percent of the City population identified as Black. It is notable that Brooklyn, Queens, and City populations reported about 12 percent, 18 percent, and 17 percent, respectively, as being either "Other Race" or "Two or More Races," though such identifications were negligible in the study area. Further, Census data indicate that approximately 12 percent of the study area population identify as Hispanic or Latino, compared to approximately 14 percent in Brooklyn, 21 percent in Queens, and 21 percent in the City overall.

Table 3-4: Race and Ethnicity – 2010

	Study Area		Brooklyn		Queens		New York City	
	Total	**Percent**	**Total**	**Percent**	**Total**	**Percent**	**Total**	**Percent**
White*	16,470	57.84%	1,072,041	42.80%	886,053	39.72%	3,597,341	44.00%
Black or African American*	8,900	31.25	860,083	34.34	426,683	19.13	2,088,510	25.55
American Indian and Alaska Native*	89	0.31	13,524	0.54	15,364	0.69	57,512	0.70
Asian*	894	3.14	262,276	10.47	511,787	22.94	1,038,388	12.70
Native Hawaiian and Other Pacific Islander*	7	0.02	1,243	0.05	1,530	0.07	5,147	0.06
Other Race*	1,500	5.27	219,229	8.75	288,392	12.93	1,062,334	12.99
Two or More Races	617	2.17	76,304	3.05	100,913	4.52	325,901	3.99
Hispanic or Latino	3,502	12.23	359,871	14.37	459,179	20.58	1,709,204	20.91
Total Population **	28,477	--	2,504,700	--	2,230,722	--	8,175,133	--

Notes:
*Represents the segment of population identifying as only this category, e.g., "White alone," "Black or African American alone," etc.
** The Total Population noted in this table is the total population reported for the respective geographic area. Census respondents may identify with multiple categories, and as a result the sum of responses by race and ethnicity may not equal the total population.

Source: U.S. Census Bureau, 2010 survey. Of note, Census allows citizens to claim more than one ethnicity, thus table values often add to more than 100 percent of the population; CSA Group, 2015.

HOUSEHOLDS AND INCOME

Household Type

As shown in Table 3-5, "Household Type and Size – 2000 and 2010," there were a total of approximately 11,713 households in the study area in 2010, approximately 63 percent and 37 percent of which were Family and Non-Family households, respectively. Similarly, about 63 percent of all households in Brooklyn were also Family households, compared to approximately 68 percent in Queens and 60 percent in the City.

The total number of households increased in the study area by about 6 percent, between 2000 and 2010; the individual CTs in the study area, however, varied, with some CTs gaining substantial numbers of units; for example, CT1220, east of the project site, gained more than 1,000 new households, resulting in an approximately 112 percent increase in the total number of households in that CT, while the total number of households in CT 892 (in Queens), decreased by about 13 percent. In the same time period, the total number of households increased by about 4 percent in Brooklyn and by about 3 percent in the City overall, while the total number of households in Queens decreased slightly.

The average household size in 2010 was about 2.7 persons per household in the borough, 2.8 persons per household in Queens, and 2.6 persons per household in the City. The average household size in study area CTs varies from about 1.8 persons per household to 2.8 persons per household. As such, the largest reported household size (2.8 persons per household) is used for estimating population increase attributable to the Gateway Estates development (as noted in Table 3-10, "Residential Population Projection – 2028"), as well as for the purposes of developing a reasonably conservative estimate of future population attributable to the proposed action.

Table 3-5: Household Type and Size – 2000 and 2010

Geography	Family				Non-Family				Total Households			2010 Average Household Size
	2000		2010		2000		2010		2000	2010	Percent Change, 2000 to 2010	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent				
CT 1070	--	--	83	64.34	--	--	46	35.66%	0	129	--	2.5
CT 1078	1,184	66.37	974	57.29	600	33.63%	726	42.71	1,784	1,700	4.71%	2.3
CT 1220	662	70.50	1,355	68.16	277	29.50	633	31.84	939	1,988	111.71	2.8***
CT 62*	3,126	58.91	2,915	55.38	2,180	41.09	2,349	44.62	5,306	5,264	- 0.79	1.8 – 2.5**
CT 892	2,496	82.21	2,085	79.22	540	17.79	547	20.78	3,036	2,632	- 13.31	2.8***
Study Area Total	7,468	67.49	7,412	63.28	3,597	32.51	4,301	36.72	11,065	11,713	5.86	1.8 – 2.8
Brooklyn	588,870	66.84	573,363	62.54	292,136	33.16	343,493	37.46	881,006	916,856	4.07	2.7
Queens	542,804	69.35	526,875	67.54	239,842	30.65	253,242	32.46	782,646	780,117	- 0.32	2.8
New York City	1,869,809	61.86	1,850,221	59.50	1,152,668	38.14	1,259,563	40.50	3,022,477	3,109,784	2.89	2.6

Notes:

CT = "Census Tract"
* The geography represented as CT 62 in 2000 was subsequently divided into two parts, CT 62.01 and CT 62.02; for clarity, the 2010 for CT 62.01 and CT 62.02 are summed and presented in this table as corresponding to CT 62.
** 2010 data indicate average household size for CTs 62.01 and 62.02 were 1.8 and 2.5, respectively.
*** Based on U.S. Census data, the average household size in the study area CTs ranged from approximately 1.8 persons per household to a maximum of 2.8 persons per household; for the purposes of analyses presented in this EIS, the average household size of 2.8 persons per household has been utilized in estimating population attributable to new development where only the number of units is known (e.g., Gateway Estates development in CT 1070, and the proposed action). As the largest representative household size in the study area and the one that would account for recent development in CT 1220, in particular (refer to Table 3-2, "Study Area Residential Population – 2016"), 2.8 persons per household is assumed to be a reasonably conservative estimate of population.

Source: U.S. Census Bureau 2010; CSA Group, 2015.

Housing Occupancy

As shown in Table 3-6, "Housing Occupancy – 2000 and 2010," there were a total of approximately 12,649 housing units in the study area in 2010, representing an increase of approximately 10 percent since 2000. This increase in the number of housing units is most apparent in CT 1220, corresponding to the increase in number of households in CT 1220 indicated previously in Table 3-5, "Household Type and Size – 2000 and 2010." During this same time period, the number of housing units also increased by approximately 8 percent in the borough, by approximately 2 percent in Queens, and by approximately 5 percent in New York City, overall.

U.S. Census data for 2010 indicate that approximately 93 percent of the study area housing units were classified by the Census as "occupied," while approximately 7 percent of the housing units were classified as "vacant." As shown in Table 3-6, "Housing Occupancy" there were also more occupied than vacant housing units in Brooklyn, Queens and New York City in 2010.

Table 3-6: Housing Occupancy – 2000 and 2010

	Total Housing Units			Occupied			Vacant		
	2000	**2010**	**Percent Change**	**2000**	**2010**	**Percent Change**	**2000**	**2010**	**Percent Change**
CT 1070	--	187	N/A	--	129	N/A	--	58	N/A
CT 1078	1,832	1,943	6.06%	1,784	1,700	-4.71%	48	243	406.25%
CT 1220	1,012	2,209	118.28	939	1,988	111.71	73	221	202.74
CT 62*	5,529	5,579	N/A	5,306	5,264	N/A	223	315	N/A
CT 892	3,085	2,731	-11.47	3,036	2,632	-13.31	49	99	102.04
Study Area Total	11,458	12,649	10.39	11,065	11,713	5.86	393	936	138.17
Brooklyn	930,866	1,000,293	7.46	880,727	916,856	4.10	50,139	83,437	66.41
Queens	817,250	835,127	2.19	782,664	780,117	-0.33	34,586	55,010	59.05
New York City	3,200,912	3,371,062	5.32	3,021,588	3,109,784	2.92	179,324	261,278	45.70

Notes:

CT = "Census Tract"
* The geography represented as CT 62 in 2000 was subsequently divided into two parts, CT 62.01 and CT 62.02; for clarity, the 2010 data for CT 62.01 and CT 62.02 are summed and presented in this table as corresponding to CT 62.

Source: 2010 Census Data (www.census.gov). According to ACS 2009-2013, average household size did not change significantly (<0.1 percent) from 2010 census data; CSA Group, 2015.

Housing Tenure

As shown in Table 3-7, "Housing Tenure – 2014," there were a total of approximately 12,181 occupied units in the study area in 2014, approximately 60 percent of which were owner-occupied. By comparison, the percent of total units that were owner-occupied was less in the borough as a whole, Queens, and the City – about 30 percent, 44 percent, and 32 percent, respectively.

Table 3-7: Housing Tenure – 2014

	Total Occupied	Owner occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
CT 1070	352	198	56.25%	154	43.75%
CT 1078	1,729	876	50.67	853	49.33
CT 1220	2,045	325	15.89	1,720	84.11
CT 62.01	2,751	2,145	77.97	606	22.03
CT 62.02	2,587	1,152	44.53	1,435	55.47
CT 892	2,717	2,578	94.88	139	5.12
Study Area Total	12,181	7,274	59.72	4,907	40.28
Brooklyn	925,371	273,246	29.53	652,125	70.47
Queens	780,069	341,857	43.82	438,212	56.18
New York City	3,095,931	988,803	31.94	2,107,128	68.06

Note:

CT = "Census Tract"

Source: U.S. Census Bureau, 2010-2014; 5 year ACS Survey, Housing Tenure; CSA Group, 2015.

Income

As shown in Table 3-8, "Household Income (by Percent of Total Households) – 2013," the mean income in the study area was reported to be approximately $74,558 in 2013. By comparison, the mean income is approximately $67,629 in the borough, approximately $73,521 in Queens, and approximately $82,556 in the City, overall.

Table 3-8: Household Income (by Percent of Total Households) – 2013

	Study Area Total	Brooklyn	Queens	New York City
Less than $10,000	6.3%	11.80%	7.10%	10.40%
$10,000 to $14,999	4.1	6.90	4.60	6.10
$15,000 to $24,999	7.1	11.60	10.50	10.70
$25,000 to $34,999	10.9	10.00	9.20	9.30
$35,000 to $49,999	11.2	12.60	12.90	11.70
$50,000 to $74,999	18.2	16.10	18.10	15.70
$75,000 to $99,999	16.6	10.30	13.20	10.90
$100,000 to $149,999	13.6	11.60	14.60	12.50
$150,000 to $199,999	4.1	4.70	5.80	5.50
$200,000 or more	5.8	4.40	4.20	7.20
Median income (dollars)	*	$46,085	$57,001	$52,259
Mean income (dollars)	**	$67,629	$73,521	$82,556
Number of Households:	12,353	916,025	778,630	3,070,298

Notes:

* Median household income in the study area ranged from $40,690 in CT 1220 to $90,362 in CT 892
** Mean household income in the study area ranged from $49,682 in CT 1220 to $103,115 in CT 892.

Source: 2009-2013 ACS 5-year survey; CSA Group, 2015.

INDUSTRY

As shown in Table 3-9, "Industry – 2013," the largest percentage (approximately 30 percent) of the study area population is employed by the educational services, health care, and social assistance industries sector; this is similar to, though slightly higher than, employment in the same sector in Brooklyn (approximately 29 percent), Queens (approximately 24 percent), and New York City (approximately 26 percent). The professional, scientific, and management, administrative and waste management services industries sector, as well as the arts, entertainment, recreation, accommodation, and food services industries sector, employ at least approximately 10 percent of their individual populations.

Table 3-9: Industry – 2013

Industry Sector	Study Area Total		Brooklyn		Queens		New York City	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	11,851		1,114,135		1,072,133		3,789,820	
Agriculture, forestry, fishing hunting, mining	47	0.4%	964	0.1%	1,671	0.20%	4,650	0.1%
Construction	622	5.2	58803	5.4	70,911	6.6	185,029	4.9
Manufacturing	461	3.8	46408	4.02	48,473	4.50	150,216	4
Wholesale trade	405	3.4	26165	2.3	29,457	2.70	88,252	2.3
Retail trade	1,050	8.9	107027	9.6	115,158	10.70	374,701	9.9
Transportation, warehousing, utilities	1,179	9.9	67945	6.1	83,687	7.8	222,008	5.9
Information	412	3.5	43256	3.9	28,052	2.6	142,695	3.8
Finance insurance, real estate rental, leasing	956	8.2	87344	7.8	90,215	8.4	380,080	10.0
Professional, scientific, and management, administrative & waste management services	994	8.4	135955	12.2	112,553	10.5	480,034	12.7
Educational services, health care, social assistance	3,601	30.4	320523	28.8	254,041	23.7	1,000,851	26.4
Arts, entertainment, recreation, accommodation, food services	641	5.4	110395	9.9	121,349	11.3	395,205	10.4
Other services, except public administration	713	6	62857	5.6	71,767	6.7	215,050	5.7
Public administration	770	6.5	46484	4.2	44,799	4.2	151,049	4.0

Source: U.S. Census 2009-2013 ACS; Selected Economic Conditions; CSA Group, 2015.

3.6 The Future Without the Proposed Action ("No Action" Conditions)

As described in Chapter 2, "Land Use, Zoning, and Public Policy," the project site is expected to remain in its current, unoccupied state, and study area conditions in the future without the proposed action are expected generally to resemble existing conditions but for the completion of the Gateway Estates development that is currently underway.

As shown in Table 3-10, "Residential Population Projection – 2028," a total of 37,314 persons are projected to reside in the study area in the future without the proposed action. As noted Table 3-10, in the study area CTs, excluding 1070 (which comprises most of the Fresh Creek Urban Renewal Area ("FCURA") and is being developed as the Gateway Estates development), the population increased by approximately 4.18 percent over the ten-year period 2000 to 2010. With no major development projects anticipated in the study area, except for the Gateway Estates development, most of the study area is expected to maintain a similar rate of population growth.

With the Gateway Estates development complete, the FCURP will be fully realized, leaving no substantial undeveloped or underdeveloped property in CT 1070; therefore, for CT 1070, specifically, the future population is estimated to represent new population added by the Gateway Estates development, which will be complete in 2018. In order to determine the projected population of CT 1070 in 2028, the reported 2016 population of 2,397 persons is increased by adding the number of persons expected to occupy the final phases of the Gateway Estates development (4,604 persons). As noted in Table 3-10, "Residential Population Projection – 2028," of the total 2,385 units to be developed as part of the Gateway Estates development by 2018, it is estimated that approximately 741 units will have been completed by 2016 and the remaining 1,644 units will be complete by 2018; applying the 2010 average household size of 2.8 (refer to Table 3-5, "Housing Occupancy – 2000 and 2010"), to the 1,644 to be constructed/occupied between 2016 and 2018 results in an estimated 4,604 residents being added to CT 1070 after 2016.

Table 3-10: Residential Population Projection – 2028

Geography	Population 2016	Population 2028
CT 1070*	2,397**	7,001**
CT 1078	3,915	4,112+
CT 1220	5,476	5,751+
CT 62***	12,578	13,209+
CT 892	8,379	8,800+
Total Study Area Population	32,745	**38,873**

Notes:

CT = "Census Tract"

* CT 1070 contains the Gateway Estates development, which is being developed per implementation of the FCURP; as such, there are no unplanned areas that could be developed apart from remaining phases of the Gateway Estates development, and the only residential population in CT 1070 would be directly attributable to the Gateway Estates development. Therefore, the 2028 population in CT 1070, is calculated by adding the 2016 population residing in CT 1070 (2,323 persons) to the anticipated population residing in the Gateway Estates development not already occupied as of 2016 (4,439 persons).

** Of the total 2,385 units to be developed as part of the Gateway Estates development by 2018, it is estimated that approximately 741 units will have been completed by 2016 and the remaining 1,644 units would be complete by 2018; applying the 2010 average household size of 2.8 (refer to Table 3-5, "Housing Type and Size – 2000 and 2010"), as reported in the 2010 Decennial Census data (subsequent to the completion of the *Gateway Estates II FEIS*), to the 1,644 to be constructed/occupied between 2016 and 2018 results in an estimated 4,604 residents added to CT 1070 since 2016. Given that no new development would be expected other than the full build-out of Gateway Estates development, no significant additional population growth between 2018 and 2028 is anticipated absent the proposed action.

*** The geography represented as CT 62 in 2000 was subsequently divided into two parts, CT 62.01 and CT 62.02; for clarity, the 2010 data for CT 62.01 and CT 62.02 are summed and presented in this table as corresponding to CT 62.

+ Based on U.S. Census data, the population in study area CTs (excluding CT 1070) increased by approximately 4.18 percent over the ten-year period 2000-2010; this same rate of population increase is used in this EIS to develop population projections for 2028 for these same CTs. Projections assume a steady population increase that results in the same number of persons being added to the population each year; for example, the 2028 population in CT 1078 is calculated as follows: the projected 2016 population in CT 1078 (3,915 people, as provided previously in Table 3-2, "Study Area Residential Population – 2016") is multiplied by 0.0418 (as the percentage, 4.18 percent) and then multiplied by 1.2 (to represent the portion of the ten-year increment to which the 4.18 percent increase applies), which results in an additional 197 people being added to CT 1078 over a 12-year period (2016-2028), resulting in a 2028 population of 4,112 persons in CT 1078.

Source: 2000, 2010 Census; *Gateway Estates II FEIS*; New York City Department of Housing Preservation and Development, Lead Agency; February 4, 2009; CSA Group, 2015.

3.7 The Future With the Proposed Action ("With Action" Conditions)

POPULATION SIZE

As described in Chapter 1, "Project Description," it is anticipated that the development of the project site would be undertaken in five phases, with construction completion and respective occupancy to be complete in alternating years, beginning 2020 and finishing 2028. As shown in Table 3-11, "Construction Phasing and Occupancy – 2028," the project would introduce approximately 930 residents to the project site at the completion of the total development of Parcel A (labeled below as "Phase 1").

Table 3-11: Construction Phasing and Occupancy – 2028

Project Phase	Construction Start Year	Construction End Year (Full Occupancy)	Estimated Number of Residents* (per Phase)	Estimated Number of Residents (Cumulative)	Project Occupancy (Cumulative Percentage)
Phase 1	2017	2020	930	930	28.4
Phase 2	2019	2022	742	1,672	51.0
Phase 3	2021	2024	479	2,151	65.7
Phase 4	2023	2026	462	2,613	79.8
Phase 5	2025	2028	661	**3,274 Total**	100

*****Residential population estimates associated with the proposed action are based upon the average household size for both CT 1220 (Brooklyn) and CT 892 (Queens), since Census data indicate that these CTs had the largest average household size (2.8 persons per household) of any study area CT for the most currently available year, 2013 (see previous Table 3-5, "Housing Type and Size – 2000 and 2010"); assuming this household size represents a reasonably conservative, or "worst-case" scenario.

Source: The Arker Companies, 2015; CSA Group, 2015.

It is projected that subsequent development, as detailed in Chapter 1, "Project Description," would result in the construction of two buildings at a time, with the exception of Phase 3; given the differences in building layouts, the numbers of units and, consequently, the number of residential occupants would vary, from as few as approximately 462 new residents attributable to Phase 4, to approximately 930 new residents attributable to Phase 1. Over half of the total new on-site residential population attributable to the proposed action would be expected to reside on the project site by the completion of Phase 2 in 2022, representing the complete development of Parcel A and the portion of the western building group on Parcel B that would include 200 units dedicated to seniors. (Please refer to Chapter 1, "Project Description," for details about construction phasing, site development and arrangement, and building occupancy.)

In combination with the projected No Action study area population of 38,873 individuals, as described previously, the 2028 total study area population with the proposed action complete would be approximately 42,147.

AFFORDABILITY

As described in Chapter 1, "Project Description," the purpose of the proposed action is to provide affordable housing in an underserved area of Brooklyn, known as East New York. The proposed action would result in approximately 1,169 units of affordable housing and up to approximately 122,500 sf of commercial space on the project site, which currently is unbuilt and comprises maintained lawn and surface parking and driveway areas on the BDC campus.

As described in Chapter 1, "Project Description," the GPP would require that 100 percent of the units developed as part of the proposed action would be targeted to affordability levels at or below 60 percent of the area median income ("AMI"). As shown in Table 3-12, "Area Median Income of the New York City Region – 2015," AMI for a family of four in 2015 was approximately $86,300.

Table 3-12: Area Median Income of the New York City Region – 2015

Family Size	100% of AMI	60% of AMI
Family of Four	$86,300	$51,780
Family of Three	77,700	46,620
Family of Two	69,100	41,460
Individual	60,500	36,300

Source: New York City Housing Development Corporation, 2015; New York City Housing Preservation and Development, 2015.

Based on Table 3-12, "Area Median Income of the New York City Region – 2015," 60 percent of AMI would be approximately $51,780 for a family of four, $46,620 for a family of three, $41,460 for a family of two, and $36,300 for an individual. As shown previously in Table 3-5, "Household Type and Size – 2000 and 2010," the average household size for CTs in the study area ranged from approximately 1.8 persons per household to approximately 2.5 persons per household. As shown previously in Table 3-8, "Household Income (by Percent of Total Households) – 2013," approximately 28.4 percent of households in the study area had an average household income of less than $35,000, thus potentially qualifying for residence within the proposed action housing units, since income is less than 60 percent of AMI for any household size. Although a less clear comparison, nearly 40 percent of the study area households have household incomes less than $50,000 (see previous Table 3-8), which is slightly less than the maximum qualifying rent (60 percent AMI) for a family of four in the proposed action residential units.

Therefore, the proposed action would meet part of the need for affordable housing in the study area. In addition, it is currently envisioned that twenty percent of the units would be designated for people with

intellectual and developmental disabilities; and 10 percent of the units would be adapted to be fully accessible and move-in ready for persons with mobility, hearing or vision impairment. Further, as is indicated in previous Table 3-3, "Age Distribution – 2010," the Census data indicate that a larger percentage of persons age 65 and older live in the study area (approximately 19 percent of the study area population), than is characteristic of Brooklyn, Queens, and the City (ranging from approximately 12 percent to 13 percent). Therefore, the set aside of 200 affordable housing units specifically for senior citizens, as part of the proposed action, would be expected to support efforts to meet a potential demand for affordable senior housing in the study area.