



OFFICE OF THE MAYOR
THE CITY OF NEW YORK

ALICIA K. GLEN
DEPUTY MAYOR FOR HOUSING AND
ECONOMIC DEVELOPMENT

March 6, 2018

The Honorable Fernando Cabrera
The Honorable Vanessa Gibson
New York City Council
City Hall
New York, NY 10007

Dear Council Member Cabrera and Council Member Gibson,

Your strong leadership and collaborative approach to this rezoning have been critical for the development and preservation of affordable housing in your neighborhood for years to come. Through the Jerome Avenue Neighborhood Planning process, we listened to hundreds of community residents at workshops and public meetings and took a broad, comprehensive look at current and future community needs to identify a wide range of strategies and investments, including key land use and zoning changes, which will support Jerome Avenue's growth and vitality.

Foremost among our priorities are housing quality and affordability. Today we will advance changes to the zoning of the Jerome Avenue corridor that will bring a substantial amount of affordable housing, much of which will remain permanently affordable through the mapping of Mandatory Inclusionary Housing.

Also included in these commitments are two state-of-the-art schools, catalytic investments in local parks, including \$25.7 million towards the completion and expansion of Grant Avenue Park, and the renovation of Davidson Community Center. We will also invest in transportation, safety, and improvements to the public realm along the Jerome Avenue corridor.

In the coming months, we will convene task forces on Public Health, housing preservation, and workforce training, and we will partner with local community-based organizations, legal service providers, and you to advance a comprehensive anti-displacement plan. New programs will also provide assistance to businesses and their workers who may see change in the coming years.

Thank you for your partnership in working towards a more livable, equitable, and affordable New York City.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alicia Glen".

Alicia Glen
Deputy Mayor, City of New York

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INTRODUCTION

The City will advance the following comprehensive neighborhood investments in housing, transportation, public space, small business and workforce development, and community services in the Jerome Avenue rezoning area. The strategies below reflect over \$189 million in new City funding for various projects and initiatives.

PRESERVE AFFORDABLE HOUSING

The New York City Department of Housing Preservation and Development (HPD) will work to preserve and protect 2,500 homes over the next two years. This goal will be achieved through a

combination of HPD’s preservation financing programs and Partners in Preservation (PIP) initiative.

Finance and Safeguard Affordability

1. Keep homes affordable by continuing to offer loans and tax incentives to building owners

Since 2014, HPD has financed the preservation of over 5,500 affordable homes in CBs 4 and 5, representing more than 10% of all homes preserved across the city. HPD will continue monitoring homes in Community Districts (CDs) 4 and 5 with affordability restrictions in its portfolio, and use its various financing programs to preserve and invest in the neighborhood’s existing affordable housing stock. HPD will strive to preserve the affordability of as many homes as possible in the Jerome area through 2026. Based on an assessment of its current pipeline, the agency will initiate preservation on at least 1,500 additional affordable homes over the next two years.

Timeline: Ongoing; initiate preservation of at least 1,500 affordable homes between January 1, 2018, and December 31, 2019.

2. Host outreach and marketing events to continue promoting programs that help owners make repairs and preserve affordability

HPD will continue its targeted outreach to property owners, including through events, mailings, e-mails, calls, and surveying of distressed properties. HPD currently hosts monthly Property Owners Clinics at its downtown location, where building owners can consult one-on-one with HPD preservation finance specialists and representatives from Department of Buildings (DOB), Department of Finance (DOF), and Department of Environmental Protection (DEP). HPD will target outreach for its monthly Property Owner Clinics – including via calls, mailings, and e-mails – to owners in the Jerome Avenue area. HPD will also conduct at least two property owner and homeowner resource events in the neighborhood. Outreach will be coordinated with local Council Members to determine communication and outreach strategies. HPD will e-mail to the Council Members regular reports of all property owner outreach conducted in the Jerome Avenue area and meet upon request.

Timeline: Ongoing and targeted community outreach; monthly Property Owner Clinics at 100 Gold Street. HPD will host at least two neighborhood resource fairs/clinics before the end of 2019.

3. Pilot a Landlord Ambassadors Program to provide technical assistance to Jerome Avenue area property owners

HPD is partnering with Enterprise Community Partners to pilot a Landlord Ambassadors Program to contract with community-based organizations who will conduct outreach and provide technical assistance to owners of multifamily buildings in targeted areas across the city. The Landlord Ambassador will work with local property owners to:

- Provide information about the benefits of using HPD financing programs;

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- Navigate HPD program requirements, including regulatory requirements, and package application materials for HPD review and approval; and
- Access local resources and vendors needed in order to close, construct, and operate their properties, including contractors, property managers, attorneys, and other professionals.

Timeline: Fiscal Year (FY) 2017-2019.

4. Help homeowners access the resources they need to keep, maintain, and improve their homes

Funding for home repairs is often hard to find for low-income homeowners, especially families struggling to make mortgage payments. HPD will create HomeFix, a new program to help low- and moderate-income homeowners in small, one-to-four family properties fund home repairs. The new program will pair financial counseling with financial assistance, and leverage the services of community and non-profit partners.

Timeline: FY 2019 launch.

5. Implement the Neighborhood Pillars Program to help community organizations acquire rent stabilized buildings

HPD and New York Housing Development Corporation (HDC) are launching a new Neighborhood Pillars program to finance the acquisition and rehabilitation of existing rent-regulated buildings to protect current tenants and stabilize communities. The City will double the capacity of the Acquisition Loan Fund to \$275 million to enable non-profits and mission-based organizations to acquire buildings that are rent-regulated, but not otherwise part of an existing affordable housing program.

Timeline: FY 2019 launch

Promote Safe and Healthy Housing

6. Continue to improve housing quality through rigorous enforcement of the Housing Maintenance Code

As part of the City's focus in the Jerome Avenue area, HPD has increased code inspections in Community Districts (CDs) 4 and 5 by 11%, and violations issued by 25% since 2014. HPD also spent \$2.2 million in emergency repairs between Fiscal Years 2014-2017.

Timeline: Ongoing.

7. Create a Southwest Bronx Housing Task Force to address unsafe building conditions

HPD will convene and manage a Task Force led by the Bronx Borough President and local Council Members to identify buildings of concern and create action plans to address issues for each building. Building issues may include but are not limited to tax

delinquencies, code violations, source of income discrimination, harassment, and expiring affordability restrictions. The Task Force will meet quarterly.

Timeline: Quarterly meetings for at least one year beginning Q2 2018.

Protect Tenants

8. Provide robust free legal representation

New York City is the first city in the United States to ensure that all tenants facing eviction in Housing Court or in NYCHA administrative proceedings will have access to legal assistance. Through a five-year implementation plan, free legal representation will be available to all tenants with household incomes at or below 200% of the federal poverty line, or roughly \$50,000 for a four-person family. Brief legal counseling will be available to those earning more. New investments to support Universal Access will be implemented and phased in over the next five fiscal years and will reach \$155 million by FY 2022. At full implementation, the City's tenant legal services programs are expected to provide access to legal services for 125,000 households, or 400,000 New Yorkers, and will level the playing field for tenants facing eviction and displacement.

Timeline: Ongoing through FY 2022.

9. Proactive outreach to Jerome Ave tenants to provide access to anti-displacement resources including legal services

The Tenant Support Unit (TSU), part of the Mayor's Public Engagement Unit (PEU), uses a data-driven approach to engage and provide assistance to New Yorkers who may be at risk of displacement or experiencing harassment. Outreach specialists conduct door-to-door outreach to inform tenants of their rights, identify any housing-related issues and connect them with a range of resources, such as emergency repairs and HRA's free legal services. Since July 2015, TSU specialists have knocked on over 32,600 doors and assisted over 6,000 tenants in the area. TSU will provide quarterly data (disaggregated by Council District) on all activities, including a list of targeted building, findings and issues encountered, and next steps to address issues.

Timeline: Ongoing through FY 2022.

10. Continue to work with the Tenant Harassment Prevention Task Force to investigate and take action against landlords who harass tenants

The Administration helped to create an interagency, multi-jurisdictional Tenant Harassment Prevention Task Force comprised of HPD, DOB, Department of Health and Mental Hygiene (DOHMH), the NYC Law Department, Department of Housing and Community Renewal (DHCR), and the New York State Office of the Attorney General (OAG) to investigate and bring enforcement actions – including criminal charges – against landlords who are found to be harassing tenants to force them to vacate rent-regulated homes. HPD will continue to work with the Tenant Harassment Prevention Task Force to take action against landlords in the Jerome Avenue area who are harassing tenants.

Timeline: Ongoing.

11. Host tenant resource fairs to educate tenants about their rights and resources to prevent displacement

HPD is committed to working with partner agencies, elected officials, and community groups to ensure tenants are aware of their rights and have access to important housing resources. HPD will host two tenant resource fairs per year in coordination with local Council Members. Additionally, as the Tenant Support Unit (TSU) conducts door-to-door outreach, they provide flyers informing tenants of their rights and offer assistance with accessing available resources to prevent displacement, including free legal services.

Timeline: Host two tenant resource fairs per year through the end of 2021.

12. Establish a “Certification of No Harassment” (CONH) Pilot Program

In response to feedback from the community and growing interest across the city, the Administration will enforce a pilot CONH program in designated neighborhoods, including CDs 4 and 5, to protect certain tenants from being harassed from their homes. This program will identify specific buildings which meet criteria indicating that tenants may be at risk for harassment. Owners of such buildings will be required to obtain a CONH before being granted building permits for specified covered work in the buildings. Community groups, under contract with HPD and identified through a Request for Proposals (RFP), will investigate buildings that apply for CONHs.

Timeline: Effective September 2018 - September 2021.

13. Pilot the new “Partners in Preservation” initiative to develop comprehensive anti-displacement strategies for buildings at risk

HPD will include the Jerome Avenue area in its new Partners in Preservation initiative and launch a Preservation Action Center that will serve as a hub for neighborhood-based anti-displacement initiatives. HPD will pair agency data with the on-the-ground experience and work of Council Members and other elected officials, community-based organizations, legal service providers, and local stakeholders to advance a comprehensive anti-displacement plan for the Jerome Avenue area. Strategies are expected to combine new and existing tools to address harassment and disrepair; provide tenants with anti-eviction legal services; protect homeowners from foreclosure and predatory activities; and help building owners access HPD financial resources to improve their buildings and preserve affordability. As part of this initiative:

- **Risk analysis:** This initiative will seek to identify and prevent the deregulation of affordable homes in CDs 4 and 5. HPD will conduct an analysis of the existing housing stock, including an inventory of all regulated affordable housing to the extent possible using existing data sources and an assessment of the potential for displacement and/or deregulation.
- **Neighborhood preservation goals:** The risk analysis will inform a series of neighborhood-wide preservation goals, strategies, and actions to protect

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vulnerable households to protect vulnerable households and ensure the Jerome Avenue area remains affordable into the future.

- **Building action plans:** HPD and partner organizations will develop and implement tailored action plans for approximately 40 rent-regulated buildings comprising 1,000 homes. Action plans will consist of building-specific strategies that seek to keep people in their homes, prevent deregulation, and preserve affordability. Strategies will include tenant organizing and education, legal counseling, litigation, proactive code enforcement, and owner outreach and technical assistance.
- **Coordination:** HPD and partner organizations will implement action plans in close coordination with tenant organizers, legal service providers, TSU, other government agencies, and the new Southwest Bronx Housing Task Force.
- **Tenant organizing:** This initiative will leverage funding for tenant organizers and legal service providers to partner with HPD to develop and implement building action plans. The Preservation Action Center will be housed within a community-based organization already on the ground in the neighborhood.
- **Meeting frequency:** HPD will convene regular project management/coordination meetings with partner organizations, and it will meet bi-monthly or upon request with local Council Members' offices.
- **Data sharing:** Affordable housing data, including preserved and newly constructed homes with affordability levels and homes at risk of deregulation, as well as updates on the implementation of building action plans, will be shared with the Council Members at bi-monthly meetings or upon request.

Timeline: Launch Q1 2019 for one year pilot period.

Expense Funding: \$200,000 for tenant organizing

Three-Quarters Housing

14. The Administration commits to the continuation of its work to identify Three Quarters Housing (TQHs)

The Task Force will continue to work with local advocates and community members on identifying three quarter houses and addressing immediate health and safety issues. This includes refreshing data on three quarter houses and inspecting new potential addresses as they are brought to the task force, as well as promoting the Rapid Rehousing Hotline. Human Resources Administration (HRA) will follow up on referrals from local elected officials and tenant advocacy groups.

Timeline: Ongoing.

Cluster Closing

15. Department of Homeless Services (DHS) will discontinue the use of all Cluster units in Council Districts 14 and 16

DHS will discontinue the use of all cluster units in Council Districts 14 and 16 by 2021.

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Council District 16: As of February 2018, Council District 16 housed 46 homeless facilities, including 22 shelters, 23 cluster sites, and 1 safe haven. The 23 cluster sites will be systematically closed by 2021. Subject to cooperation of private property owners, Department of Social Services (DSS) will move forward with the goal of transitioning clusters to Tier II transitional housing or permanent affordable housing.

Council District 14: As of February 2018, Council District 14 housed 38 homeless facilities, including 13 shelters and 25 cluster sites. The 25 cluster sites will be systematically closed by 2021. Subject to cooperation of private property owners, DSS will move forward with the goal of transitioning clusters to Tier II transitional housing or permanent affordable housing.

Buildings that contain cluster housing will be targeted for conversion to Tier II transitional housing or permanent affordable housing.

Timeline: DHS will end the use of all cluster units by 2021.

Dedicated Rental Assistance

16. Dedicate rental assistance to help move 250 homeless families and individuals out of shelter and into affordable housing

The Living in Communities (LINC), CITYFEPS Rent Supplement (CITYFEPS), and Special Exit and Prevention Supplement (SEPS) Rental Assistance programs were created to help homeless families and individuals move from temporary, emergency shelter back to the community as quickly as possible by paying a portion of their rent. HRA will dedicate LINC, CITYFEPS and SEPS or any successor program resources to help 250 homeless families and individuals from the rezoning area (zip codes 10451,10452,10453,10456,10457,10468) who are currently living in shelter move back into the neighborhood if they so choose.

Timeline: HRA expects to begin allocating vouchers within 120 days of the memorialization of the Jerome Avenue plan.

DEVELOP NEW AFFORDABLE HOUSING

The proposed rezoning could ultimately result in the development of approximately 4,000 homes, of which about a quarter would be permanently affordable through the implementation of the Mandatory Inclusionary Housing program (MIH). The City will encourage developers to utilize its financing programs to develop buildings that are 100% affordable.

17. Incentivize the development of deeply affordable housing that exceeds minimum MIH requirements

HPD recently updated its financing terms for its Extremely Low & Low-Income Affordability (ELLA) and Mix & Match programs to enable deeper affordability levels and to set aside homes for formerly homeless households. Additionally, any MIH project receiving City subsidy must now provide 15% more permanently affordable homes than

required by the MIH program alone. Housing developments financed by HPD, greater than 45 homes, will include at least 10% of all homes for families earning less than 30% of the Area Median Income (AMI), and an additional 10% for families earning at or below 50% of AMI. If MIH Option 1 and the Deep Affordability Option are mapped along the Jerome Avenue corridor, any project that receives HPD financing under the ELLA or Mix & Match programs will be required to set aside between 35% and 40% of all homes as permanently affordable.

Timeline: Ongoing.

18. Proactively engage property owners along Jerome Avenue about the City’s resources to develop affordable housing

HPD, in partnership with the Department of City Planning (DCP), the Department of Small Business Services (SBS), and local elected officials, will host an event this spring for property owners in the rezoning area to inform them of the City’s resources for developing new mixed-use affordable housing and for small business support and development.

Timeline: Spring 2018.

19. Advance affordable housing development on publicly-owned land

The City will advance the development of publicly owned sites in CDs 4 and 5 for affordable housing.

- **Morrisania and Morris Heights NCP**
Two small sites located at 130 West 182nd St and 1647 Popham Avenue, were included in the New Infill Homeownership Opportunities Program (NIHOP)/Neighborhood Construction Program (NCP) Request for Qualifications (RFQ) as part of the Morrisania and Morris Heights cluster. HPD selected a development team led by Neighborhood Infill Partners in February 2018 to develop these two sites, along with seven other small and difficult to develop sites scattered across CDs 3 and 12. The two sites in CD 5 will be developed into approximately 29 affordable rental homes under the Neighborhood Construction Program. The sites will need to undergo environmental analysis and, eventually, Uniform Land Use Reform Procedure (ULURP) for disposition and other potential actions.
- **97 West 169th Street**
This is a site adjacent to Corporal Fischer Park that was approved for a non-open space use through State legislation and signed by Governor Cuomo in September 2017. HPD will prioritize 100% affordable housing and deep affordability at this site, and will issue an RFP for the development of senior housing. A development team will be selected through a competitive RFP process.
- **Morrisania Diagnostic and Treatment Center Surface Lot**

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This is a surface lot owned by NYC Health and Hospitals (H+H), behind the Morrisania Diagnostic and Treatment Center at 1225 Gerard Avenue. The site's address is approximately 1252 River Avenue, adjacent to the elevated train (4 line), and sits on a slope with a raised foundation, which serves to level the lot. The site is currently used for parking, and the Administration is evaluating how current uses can be temporarily relocated and/or incorporated into new affordable housing development on site. The City will recommend to the H+H board that the health clinic parking lot be developed as affordable housing with parking for clinic staff, in partnership with HPD. Approval is pursuant to review by the H+H Board and City Council. In addition to prioritizing 100% affordability, HPD will set aside at least 20% of all homes for households earning up to 30% of the AMI. A development team will be selected through a competitive RFP process.

- **1640-1642 Anthony Avenue**

This site is located at Anthony Ave and includes a small vacant lot adjacent to an active ACS facility. This small vacant site, a former play lot, is owned by Administration for Children's Services (ACS). The site sits adjacent to the Lower Bathgate Child Care Center and across an entrance to Claremont Park. The administration will continue evaluating feasibility and determine the best course of action for the site's development. HPD will prioritize 100% affordable housing on this site. A development team will be selected through a competitive RFP process.

- **1337 Jerome Avenue**

This site is a small vacant, single-story commercial building owned by HPD and located in the Jerome Avenue rezoning area. HPD will continue evaluating feasibility of development of mixed-use affordable housing on this site.

Timeline: HPD will release one RFP in 2018, with the other RFP(s) to be released in mid-2019 (Q2-3).

IMPROVE ACCESS TO AFFORDABLE HOUSING

20. Make it easier for residents to understand, prepare for, and complete the affordable housing application process

HPD continues to take steps to help residents become better prepared to submit complete and accurate applications. In addition to revamping its affordable housing application and lottery education materials, HPD will recruit and train Housing Ambassadors in the Jerome Avenue area, which are local community groups that provide free technical assistance to residents who wish to apply for affordable housing.

Timeline: Recruit local Housing Ambassadors in FY 2019

PROMOTE ECONOMIC OPPORTUNITY IN AFFORDABLE HOUSING DEVELOPMENT

21. Expand local hiring incentives in HPD-financed developments

In all HPD RFPs for the development of City-owned property, respondents must demonstrate a plan for outreach to residents of the local community district related to employment opportunities generated by the proposed project. Applicants will be required to comply with their outreach plans and report regularly on outreach activities. Regarding the development of private sites, beginning with FY 2019 projects, applicants requesting city subsidies will be encouraged to demonstrate a plan for outreach to residents of the local community district related to employment opportunities generated by the proposed project. Private site developers submitting plans will be required to comply with these plans and report regularly on outreach activities. In addition, HPD will continue implementing HireNYC, which requires that any housing development receiving \$2 million or more in HPD subsidy post open positions with the Workforce1 system and consider qualified candidates. Jerome Avenue area residents will be able to apply for jobs through the City’s HireNYC program at nearby Workforce1 Centers. See the “Workforce Development and Small Business” section for more information.

Timeline: Ongoing; FY 2019 for private sites

22. Continue upholding responsible contracting and labor standards for affordable housing projects receiving City subsidy

HPD will require disclosure and background checks through its Sponsor Review process to ensure the integrity of individuals and entities seeking to do business with HPD (e.g., as developers or contractors). Through this review process, some of which will be performed in consultation with the Department of Investigation (DOI), HPD’s Sponsor Review Unit will continue to ensure that sponsors are honest, reliable stewards of public resources. Through the sponsor review process, HPD attempts to identify:

- History of noncompliance with local, state and federal rules and regulations; including violations, administrative findings and debarments;
- Pending and prior litigation; and
- Negative contracting history with the city.

Timeline: Ongoing.

EDUCATION

23. Build a new Community School District (CSD) 10 Elementary school at 2355 Morris Avenue

The School Construction Authority (SCA) has determined that a Department of Education (DOE)-controlled site adjacent to the existing MS 363 is feasible for construction of a new, approximately 458 seat primary school. The school will include a state-of-the art gymnasium among its amenities, as well as an office space that could be utilized by an afterschool provider. The SCA will begin design in July 2019, with the goal of opening a new school in September 2023.

Timeline: Design to commence July 2019, Construction commencement in Fiscal Year 2021.

Funding: Approximately \$60 million

24. Build new Community School District 9 Elementary school

The SCA is pursuing multiple sites in CSD 9 with the goal of securing one for a new primary school. The Administration commits to building a school on one of these, or any other subsequently identified site, to hold approximately 458 seats. The school will include a state-of-the art gymnasium among its amenities.

Timeline: SCA will meet with Council Member Gibson no later than July 2018 to update her on progress identifying a site and regularly thereafter until a site is identified. Subject to all public approvals needed, SCA will initiate design within 3 months of completion of acquisition.

25. Complete PS 33 Annex

The PS 33 annex will add 388 much-needed elementary school seats to District 10. This new annex is anticipated to be completed by September 2021.

Timeline: Construction to begin 2019, with project completion and school opening in September 2021.

Funding: Approximately \$70 million

26. Commit to fund current Capital Plan Identified Need in Community School Districts 9 and 10 in the next Capital Plan

According to the November 2017 Amendment of the 2015-2019 SCA Capital Plan, CSD 9, Subdistrict 1 has an unfunded Identified Need of 572 seats. CSD 10, Subdistrict 4 has an unfunded Identified Need of 892 seats. The Administration commits to funding all currently unfunded Identified Needs in Districts 9 and 10 in the next Capital Plan.

Timeline: Fiscal Years 2020-2024.

27. Construct a new “stand-alone gymnasium” at PS 246 Poe Center School

Timeline: Design to begin in calendar year 2018.

Funding: Approximately \$9 million

28. Explore Community School District 10 school rezoning

The DOE will work closely with the Superintendent and Community Education Council (CEC) for CSD 10 to plan for the new school and address attendance zone needs, which may include rezoning.

Timeline: Ongoing.

OPEN SPACE AND PARKS

29. Develop Corporal Fischer Park

The development of this new, approximately 1/2 acre park is an important opportunity to better serve local residents. Department of Parks and Recreation (DPR) will design and build this new park with community input.

Timeline: Design to start in FY 2019.

Funding: \$4.6 million

30. Renovate and Expand Grant Avenue Park

The development of Grant Park offers an opportunity to expand open space and create a sizable neighborhood park for this community. This capital project will expand the existing park by closing Grant Avenue between 169th and 170th Streets, responding to strong community desire for increased open space and recreational opportunities. The full renovation is expected to include roadbed conversion, infrastructure work, lawn area, and 2-3 sports courts.

Timeline: Design to start in FY 2019.

Funding: \$25.7 million

31. Activate and Enhance Bridge Playground

Council Member Vanessa Gibson and Borough President Ruben Diaz have each allocated \$500,000 towards design and construction of a new playground on this site. The Administration commits an additional \$1.6 million of funding to expand upon that previously envisioned playground project. The project is expected to include play equipment for children, and fitness equipment for adults.

Timeline: Design to start in FY 2019.

Funding: \$2.6 million (\$1.6 million Mayoral, \$500,000 City Council, \$500,000 Borough President)

32. Improve and Increase Access to Aqueduct Walk

The City will continue to explore opportunities to increase and improve access in the southern portions of Aqueduct Walk, augmenting the existing linear park as well as expanding and enhancing the existing playground amenities.

2a. Reconstruct Morton Playground

Morton Playground will be redesigned and reconstructed, improving access and adding upgraded park amenities.

Timeline: Design to start in FY 2019.

Funding: \$5.2 million

2b. Increase and improve access in southern reaches of Aqueduct Walk.

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The City will fund and complete a Capital Project Scope Development (CPSD) analysis looking at opportunities to increase and improve access to the southern reaches of Aqueduct Walk, from Morton Playground to West Burnside Avenue. The study will examine feasibility and develop associated costs for expanding connectivity and reopening the currently disconnected and inaccessible sections of the park.

Timeline: CPSD analysis to be completed in FY 2020.

Funding: \$8-10 million towards CPSD study and implementation of study recommendations.

33. Develop a new park at 1801-1805 Davidson Avenue

Expedite transfer of 1801-1805 Davidson Avenue (Block 2867, lot 142 lot) to the Department of Parks and Recreation (DPR) to design and build this new park with community input. If site development as a park is deemed infeasible within the budget allocated, if the Council Member and Community Board indicate in writing that other parks projects have emerged as higher priorities based on more detailed cost estimates from DPR, or if unresolved structural issues with the neighboring buildings would make the site unsafe for open space use, DPR will, in consultation with the community and Council Member, re-allocate funds to (an)other project(s) within the same Council District.

Timeline: Design to start in FY 2020, subject to resolution of any structural issues with the neighboring buildings that might affect the safety of the site for open space.

Funding: \$11.2 million

33. Rename park at West 181 Street between Aqueduct Avenue and Dr. Martin Luther King Jr. Boulevard Commemorating Roscoe Brown and the Tuskegee Airmen

DPR will work with the Council Member, Community Board and advocates to advance the renaming of this site to Roscoe Brown Park and installation of signage.

Timeline: End of 2018

34. Reinvigorate Department of Parks and Recreation Greenthumb community gardens

DPR will connect with each DPR Greenthumb community garden group in CDs4 and 5 and develop a plan to reinvigorate underutilized community gardens. DPR will offer technical support, resources, and collaborate on events and programming that will activate the gardens. DPR will also enforce hours of operations to ensure community members have adequate access to these spaces.

Timeline: FY 2019.

WORKFORCE DEVELOPMENT AND SMALL BUSINESS

35. Create a new “Jerome Program Manager” position, which will oversee all business and workforce strategies related to the Jerome Avenue rezoning.

The position, housed at SBS, will provide a central contact point for businesses seeking assistance with compliance, business management, legal services, and relocation resources from SBS and partnering organization.

Timeline: FY 2019 - FY 2022.

Funding: \$80,000 annually FY 2019 - 2022

36. Design and Deliver Workforce Training for Auto Workers

SBS commits to working with a local partner to design and deliver a training program(s) tailored to the need of autoworkers. The program(s) will prepare autoworkers for new jobs in the auto industry or other in-demand industries, including construction programs like NYC Green Jobs Corps. The program would only be open to Jerome Avenue-area auto workers.

SBS will also work with the JobsFirst Network as a community partner to connect Jerome Avenue youth with the West Farms Workforce 1 Career Center, which provides targeted services for out of school, out of work youth over the age of 18. SBS’s Community Partner Coordinators in the Bronx Workforce 1 Career Centers will work with JobsFirst to build this relationship.

Timeline: FY 2019 - FY 2020.

Funding: \$312,250 in total contracts

37. Conduct Workforce Outreach and Recruitment Events

SBS will conduct outreach in the district, including recruitment events, at least every other week to connect individuals to the Workforce 1 training and employment services based on demand. Workforce 1 will hold regular recruitment events in the district where recruiters will be screening candidates to fill open jobs for current employers. Recruiters will screen and assess individuals for skills training in several sectors including: healthcare, industrial, construction, food service, and retail. Recruitment Events will include:

- Events in the neighborhood with local community partners;
- Events at the Council member’s offices; and
- Monthly deployment of the SBS Mobile Outreach Unit.

Timeline: Launch FY 2019 through FY 2023

38. Launch Auto Business Compliance and Retention Initiative

City Hall will pursue partnership with the New York State Department of Environmental Conservation (DEC) to connect their services to businesses throughout the Jerome Avenue area.

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The City will also fund a community partner organization to follow up with businesses that have received DEC services and connect these businesses to additional local assistance, including the business services provided by SBS. Follow-up will include door-to-door visits, meetings, connection to workshops surveys, and assistance accessing capital.

Timeline: Launch FY 2018 through FY 2022.

Funding: \$200,000 (2 years, FY 2019 - FY 2021)

39. Create Jerome Avenue Business Grant Program

SBS will create a Jerome Avenue Business Grant Program to help businesses that are directly displaced and need to adapt to changes in the neighborhood. Each business that may be directly displaced will be eligible to receive grants of up to \$20,000 per business. Relocation reimbursement grants will be disbursed on a rolling basis. The business owner is responsible for identifying a new location within New York City. SBS will coordinate with local community organizations and elected officials to conduct regular door-to-door outreach to notify all businesses along the corridor of these grant and loan programs.

Jerome Avenue Business Grant Eligibility Criteria:

- Small Business Administration (SBA) defined small business;
- Operating in the neighborhood at the time of the rezoning;
- Business is operating as a use that is non-compliant as a direct result of the rezoning (ex: automotive, manufacturing, etc.); and
- Evidence of eligible relocation expenses incurred for reimbursement.

Timeline: Launch FY 2018 through FY 2022.

Funding: \$1,540,000

40. Work with Jerome Avenue businesses to connect them to capital access services

SBS works with business owners to assess their financing needs, identify appropriate financing options, and connect businesses to our network of over 40 lenders. SBS will connect Jerome Avenue-area to capital through on-site outreach events and the City's NYC Business Solutions Centers.

Timeline: Ongoing

41. Deploy the SBS Mobile Unit to the Jerome Corridor monthly

The SBS Mobile Unit will provide small business services and workforce development services (such as application screenings and interviews with employers) on a regular basis. The City will coordinate with local Council Members on outreach strategies, deployment schedule, locations, and specific focus areas.

Timeline: Launch FY 2018 through FY 2022.

42. Connect Jerome corridor residents to construction training programs.

Through the NYC Green Jobs Corps, SBS will screen Jerome Avenue residents for construction trade pre-apprenticeship training opportunities and free construction trade training. Partners in the Green Jobs Corps include Helmets to Hard Hats, Edward J. Malloy Initiative for Construction Skills and Non-Traditional Employment for Women (NEW) and Building Works, all of whom are recognized as pre-apprenticeship trainers by the Building Construction Trades Council. This construction trade training includes pre-apprenticeship training for careers in the green economy, including retrofitting buildings for increased energy efficiency. In coordination with the Council Members, SBS will organize outreach events to screen and assess jobseekers for pre-apprenticeships through the program. Individuals with a high school equivalency are eligible for pre-apprenticeship programs and those who may not be ready are referred to community partners and local institutions who provide additional adult and young adult education services.

Additionally, SBS will connect jobseekers to construction safety training programs as these programs become available, and screen residents for employment opportunities.

Timeline: Ongoing.

43. Partner with Council Members to launch the Jerome Avenue Local Hiring and Responsible Contracting Working Group

This task force will be led by Council Members Gibson and Cabrera and will explore the feasibility of potential new policies to hold developers and contractors accountable for providing real and substantial job opportunities to the residents of the Bronx. This work will focus on projects receiving public subsidies within the Jerome Corridor and will consider: 1) guidelines for developing contractor local hiring plan, 2) guidelines for execution of local hiring plans, including hiring timeline requirements, 3) guidelines for contractor's communication with subcontractors, 4) methods for tracking and reporting hiring strategy outcomes, 5) suggestions for oversight/remediation, 6) proposals for more robust pre-construction skill training curriculum, and 7) consideration for future funding. The task force would also explore the feasibility of enacting and enforcing responsible contractor provisions. This task force would include but not be limited to representatives from HPD and SBS, community stakeholders, as well Council Members Gibson and Cabrera's offices, the Office of the Deputy Mayor for Housing & Economic Development.

Timeline: Launch 2018

TRANSPORTATION AND PUBLIC SAFETY

Transportation and Streetscape

44. Implement “Under the EL” Public Realm Improvements

The City will make public realm improvements along 16 blocks and pedestrian improvements at critical intersections along Jerome Avenue. These improvements will create safe and vibrant sidewalks and open spaces, contributing to consistent, distinctive streetscape corridor. Access and mobility will be improved across Jerome Avenue, connections strengthened to adjacent retail and residential uses, and new public space destinations for pedestrians will be created. Specific improvements include:

- Bus Stops Under-the-El improvements at six intersection along Jerome Avenue at North Street, East 182nd Street, East 181st Street, Burnside Avenue, Tremont Avenue, and East 177th Street. Improvements will include 12 bus bulbs, new sidewalk, benches, wayfinding, new pedestrian signals, Americans with Disabilities Act (ADA) upgrades, and real time passenger information;
- Plaza Drive Public Space Improvements: Extension of public space along Jerome Avenue from Keltch Park to Marcy Place, including new sidewalks, curbs, street trees, benches, street lighting, and an improved parking facility along Plaza Drive;
- Gerard Triangle Safety Improvements – Jerome Avenue at Gerard Avenue and East 169th Street: Reduced pedestrian crossing distances, new crosswalks, sidewalks, curbs, street trees, benches, and new street lighting;
- Pedestrian Improvements at the intersection of Cromwell Avenue, River Avenue and Jerome Avenue at East 169th Street: Reduced pedestrian crossing distances, new crosswalks, sidewalks, curbs, street trees, benches, and new street lighting;
- Redesign of intersection of River Avenue and Jerome Avenue at East 168th Street: Reduced pedestrian crossing distances, new crosswalks, and new sidewalks;
- Improvements at Cromwell Avenue, Jerome Avenue, and East 167th Street: Reduced pedestrian crossing distance, new crosswalk, new sidewalk, expansion of existing Greenstreet, a new Greenstreet at Cromwell Avenue, new curb, benches, new street lighting throughout; and
- Corridor-wide El Space and Street Lighting Upgrade – replacement of 132 existing light poles on Jerome Avenue with CityLight or LED pedestrian lighting as applicable based on height restraints under elevated train structure. New pedestrian scale lighting where CityLight is not feasible.

Timeline: 2019 design, construction completed by 2024.

Funding: \$29.5 million

45. Implement Commercial Corridor Improvements

The commercial corridor improvements will improve pedestrian crossings throughout the Jerome Avenue corridor intersections. These improvements address pedestrian safety concerns and promote street activation. Improvements to the underpasses under Grand Concourse shall also be considered as part of the scope of work. Specific improvements include:

- Burnside Avenue between Harrison Avenue and Grand Concourse: Improved pedestrian crossing throughout corridor, roadway resurfacing, high-visibility

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crosswalks, benches, wayfinding, new pedestrian signals, replacement of existing street lights with CityLights (24), ADA upgrades, bike racks, real time passenger information, and street trees;

- E 170th Street between Plaza Drive and Grand Concourse: Improved pedestrian crossing throughout corridor, roadway resurfacing, high visibility crosswalks, benches, wayfinding, new pedestrian signals, replacement of existing street lights with City Lights (29), ADA upgrades, bike racks, real time passenger information, and street trees;
- E 167th Street between Plaza Drive and Grand Concourse: Improved pedestrian crossing throughout corridor, roadway resurfacing, high-visibility crosswalks, (2) City-El Kits at River Avenue, benches, wayfinding, new pedestrian signals, replacement of existing street lights with CityLights (24), ADA upgrades, bike racks, real time passenger information, and street trees; and
- Tremont Avenue Safety Improvements:
 - Intersections on Tremont Avenue & Harrison Avenue, Tremont Avenue & Grand Concourse;
 - Intersections on Sedgwick Avenue & Tremont Avenue, Sedgwick Avenue & Undercliff Avenue, Sedgwick Avenue & Cedar Avenue: Improvements include reduced pedestrian crossing distances, new crosswalks, new sidewalk, improved and safer access to Roberto Clemente State Park, new curb, benches, pedestrian wayfinding; and
 - Hall of Fame Terrace and University Avenue Improvements: Reduced pedestrian crossing distances, new crosswalks, new sidewalk, new Greenstreet at University Avenue, new curb, street trees, benches, and new street lighting throughout.

Timeline: 2019 design, construction completed by 2024.

Funding: \$20.3 million

46. Repave key streets along the corridor

DOT will resurface the following streets within the Jerome Ave Neighborhood Study Area:

- Jerome Avenue from E 175th Street to E Tremont Avenue
- E 179th Street between Jerome Ave and Grand Concourse
- Creston Avenue from E 178th St to E 183rd St
- E 163rd St from Grand Concourse to Teller Ave
- Sheridan Avenue from E 161st Street to E 167th Street
- DOT will inspect streets on a regular basis to include in annual resurfacing schedule.

Timeline: Spring 2018 for inspection and Summer/Fall 2019 for resurfacing.

47. Make Improvements to Cross Bronx intersection of Cross Bronx and Jerome Avenue

As part of the Safety Improvement Project at the intersection of the Cross Bronx Expressway and Jerome Avenue, DOT will install new crosswalks, pedestrian space, and traffic signals across Jerome Avenue and the Cross Bronx exit ramps.

Timeline: Summer 2018.

48. Reconstruct key step streets and commit to regular cleaning and trash removal

DOT will complete key projects underway or forthcoming on Jerome Avenue step streets. New York City Department of Sanitation (DSNY) will clean step streets as needed and in response to cleaning requests from community leaders, elected officials, and 311.

- DOT will complete the Clifford Place Step-Street Reconstruction using Inwood’s 215th Street step street as a model with, seating, LED lighting, and a bike channel. DSNY will clean step streets as needed and in response to cleaning requests from community leaders, elected officials and 311.

Timeline: Clifford Place under construction.

Funding: \$7 million

- Davidson Avenue Step-Street Reconstruction using Inwood’s 215th Street Step-Street as a model with, seating, LED lighting, and a bike channel.

Timeline: 2019 design, construction completed by 2022.

Funding: \$7 million

49. Continue increased sanitation services implemented as part of the Mayor’s Rat Reduction Initiative

In 2017, the City increased Sanitation service in the Bronx rat mitigation zone, which includes the entirety of the Jerome Avenue corridor, as part of the Mayor’s Rat Reduction Initiative. All litter baskets in the zone are now collected at least once per day, including on Sundays and holidays. In addition, the City increased curbside trash collection from three days per week to four days per week. DSNY will also expedite a review of any requests for additional street sweeping regulations and alternate side parking in the Jerome corridor as a result of additional development.

Timeline: Ongoing.

Transit

50. Support Metropolitan Transportation Authority (MTA) ADA accessibility project at the 170 Street Station on the 4 line

The MTA has preliminarily identified the 170th Street station as one of the five City-priority stations to receive access improvements. These projects were developed as part of the City’s \$2.5 billion contribution to the MTA’s 2015-2019 Capital Program. Under the proposal, the MTA will add elevators to the station and make it fully ADA accessible.

Timeline: Pending MTA construction schedule.

51. The City will advocate to MTA New York City Transit (NYCT) to provide additional peak hour bus service based on growth in the area

The rezoning was found to create significant adverse impacts for the Bx11, Bx32, Bx35 and will likely require additional peak hour buses. The DEIS analysis did not include Bx13, which also has significant ridership. The City will request that NYCT regularly review crowding on these four lines and increase bus frequencies as needed. The City will also request that NYCT study the potential need for increased peak hour buses in the Highbridge neighborhood.

Public Safety

52. Install NYPD Argus security cameras within the Jerome Avenue rezoning area along Jerome Avenue corridor and intersecting commercial corridors

The NYPD will site and install 20 cameras along the corridor in consultation with local Council Members.

Timeline: Ongoing.

Funding: \$704,380

53. Address NYPD 44th Precinct parking issues through increased enforcement and changing nearby parking regulations.

Expand NYPD parking at the intersection of River Avenue and Jerome Avenue. Implement modifications to West Clarke Street to convert to a one-way street and increase parking spaces. The department will also take additional steps to strengthen compliance among officers with existing street parking regulations. The protocol will include, but not be limited to, more frequent verbal communication by the desk officer at daily roll calls, the posting and annual distribution of written materials to officers about the relevant street parking regulations and the consequences for violating those rules.

Timeline: Ongoing

54. Address 46th Precinct Facility Challenges

The City will initiate a process to conduct a site search for alternative locations that can later be assessed for feasibility of relocating the NYPD 46th Precinct to a more central location along the Jerome Avenue corridor. The City will report the findings of this site search, including a list of potential sites, to the local Council Member. The City will explore interim solutions (including the potential for on-site parking stackers) to relieve neighborhood parking congestion.

Timeline: Complete site search by FY 2020.

COMMUNITY RESOURCES

55. Provide afterschool programming at new school to be located at 2355 Morris Avenue

Community center administrative space will be incorporated into the design of the District school, and the City will fund afterschool services at the new school when it opens.

Timeline: Pending completion of new school at 2355 Morris Avenue.

56. Invest in improvements and expansion of Davidson Community Center

The Davidson Community Center facility (located at 2038 Davidson Avenue) provides much-needed social and community services in the neighborhood and frequently hosts community events. To invest in this important facility and make it accessible, the City will install an elevator and expand the building to a full second floor.

Timeline: Pending DDC scheduling and final assessment of site conditions.

Funding: \$1.9 million

PUBLIC HEALTH

57. Convene Jerome Avenue Public Health Taskforce & Neighborhood Health Plan

DOHMH's Center for Health Equity will partner with the Council Members and local stakeholders to form the Jerome Avenue Public Health Taskforce. This Taskforce will develop and implement a Neighborhood Health Plan to address health outcomes in the Jerome Avenue Study area.

The Jerome Avenue Public Health Taskforce will include local partners from the healthcare sector, community-based organizations, faith-based organizations, community boards, educational institutions, local residents, and advocates, among others. The taskforce will work together for 18 months to develop and begin implementation of a Neighborhood Health Plan for CDs 4 & 5 to address key community health priorities including healthy food access, air quality and environmental health, access to healthcare, and construction mitigation strategies (including noise, pollutants, pest control, etc.).

Timeline: Commencing Spring 2018

58. Increase local access to healthy foods

Health Bucks are \$2 coupons distributed by DOHMH that can be used to purchase fresh fruits and vegetables at all NYC farmers markets. The City will conduct targeted outreach to qualified Community-Based Organizations (CBOs), in coordination with the local Council Members' offices, with the goal of increasing the number of organizations that apply to distribute Health Bucks. Increasing access to healthy food will be a focus of the planning efforts of the Jerome Public Health Task Force.

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Timeline: Outreach to begin Q2 2018

TRACKING COMMITMENTS

59. Participate in regular meetings with Council Members to review progress on POA commitments

Meetings to include DCP, HPD, SBS, and other agencies as requested by Council Members.

Timeline: Launch May 2018