

November 2019

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# Jerome-Anthon RFP Community Visioning Workshop Report

NYC Department of Housing Preservation & Development  
Office of Neighborhood Strategies



Department of  
Housing Preservation  
& Development

# 01 Introduction

## Why: Development, Informed by the Community

On October 3rd, 2019, the Department of Housing Preservation and Development (HPD), with the help of City Council Member Vanessa Gibson, Bronx Community Board 4, Bronx Borough President Ruben Diaz, Jr., and the Department of City Planning (DCP), facilitated a community visioning workshop to gather public input for the future development of new affordable housing and neighborhood amenities on two public sites: the NYC Health + Hospitals Morrisania Diagnostic Treatment Center parking lot ("clinic parking lot") and a vacant lot at 1640-1642 Anthony Avenue ("Anthony Ave site") in Bronx Community District 4. Development of these two sites is part of the Jerome Avenue Neighborhood Plan.

The purposes of the workshop were to enable meaningful and interactive participation, better understand community priorities, and gather ideas for future development on these sites from those who live and work in the vicinity and have an intimate understanding of neighborhood conditions and needs.

This public report summarizes the results of the workshop and additional feedback received through online and paper questionnaires. This report is also available on HPD's website at nyc.gov/Jerome-anthony-rfp and is attached to the Request for Proposals (RFP) issued for these sites. Development teams responding to the RFP are encouraged to consult the report and thoughtfully respond to the community visions heard as part of their proposals.

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## How: Community Visioning Workshops

The workshop was held at the Family School, and provided opportunities for attendees to participate in interactive, facilitated activities to gather their vision for each site. Participants could choose which site they wanted to discuss. The majority of participants (six tables) wanted to discuss the clinic parking lot in contrast to the Anthony Ave site (one table). In small group discussions facilitated by City staff, participants explored preferences around programming and urban design. Participants at the tables discussing the clinic parking lot explored housing types, affordability levels, and programming for a potential new community facility on the ground floor. Workshop participants who chose to focus on the Anthony Avenue site also engaged in a broader discussion on affordable homeownership on the site.

With the help of the Bronx Borough President, Council Member Vanessa Gibson, Bronx Community Board 4, local community organizations, and the Family School, the City conducted extensive outreach to invite people to the workshop and provide input for the project. Outreach for the workshop included flyering in English and Spanish, as well as email blasts through local networks. In addition to the

workshops, HPD created a paper and online questionnaire that asked similar questions to those asked in the workshop activities. HPD staff also conducted additional street outreach after the workshop to share and collect questionnaires. The workshop was well attended by a variety of community members, including extremely low- to middle-income residents, public housing residents, renters, parents of students at the Family School, representatives from local community-based organizations, and Community Board 4 members. To accommodate the broad range of participants, HPD provided interpretation services, activities in English and Spanish, snacks and refreshments, and activities for children.

**Workshop outreach and participation in numbers:**

- 400+** Bilingual flyers distributed
- 120+** Community participants attended
- 28** City staff facilitated at 8 tables
- 94** Online and paper surveys collected

Come join us for the

### **Jerome Ave Neighborhood Plan: Public Sites Community Workshop**

Show your ideas for the development of **new affordable housing and neighborhood amenities** on 1) the parking lot of the Morrisania Diagnostic and Treatment Center and 2) vacant lot at 1640-1642 Anthony Ave



**Thursday  
October 3, 2019  
6:30 - 8:30 pm**  
The Family School 09x443, Cafeteria  
1116 Sheridan Avenue  
Bronx, NY 10456

**Featuring**

- + Interactive Activities
- + Spanish interpretation
- + Snacks and refreshments
- + Housing Resources Table
- + Activities for kids

**Can't make the workshop? Fill out the online community questionnaire at [nyc.gov/Jerome](#) (available after Oct 3rd) or email us at [JeromeAnthonyRFP@hpdc.nyc.gov](mailto:JeromeAnthonyRFP@hpdc.nyc.gov)**

**4 B D** trains to 167 Street station  
Bx1 / Bx2 to Grand Concourse/McClellan St

Please email [JeromeAnthonyRFP@hpdc.nyc.gov](mailto:JeromeAnthonyRFP@hpdc.nyc.gov) for any reasonable accommodations you, or someone you know, may need in order to participate in the meeting at least 48 hours in advance.

Hosted by the Offices of Council Members Vanessa L. Gibson, Bronx Community Board 4, Bronx Borough President Ruben Diaz Jr., the New York City Department of Housing Preservation and Development (HPD), and the NYC Department of City Planning (DCP).

Únanse para el

### **Plan de Vecindario de Jerome Ave: Taller Comunitario de Sitos Publicos**

Compartan sus ideas para el desarrollo de **nuevas viviendas asequibles y servicios comunitarios** en 1) estacionamiento del Centro de Diagnóstico y Tratamiento de Morrisania y 2) un terreno baldío ubicado en 1640-1642 Avenida Anthony



**Jueves  
3 de octubre, 2019  
6:30 - 8:30 pm**  
The Family School 09x443, cafetería  
1116 Sheridan Avenue  
Bronx, NY 10456

**Incluye**

- + Actividades interactivas
- + Interpretación en español
- + Antojitos y refrescos
- + Mesa informativa sobre recursos de vivienda
- + Actividades para niños

**4 B D** tren a la parada 167 Street  
Bx1 / Bx2 autobús a la parada de Grand Concourse/McClellan St

**Por favor escríbete a [JeromeAnthonyRFP@hpdc.nyc.gov](mailto:JeromeAnthonyRFP@hpdc.nyc.gov) si necesitas una acogida razonable para participar en el taller al menos 48 horas por adelantado.**

**¿No puede ir al taller? Llene el cuestionario en la red [nyc.gov/Jerome](#) (después del 3 de octubre) o escribanos a [JeromeAnthonyRFP@hpdc.nyc.gov](mailto:JeromeAnthonyRFP@hpdc.nyc.gov)**

Organizado por las Oficinas de la Consejera Vanessa L. Gibson, Bronx Community Board 4, la Oficina del Presidente del Distrito de Bronx, el Departamento de Preservación y Desarrollo de la Vivienda de NYC, y el Departamento de Planificación de la Ciudad de Nueva York.

## What: Jerome-Anthon RFP Sites

The City is issuing an RFP for two public sites in Bronx Community District 4: (1) the NYC Health + Hospitals Morrisania clinic parking lot, located on River Avenue between East 167th Street and East 168th Street, and (2) the Anthony Avenue site, located at 1640-1642 Anthony Avenue between Belmont Street and East 173rd Street, adjacent to the Labor-Bathgate Childcare Center that is operated by the NYC Administration for Children's Services (ACS).

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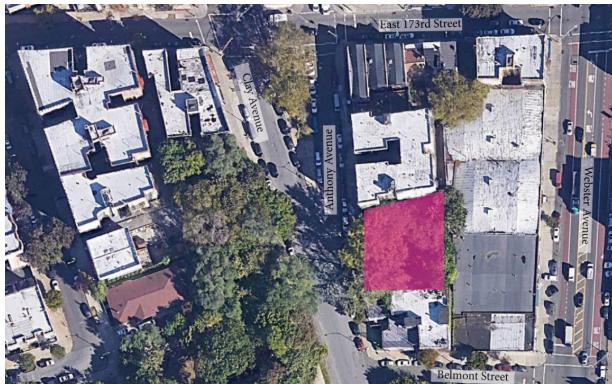
The clinic site is approximately 26,000 square feet in size and is currently used as a paid surface parking lot. The RFP will require that the new building includes a new parking facility that can accommodate replacement parking for the clinic.

The Anthony Avenue site is approximately 10,000 square feet in size and is located across from Claremont Park. This site was formerly used as a play lot for the adjacent daycare center. In response to the community's expressed desire for affordable homeownership opportunities during the Jerome Avenue neighborhood planning process, HPD is issuing an RFP for an affordable condominium or cooperative building for moderate- to middle-income first-time buyers on the Anthony Avenue site.

Morrisania Diagnostic Treatment Center ("Clinic Parking Lot")



1640-1642 Anthony Avenue ("Anthony Ave")



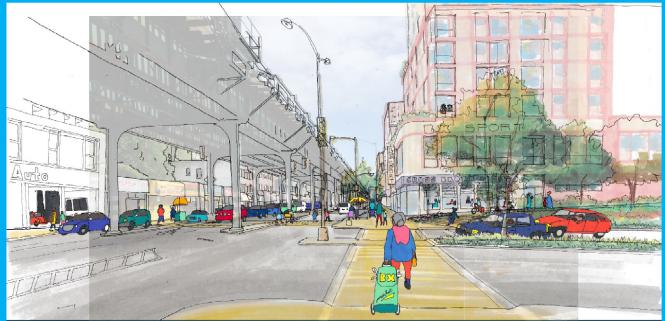
## What Does the RFP Process Look Like?



## The Jerome Avenue Neighborhood Plan

Feedback on these sites build on the planning framework identified in the Jerome Avenue Neighborhood Plan, a community planning process concluded in March 2018. The Plan outlines a number of strategies to preserve and develop new affordable housing including these two public sites. Many of the sentiments highlighted during the Community Visioning Workshop were similarly emphasized during the Jerome Avenue Neighborhood Plan process.

## JEROME AVENUE NEIGHBORHOOD PLAN



Department of City Planning, 2019

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## Previously Stated Community Goals

- Provide new opportunities for affordable housing development
- Improve quality of life and health
- Ensure a safe, walkable and more accessible Jerome Avenue beneath the elevated train
- Support the local economy



Department of City Planning, 2019

Source: General principles paraphrased from the Jerome Avenue Neighborhood Plan recommendations related to public sites. For more information, please visit [www.nyc.gov/jerome](http://www.nyc.gov/jerome)



## 02 Summary of Findings

Though there were many different visions for the sites, the following points were common threads that workshop and questionnaire participants identified as priorities:

### Clinic Parking Lot - Programming

#### Housing Types:

- Affordability for a mix of household incomes from extremely low- to low-income, with a specific preference for deep affordability
- Options for larger household sizes (5+ people)
- Housing for seniors, formerly homeless, and veterans

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#### Community Facility:

- A multipurpose community space that brings different cultures together
- Activities for youth with after-school programming
- Workforce/economic development center
- Arts and culture

### Clinic Parking Lot - Site Layout & Urban Design

- Maximize the number of affordable apartments
- Activate the Jerome Avenue and River Avenue corridor and promote safety through use of lighting and street trees/greenery
- Place entrances to residential portion and replacement parking on 168th Street where there is less traffic
- Promote high quality design and green/sustainable features
- Incorporate community-sourced murals that invite community to help design art projects
- Set back building at multiple levels to create a larger sidewalk

### Anthony Avenue - Site Layout & Urban Design

- Maximize the number of affordable apartments
- Increase street lighting and other design strategies that promote safety
- Improve connection to Claremont Park to increase the feeling of safety there
- Incorporate active and healthy design features for building residents
- Incorporate streetscape improvements such as trees, benches, and bike racks
- Create recreational space with art that welcomes people from all cultural backgrounds

These findings were presented to the Community Board 4 Land Use Committee Meeting on November 4, 2019. RFP submissions will be evaluated based on the quality and feasibility of the proposals, as well as how well they respond to the priorities articulated by the community.



# VISION

MESA #1

- UN LUGAR PARA NIÑOS CON FACILIDADES Y PANELES VENDES
- QUE TODO PROSPERE
- ÁREA PARA NIÑOS Y FAMILIAS GRANDES
- ESTACIONAMIENTO
- NIÑOS Y ADULTOS
- ÁREA DE LA LAVANDA

# VISION

TABLE 8

- LIMPIEZA → MAS → MANOS DE DESCHOS MENOS
- TO MAN, FUMAN → GUARDIAS DE SEGURIDAD → + SEGURIDAD
- + SERVICIOS EN PARQUES
- MEJOR ACCESIBILIDAD
- EFICIENCIA ENERGÉTICA
- GUARDERÍA
- ILLUMINACIÓN EN ESPACIO PÚBLICO
- EXTERMINACIÓN DE PESTES/RATAS.

# VISION

## ASESORIBILIDAD

- # 250000
- This is a great idea, but measures should be taken to keep housing prices affordable in perpetuity so future families can purchase at affordable rates."

### LOCAL PARA IGLESIA

1. SALUD / GUARDERÍA
2. BIBLIOTECA [FLEXIBLE]
  - After school
  - Centro tecnología
  - Senior Center

GYM & LAUNDRY

# VISION

TABLE 4

- ☐ AFFORDABLE HOUSING FOR SENIORS

- ☐ WHAT DOES COMMUNITY WANT
  - NOTE: COMMUNITY SERVICES FOR COMMUNITY.

- ☐ YOUTH BASED PROGRAMS (AFTER-SCHOOL)

- ☐ BUILDING SCALE THAT DOES NOT OVERSHADOW NEIGHBORHOOD.

- ☐ NO MORE SPECIALIZED HOUSING - OVERSATURATED

- ☐ LOW INCOME HOUSING.

# VISION

TABLE 5

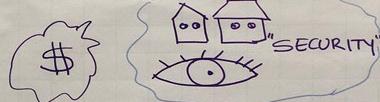
Morrisania Diagnostic & Treatment Center

- Open & Recreation Space
- Parking on the site to house NYPD Lamp Posts
- More Light to this area - Safety on Sidewalk
- See more 30-60% AMI HOUSING
- Opportunities to low income communities
- Affordable housing
  - Lighting from Building
  - Affordable
  - PARKING
  - Park
  - Play
  - Open Recreation
  - On-Site Social Services
  - Safe Sidewalks
  - Smaller Housing - For Senior Populations
  - Lower rise building - more light remaining views

1640 - 1642 ANTHONY AVENUE Table 7

## VISION

- Affordable for the neighborhood
- Security around the area.
- Activity in the area to reduce crime
- Community wants INDIVIDUAL HOMES / own gardens / Detach Homes

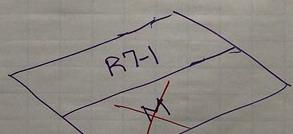


## AFFORDABILITY

- RD → Homeownership → OPEN HOUSE PROGRAM → "COOPS" \$\$\$
- Family of 3 → \$76,000 - \$115,000  
" 1 → \$60,000 - \$89,000. } People around the area is below this RANGE

- Area with a lot of CRIME & LOW INCOME to afford ownership opportunity. → GOOD IDEA, but more affordable
- REZONING the surrounding area. → Residential Use

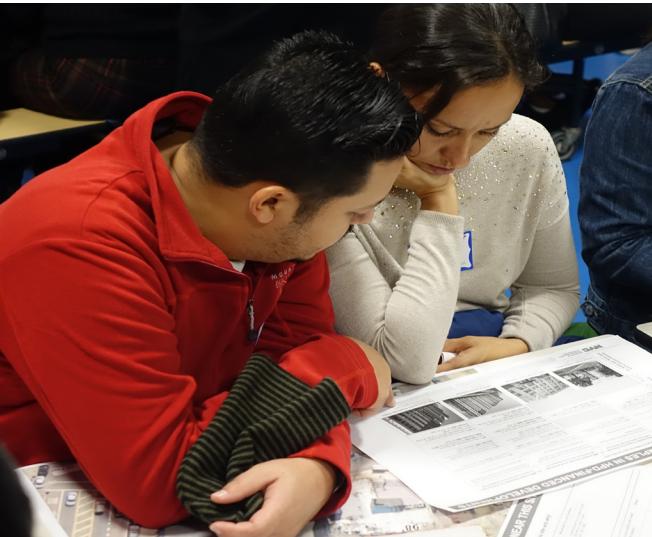
Schools  
Parking



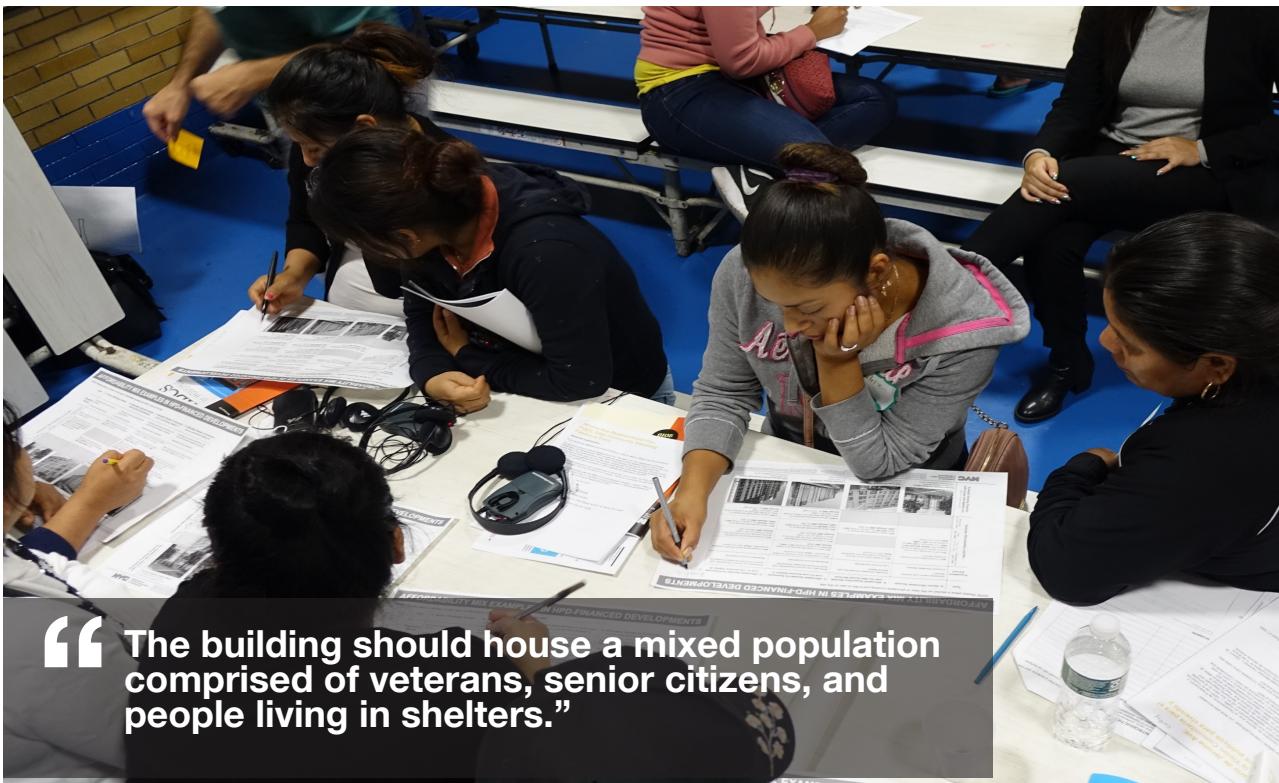
## 03 Affordability and Housing Types

There were two different activities at the workshop to gather feedback on the programming for affordable housing.

For the tables that provided input on the clinic parking lot, facilitators led an activity on mix of affordability desired at the site. The activity began with a warm-up questionnaire for participants to individually reflect on and identify the populations that need affordable housing most on this site. HPD facilitators then provided an overview of how the City finances the construction of affordable housing. Each participant received an activity sheet that outlined the various HPD new construction housing subsidy programs that showed the populations served, the mix of household incomes, sample affordable rents, and local examples of projects with similar affordability



mixes. Participants gave their top two priorities for affordability mix and discussed as a group. See the next page for the activity sheet. Those that were not able to attend the workshop and instead participated in the online and paper surveys were asked what populations need affordable housing most.



For the tables that focused on Anthony Avenue, facilitators first explained how HPD finances affordable homeownership through its new Open Door program. The table then focused on a broader discussion regarding homeownership for moderate-income households on this site. Specifically, we asked participants for feedback on the appropriateness for homeownership on this site and responded to general questions and concerns.



## AFFORDABILITY MIX EXAMPLES IN HPD-FINANCED DEVELOPMENTS

VOTE! Please place a sticker on the type of affordable housing you'd like to see on the site

Type	A. Senior Affordable Rentals	B. Affordable Supportive Rentals with On-Site Social Services	C. Affordable Rentals for Extremely-Low to Low-Income (Option 1)	D. Affordable Rentals for Extremely-Low to Low-Income (Option 2)
Population Served	Extremely Low to Low-Income Seniors  Formerly Homeless Seniors	Formerly Homeless Households with Special Needs  Low-income Households	Extremely Low-Income Households, with some Formerly Homeless Households  Moderate-income households	Extremely Low-Income Households, with more for Formerly Homeless Households  Moderate-income households
Example Affordability Level Mix	Extremely Low ≤30% AMI  Very Low 40-50% AMI  Low 60% AMI  Moderate 60-120% AMI	30% of apartments serve formerly homeless seniors*  70% serve extremely low to low-income seniors with fixed incomes ranging from below \$25,620 (30% AMI) to a maximum of \$51,240 for a family of two (60% AMI) Rent: 30% of income  60% of apartments serve formerly homeless households with disabilities* Rent: 30% of income	10% of apartments serve formerly homeless households*   Rent: 30% of income  10% serve households earning at or below \$28,830 for a family of three (30% AMI)   Sample 2BR: \$588	30% of apartments serve formerly homeless households*   Rent: 30% of income  20% of apartments serve households earning between \$38,440-\$48,050 for a family of three (40-50% AMI) Sample 2BR: \$828-\$1,069
	40% serve households earning at or below \$56,660 for a family of three (60% AMI)   Sample 2BR: \$1,309	40% serve households earning at or below \$56,660 for a family of three (60% AMI)   Sample 2BR: \$1,309	40% serve households earning at or below \$56,660 for a family of three (60% AMI)   Sample 2BR: \$1,309	40% serve households earning at or below \$56,660 for a family of three (60% AMI)   Sample 2BR: \$1,309
Example Existing Projects with similar affordability mix (actual mix in projects may vary)	Serviam Heights, Fordham Manor 115 Apartments for Seniors Construction completion: 2018	1434 Undercliff Avenue, Highbridge 75 Apartments Construction completion: 2018	1184 River Avenue, Concourse 250 Apartments In Construction	2700 Jerome Avenue, Kingsbridge Heights 136 Apartments Construction completion: 2019



Department of  
Housing Preservation  
& Development

Housing types shown are based on four existing HPD New Construction term sheets (as of 3/29/19). Other term sheets are also available serving a mix of low to moderate and middle income households. All Area Median Income (AMI) figures and Sample Rents are based on HUD 2019 income limits and are for a three-person household. Refer to AMI chart for other household sizes. Projects featured are examples of projects with similar affordability mixes. Actual incomes and rents may differ.

\*Referred by the NYC shelter system. Senior and Supportive housing rely on Project-Based Section 8 vouchers, and households pay up to 30% of their income on rent. Other homeless set-asides are set at rents of \$428 to \$636 for a Studio to a 3 BR (30% AMI) unless household is in receipt of shelter allowance at time of rent up.

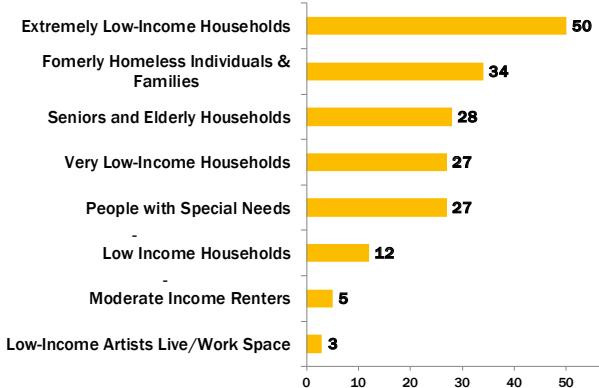
Participants were given four existing HPD affordable housing new construction financing programs with examples of nearby similar developments and were asked to vote on which scenario best suited their desires for affordability. Most participants chose option C, a development that could serve extremely low- to low-income households, the formerly homeless, and some moderate-income families.

## Clinic Parking Lot Housing Preferences

In the questionnaires, participants identified housing for low-income households, formerly homeless individuals and families, and seniors as top priorities in the community. At the workshop, while most participants envisioned housing on this site to serve a mix of extremely low- to low-income households, others envisioned the mix to include housing for people with special needs and moderate-income households to create a development that is socioeconomically diverse and resourced for residents. Overall, the vast majority of participants emphasized the urgency for housing to serve those earning extremely-low and very low-incomes (up to 50% of AMI and below).

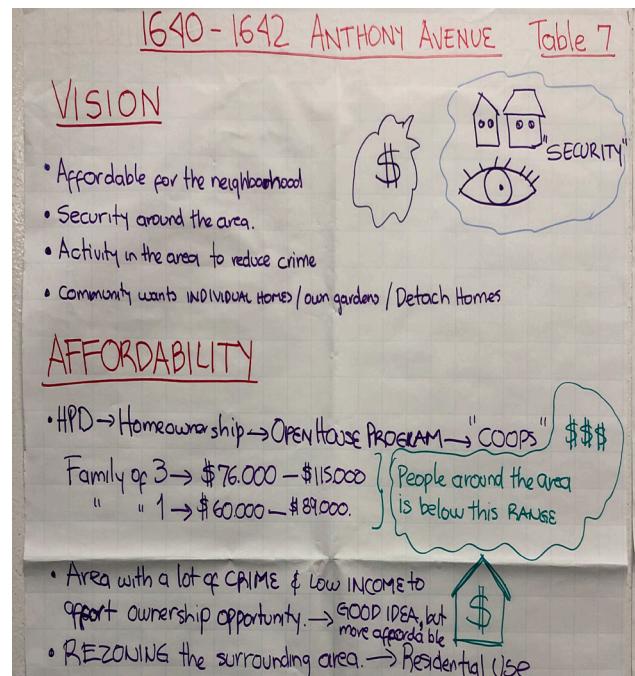
The chart on the below compiles the results from the questionnaire of what populations are most in need of affordable housing on the Clinic Parking Lot Site.

### Top Housing Priorities at the Clinic Parking Lot Site



## Anthony Avenue Site Homeownership Discussion

Participants commenting on the Anthony Avenue site engaged in a discussion on affordable homeownership. Participants had mixed opinions about homeownership on this site. While most validated the need for affordable homeownership for moderate-income households to help to stabilize and promote ownership in the neighborhood, many also noted that homeownership remains unachievable for the low-income households in the area. Still, participants conceded that homeownership at this site could foster an increased sense of security and more ownership opportunities for residents whose only option to live in the area is to rent.



## 04 Desired Ground Floor Uses

New development on the clinic parking lot allows for an opportunity to enliven River Avenue with a community facility that can benefit residents, even those that will not ultimately live in the development. In this activity to gather input on desired ground floor programming, each participant first individually filled out a questionnaire and defined their top three types of community facility uses needed in the neighborhood. Participants then worked together to design their ideal ground floor programming for the clinic parking lot site, using a hypothetical building activity. Participants used tiles with images of different types of community facilities and prioritized the uses they wanted to see built in the limited amount of space. The results are summarized in the following pages.

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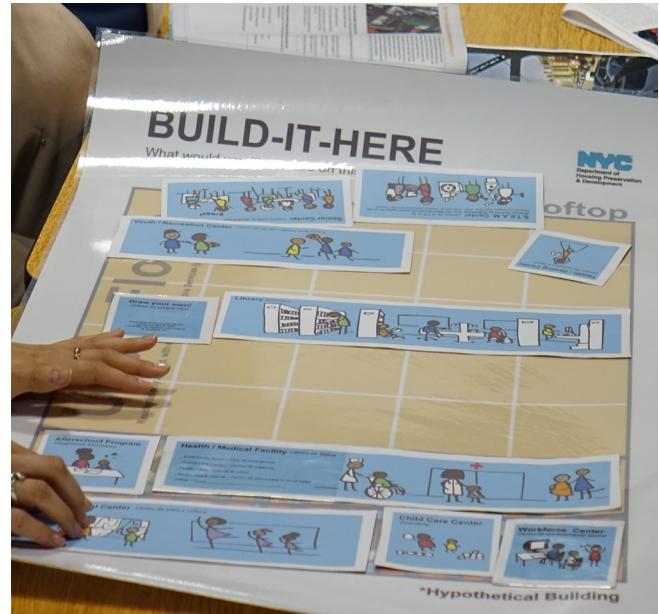
What would you like to see in a new building?  
¿Qué le gustaría ver en un edificio nuevo?\*

Rooftop  
Azotea

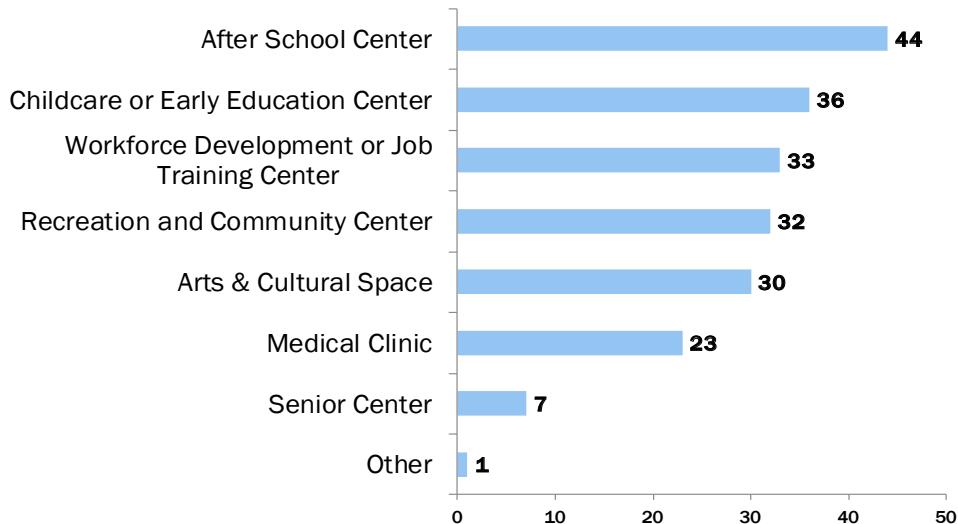


### Clinic Parking Lot - Types of Community Facilities

Based on questionnaire results, the top programming and services desired include: after school and early education activities, workforce development, recreation, and arts and cultural activities. In general, workshop participants expressed interest in having a multifunctional space that can serve children and adults, and would celebrate the diversity of cultures present in the neighborhood. There was a mix of opinions on what resources are needed or already accessible in the neighborhood. Almost all tables agreed that the space should be an outlet for workforce development, childcare, and enrichment for all youth, as well as allow for cultivation of arts and culture.



**Community Programs and Service Preferences**



**IDEA:** Many tables discussed how to make this space multifunctional for all ages. Participants mentioned having a S.T.E.A.M. (Science, Technology, Engineering, Architecture, and Mathematics) center or a library that could house enrichment programs for children, and a workforce center for adults. Others discussed the idea of having a workforce center that also provided services for women, childcare, or an art and culture component.



## 05 Site Layout & Urban Design

The final activity brought in urban designers from the Department of City Planning to help visualize what participants envisioned in terms of building design and public realm improvements. The facilitators asked participants: “Where should the entrances go? What public amenities would you like to see and where? What should it feel like walking down the street past this building?” Each table completed a site diagram and street-view sketches.

### Clinic Parking Lot

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For the clinic parking lot, most residents agreed that the entrances to the residential portion and the replacement parking should be placed on East 168th Street rather than River Avenue. Participants commented that the combination of high traffic along River Avenue and the noise from the elevated train justified locating the residential entrance on the quieter side street. However, for the ground floor programming, most agreed there should be a separate entrance on River Avenue, preferably on the first floor to promote a safer feeling on the street at night under the elevated train. Participants commented that currently, walking along River Avenue after hours from the nearby station can feel unsafe because most of the retail on the corridor closes early and there is insufficient lighting.

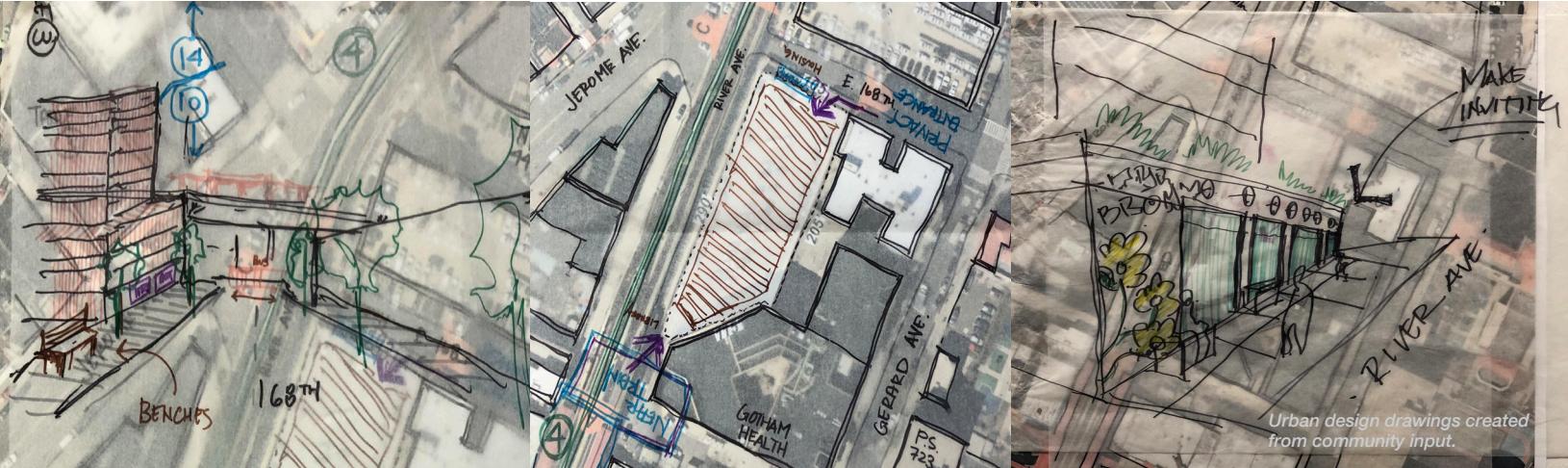
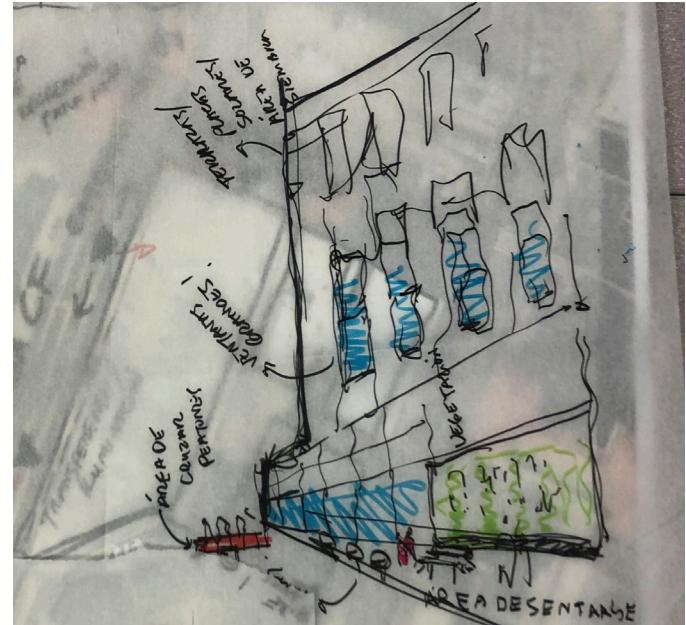


**“It should have access to wheelchairs and mothers with strollers, people with walkers (ramps on the entrance).”**





The urban designers also asked participants to consider the building density and envision what the buildings might look like. Participants liked the idea of having a building that would have a more modern, contemporary look with a lighter color incorporated into the design. Most also agreed that the building should maximize the number of affordable apartments and possible services that could be located at the site, even if it means a taller building. Some suggested that the structure should incorporate setbacks at the higher levels to ensure that the building does not seem so dense from the street. The setbacks would also allow for greenery and passive recreational space for residents. Some also commented that this type of space would be best suited for the side facing East 168th Street rather than the side facing River Avenue and the elevated train.



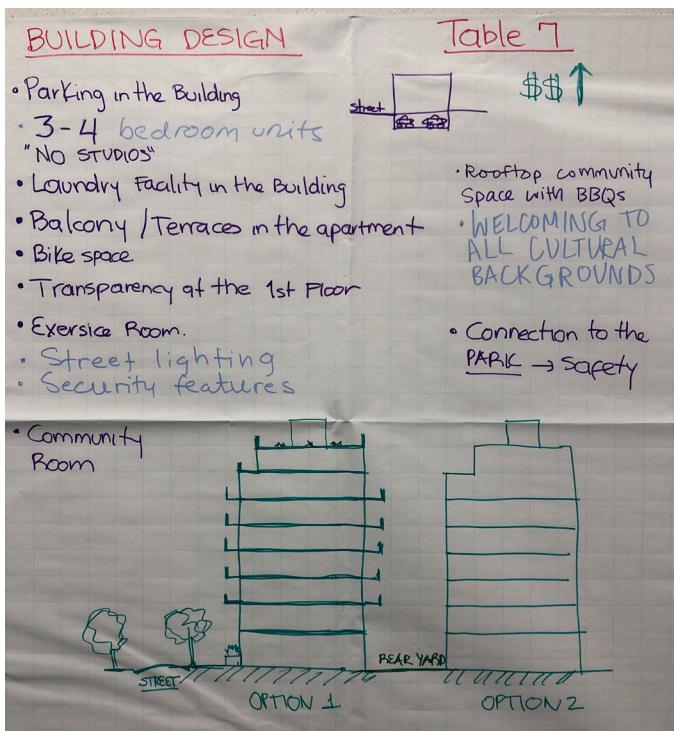
## Anthony Ave Site

At Anthony Avenue, participants noted that currently, the street at this location is not well lit and feels unsafe. They felt that the surrounding area and the adjacent Claremont Park had high instances of crime. For this reason, lighting on the street and at the park, are top priorities for residents who provided feedback on this site. All agreed that an opportunity for homeownership might promote a more widespread sense of ownership/investment, security, and can potentially bring even more neighborhood-wide improvements. As for the density of the building, residents wanted to maximize the number of homeownership opportunities. Participants also expressed a high interest in having private and communal passive recreation space. The group unanimously agreed that they would like apartments with terraces, as well as recreational landscaped rooftop space, including gardening space for building residents.





Other amenities that community members asked to see include indoor bike storage and a gym. Many participants also expressed a desire to see colorful art that reflects the cultural diversity of the neighborhood in the interior and exterior design of the building. At both locations, participants commented that they'd like to see murals and other art that felt inviting, communal, and celebrates cultural diversity.



Urban design drawings created from community input.

# Acknowledgments

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We would like to thank members of the community for taking the time to share their concerns and ideas with us regarding the future development of the NYC Health + Hospitals Morrisania clinic parking lot and Anthony Avenue vacant lot. We would also like to thank City Council Member Vanessa Gibson, Bronx Borough President Ruben Diaz, Jr., and Bronx Community Board 4 for helping to plan, co-sponsor, and conduct outreach for the event. We send a special thank you to the Family School and its community of faculty, staff, and parents for hosting the workshop and for conducting outreach to parents that helped to bring robust attendance. Finally, we thank the volunteer staff from the Department of Housing Preservation and Development (HPD) and the Department of City Planning (DCP) who helped to make the workshops possible.



Jerome-Anthony RFP Community Visioning Workshop Report