

Application #: <b>C 180051 ZMX</b>	Project Name: <b>Jerome Avenue Rezoning</b>
CEQR Number: 17DCP019X	Borough(s): Bronx Community District Number(s): 5
<i>Please use the above application number on all correspondence concerning this application</i>	

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

**SEE ATTACHED**

<b>Applicant(s):</b> Department of City Planning 120 Broadway, 30th Floor New York, NY 10271		<b>Applicant's Representative:</b> Carol Samol Department of City Planning One Fordham Plaza, 5th Fl New York, NY 10458
<b>Recommendation submitted by:</b> Bronx Community Board 5		
<b>Date of public hearing:</b> October 4, 2017		<b>Location:</b> CONCOURSE VILLAGE COMMUNITY CTR. BX NY 10451
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
<b>Date of Vote:</b> October 25, 2017		<b>Location:</b> DAVIDSON COMMUNITY CENTER .BRONX NY 10453
<b>RECOMMENDATION</b>		
<input type="checkbox"/> Approve	<input checked="" type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions	
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>		
<b>Voting</b>		
# In Favor: 18    # Against: 11    # Abstaining: 1		<b>Total members appointed to the board: 36</b>
<b>Name of CB/BB officer completing this form</b> DR. BOLA OMOTOSHO	<b>Title</b> CHAIRPERSON	<b>Date</b> 10/27/2017



**COMMUNITY BOARD FIVE  
JEROME AVENUE NEIGHBORHOOD STUDY  
RECOMMENDATIONS AND RESOLUTION**

**THE RESOLUTION IS CALLING UPON NEW YORK CITY TO MAKE QUANTIFIABLE, ACTIONABLE AND LEGALLY ENFORCEABLE COMMITMENTS TO JEROME CORRIDOR NEIGHBORHOOD IMPROVEMENTS AND ROBUST ANTI-DISPLACEMENT PROTECTIONS**

*October 25, 2017*

**Introduction to the Proposed Actions**

**WHEREAS**, Community Board 5 is the most local form of government in the neighborhoods of Morris Heights, University Heights, Fordham and Mount Hope, charged with advocating for the welfare and quality of life of the residents of the district, participating in the NYC budget process and capital program, planning for needs in the district, monitoring and evaluating the delivery of services, and conducting board business;

**WHEREAS**, the Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city are publicly reviewed;

**WHEREAS**, the above listed applications were certified as complete by the Department of City Planning on Monday, August 21, 2017 and the review period for Community Board 4, 5 and 7 began on Wednesday, August 30, 2017 and must be completed by Tuesday, October 30, 2017; and

**WHEREAS**, the Department of City Planning is the applicant and seeking the approval of the Boards on the following applications:

**C 170311 ZMX, an amendment to Zoning Map, Section No's. 3b, 3c, 3d:**

- a) Zoning map amendments to rezone portions of existing C4-4, M1-2, R8, C8-3, and R7-1 with R7A, R8A, R9A, R7D, and C4-4D districts and C2-4 commercial overlays.



**N 180050 ZRX** Zoning text amendments to:

- a) Establish the Special Jerome Avenue District, coterminous with the Rezoning Area. The proposed special district will include regulations that will add controls to the ground floors of buildings within mapped commercial overlays and districts modify height and bulk regulations on lots fronting the elevated rail line, modify bulk regulations on irregular lots, and establish controls, such as discretionary review provisions, for transient hotels.
- b) Establish proposed R7A, R7D, R8A, R9A, and C4-4D districts as Mandatory Inclusionary Housing areas, applying the Mandatory Inclusionary Housing program to require a share of new housing to be permanently affordable where significant new housing capacity would be created.

**170305 MNX** City Map changes to:

- a) Map Block 2520, Lot 19 as parkland. This city-owned parcel is located one block outside of the rezoning area and is bounded by West 170th Street, Nelson Avenue, Shakespeare Avenue, and Corporal Fischer Place in the Highbridge neighborhood of the Bronx, Community District 4. De-map Corporal Fischer Place (street) between Nelson Avenue and Shakespeare Avenue, which is adjacent to the parcel to be mapped as park land as described above (Block 2520, Lot 19), and map it as parkland;

**Conclusion**

**NOW THEREFORE BE IT RESOLVED** that Community Board 5 votes **YES**, WITH **RECOMMENDATIONS** and **RESOLUTION THAT:**

- The City make quantifiable, actionable and trackable commitments to invest in neighborhood improvement projects AND strong anti-displacement protections, including those summarized below and detailed in Appendix 1 to this resolution “Jerome Priorities Tracker (Working Document),” which are essential for the success of the proposed actions;
- The City present these commitments in the form of a legally enforceable commitment plan (the “Commitment Plan”) to Community Boards 4, 5 and 7, City Council Members, other area elected officials, business leaders, anchor and civic institutions, and other stakeholders, collectively the “Jerome Stakeholders;”



- **Jerome Stakeholders are satisfied with the Commitment Plan;**
- Jerome Stakeholders are collectively represented on a **Jerome Neighborhood Plan Implementation and Oversight Committee** (the “Committee”) that meets quarterly and includes non-voting representation from relevant governmental agencies;
- **A tracker-document is updated quarterly and delivered to the Committee and Community Board** members, officers and staff until the final commitment is implemented,

## Housing

**Highest priorities:** Prevent housing displacement through even stronger measures before asking Community Board 4, 5 and 7 to accommodate additional growth, by: **promoting homeownership programs and increasing access to mortgage finance, re-opening our HPD neighborhood preservation and tenant support office, a citywide certificate of no harassment and a no net loss of affordable housing policy, public grades for landlords and developers, and policies to curb speculation through mechanisms such as real estate transfer taxes and even stronger code enforcement.** Funds should be increased for the **8A Loan Program**. Policies should be considered to require **developers to contribute resources to prevent displacement** of current residents. **Landlords and developers should be publicly graded** and said grades should be publicly displayed. **Landlord licenses** should be required to ensure only the best-intentioned landlords operate in NYC. Public subsidy applications could be a good place to include these requirements. The City should **monitor housing court cases** in Community Districts 4, 5 and 7, which are home to a particularly high concentration of displacement risk households. HPD should increase funding so as to hire additional code enforcement inspectors. So that our residents may best avail themselves of code enforcement, anti-harassment and displacement resources, we ask that a Neighborhood Preservation Office be reopened in our community. Funding for further outreach and ‘Know your Rights’ education by community groups should be communicated to tenants. Funds should be allocated to **community organizations and/or legal aid/legal services for outreach to help identify cases that are part of a larger tenant harassment pattern.** New construction that targets a range of income levels with a ceiling at 80-100% AMI. The **MIH option** employed in our neighborhoods should be calibrated to neighborhood needs as much as possible. **“Cluster-site” shelter units should be converted back to permanent housing** to help significantly reduce the number of homeless families and provide City and State rent subsidies to allow families in “cluster- site” units that meet Section 8 quality standards to secure leases for the same apartments in which they already live.

## Workforce and Economic Development



**Highest priorities:** Reduce the high unemployment rate through **allocating workforce training dollars to area anchor institutions, the development of a workforce development center on the corridor or within Community Districts 4 and 5, protecting higher-paying automotive sector jobs through protecting more area for these businesses, and exploring creative solutions like the development of worker cooperatives. A fund for automotive businesses in the area,** for comprehensive services related to capacity building (job training, skills development etc.), legal services for lease term negotiations, compliance in auto-industry standards, training to remedy violations, etc. The fund should be large enough to finance a package of incentives that will allow qualifying businesses to relocate to an area within the city that better fits their needs. Furthermore, **funding should be provided to staff the Local Employment Network.**

### **Schools and Community Facilities**

**Highest priorities:** **Community School Districts 9 and 10 elementary and middle schools are already severely overcrowded,** and the proposed actions may add 2,388 over time. We request the **City identify appropriate locations for new schools, that presently unfunded school seats be baselined, and that the City commit to at least 1,000 additional school seats.** Within District 5 we have identified the following schools as overcapacity and require these seat shortfalls to be ameliorated:

In CSD 9 the following elementary schools are over capacity:

Name of the school	Address	Current utilization %	Seat shortfall
• PS 170	1598 Townsend Avenue	245	176
• PS 28	1861 Anthony Avenue	106.8	49
• PS 230	1780 Martin Luther King Blvd.	118.1	95

The following elementary schools are over capacity in School District 10:

Name of school	Address	Current utilization %	Seat shortfall
• PS 15	2195 Andrews Avenue	140.8	91
• PS 33	2424 Jerome Avenue	125.9	166
• PS 33-Annex	2392 Jerome Avenue	110.4	20
• PS91	2170 Aqueduct Avenue	101.7	10
• PS 279	2100 Walton Avenue	119.9	79
• PS 291	2195 Andrews Avenue	183.3	187
• PS 306	40 West Tremont Avenue	105.5	40
• PS 315	2246 Jerome Avenue	177.3	75
• PS 396	1930 Jerome Avenue	103.2	11

For Middle Schools in CDS 10 the following schools are overcapacity and currently have a shortfall in seats. These are:

• IS 15	2195 Andrews Avenue	140.8	53
• IS 279	2100 Walton Avenue	119.9	54
• IS 279 Annex	2100 Walton Avenue	158.3	14
• PS 315	2246 Jerome Avenue	177	47
• IS 447	125 East 181 <sup>st</sup> Street	114.4	60
• IS 459	120 East 184 <sup>th</sup> Street	101.3	4



At present there are Elementary and Middle School seat shortfalls of 1,231. As there is a projected development of approximately 3,200 new apartments there is a potential to add an additional 345 elementary school children and 142 Intermediate School children in both CSD 9 and 10.

We also request the construction of a **high school** on the Bronx Community College campus. Our **libraries** are in need of capital and programmatic funding. We request funding for **Davidson Community Center** renovation and expansion, for an expansion of youth and community services, meal preparation, and handicap accessibility. The center operates on a DCAS leased property. We also request additional funds for youth programs like **Beacon**.

### **Public Safety**

**Highest priorities:** Given the Community Districts 4 and 5 experiences among the highest crime rates in the City, we request more **NYPD cameras** be installed across our communities and that the inaccessible and in-disrepair **46th Precinct complex is rebuilt**. We also request funding to provide free **smoke and carbon monoxide detectors** to lower-income residents in our districts.

### **Health and Human Services**

**Highest priorities:** Given our lagging health indicators, we request **increased funding for pest control, increase opportunities for exercise and incentivize more healthy food options**. Additionally, we request **increased special needs funding for immigrants**, for example, for: citizenship applications, residency, employment applications, spousal waivers, accessing resources and other legal documents. The foreign born are more than one-third of the population in Community Board #5. By addressing these immigrant-specific concerns will ultimately enable the foreign born to contribute even more to the economic vitality of the community. We also request increased funding to provide **independent living skills programs for single mothers** in our district.

### **Transportation, Infrastructure and Public Realm**

**Highest priorities:** Given the crowding and congestion on our transit modes, we request the City advocate for improvements and services that enable additional capacity on our subways and busses – including Bus Rapid Transit interventions, and that **our public realm – including our streets, step streets and sidewalks - public receive upgrades**. The following step streets are of particular concern to Community Board 5: Davidson Avenue , Sedgwick Avenue to Cedar avenue, Marion Avenue to 187th Street, at Kingsland Place (between West Tremont Avenue and Harrison Avenue), Palisades Place to Sedgwick Avenue. The following roads are of particular concern to Community Board 5: Grand Concourse Bridge over 175th Street-Walls over 175th Street,



underpasses at 165th, 167th, 170th, 167th Street, 174th -175th Street, Burnside Avenue and East Tremont Avenue, and the completion of the Grand Concourse work.

## **Parks**

**Highest priorities:** Given the high dropout rates and lack of activities available for youth and seniors, we request **increasing the number of local recreational opportunities for youth and the elderly, the improvement of existing neighborhood parks in the community, guarantee each of our neighborhoods has green streetscapes, quality parks, and diverse recreation spaces, and ensuring all our residents are within a ten minute walk to a park.** The **Aqueduct Walk** is of particular concern to Community Board 5. We are asking that the following remediation be addressed to Aqueduct park: Aqueduct Park land improvement from Morton Place to Burnside Avenue and build a pedestrian bridge over Burnside Avenue connecting the currently split elements of Aqueduct Park.

The following open space has been identified and should be converted to park space: On the West side of Davidson Avenue, south of West 177<sup>th</sup> Street and at the intersection of Macombs Road, Grand Avenue and Featherbed Lane.

We require that the lighting be replaced in Aqueduct Park from Morton Place to Burnside Avenue.

We also request funding for more **enforcement officers**, and **parks and recreation specialists**.


## **Land Use and Zoning**

**Highest priorities:** The draft Environmental Impact Statement for the Jerome Corridor (CEQR No. 17DCP019X) predicts **significant adverse impacts related to construction, shadows, transportation and community facilities**, these **must be mitigated** and Community Board 5's reactions to specific DEIS chapters are included in Appendix 2. Second, we request that **Mandatory Inclusionary Housing (MIH) be mapped in the entirety** of the Jerome Special District without exception. We also request the **Community Boards play a more formal role in decisions about future developments that will enter our districts.**

Additionally, we mandate that the rezoned secondary area be expanded to include the following extensions of the Rezoning area:

- Tremont Avenue-Cross-Bronx Expressway. The addition would encompass west from Jerome Avenue (to just west of Davidson Avenue) into the Morris Heights neighborhood, between approximately West 177th Street to the north and West 176th Street to the south.
- Tremont Avenue-Cross-Bronx Expressway. West from Jerome Avenue (to Macombs Road) into the Morris Heights neighborhood, along the northern side of Featherbed Lane.

As resolved: October 25, 2017 by 18 Aye, and 11Nay 1 Abstension

Signed: 

Dr. Bola Omotosho – Chairperson Community Board 5

On this date: 10/27/17  
October 27, 2017



1 **RESOLUTION CALLING UPON NEW YORK CITY TO MAKE QUANTIFIABLE, ACTIONABLE AND LEGALLY**  
2 **ENFORCEABLE COMMITMENTS TO JEROME CORRIDOR NEIGHBORHOOD IMPROVEMENTS AND**  
3 **ROBUST ANTI-DISPLACEMENT PROTECTIONS**

4 *October 25, 2017*  
5

6 **Introduction to the Proposed Actions**

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9 quality of life of the residents of the district, participating in the NYC budget process and capital  
10 program, planning for needs in the district, monitoring and evaluating the delivery of services, and  
11 conducting board business;

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14 applications affecting the land use of the city are publicly reviewed;

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27 proposed special district will include regulations that will add controls to the ground floors  
28 of buildings within mapped commercial overlays and districts, modify height and bulk  
29 regulations on lots fronting the elevated rail line, modify bulk regulations on irregular lots,  
30 and establish controls, such as discretionary review provisions, for transient hotels.  
31 b) Establish proposed R7A, R7D, R8A, R9A, and C4-4D districts as Mandatory Inclusionary  
32 Housing areas, applying the Mandatory Inclusionary Housing program to require a share of  
33 new housing to be permanently affordable where significant new housing capacity would  
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38 Avenue, and Corporal Fischer Place in the Highbridge neighborhood of the Bronx,  
39 Community District 4. De-map Corporal Fischer Place (street) between Nelson Avenue and  
40 Shakespeare Avenue, which is adjacent to the parcel to be mapped as park land as  
41 described above (Block 2520, Lot 19), and map it as parkland;



42 **Community Board 5 opted into the Jerome Neighborhood Plan study and**  
43 **shares many of the Plan's goals**

44 **WHEREAS**, the intent of the City's proposed applications is to:

- 45 • Provide opportunities for high quality, permanent affordable housing with options for tenants  
46 at a wide range of income levels
- 47 • Ensure that any new construction fits into its surrounding neighborhood context
- 48 • Increase the opportunities to diversify neighborhood retail and services
- 49 • Permit more density and a broader range of uses in two nodes to anchor the corridor and  
50 surrounding neighborhoods
- 51 • Create special rules for new development along the elevated rail line to provide light and air  
52 along the corridor and ensure adequate distance between residential uses and the train
- 53 • Create special rules for new buildings and street wall continuity and relief on irregular lots
- 54 • Create a walkable, inviting commercial corridor by promoting non-residential ground floor uses  
55 and diverse retail to support community needs
- 56 • Maintain zoning for heavy commercial and light industrial uses in areas to support mixed uses  
57 and jobs
- 58 • Establish controls for transient hotels to ensure consistency with the goals and objectives of the  
59 rezoning to create a mixed-use development which would include new housing, ground floor  
60 retail space, office space, community facility space and publicly accessible open space along the  
61 Harlem River waterfront;

62  
63 **WHEREAS**, the proposed actions are strategies of a more comprehensive Jerome Avenue  
64 Neighborhood Plan<sup>1</sup> (draft released on October 20<sup>th</sup>), which states the following goals:

- 65 • Provide sustainable, high-quality, affordable housing with a range of options for residents at all  
66 income levels
- 67 • Protect tenants and improve housing quality
- 68 • Ensure every neighborhood has green streetscapes, quality parks and diverse recreation spaces
- 69 • Create greater retail diversity to meet current and growing retail and service needs
- 70 • Prepare residents for job and career growth through job training and skills development
- 71 • Promote and support small businesses and entrepreneurship
- 72 • Support auto-related businesses
- 73 • Promote a safe, walkable area in and around the elevated train;

74  
75 **WHEREAS**, Community Board 5 shares many of these goals and members understand the necessity of  
76 neighborhood investments, opted into the Jerome Neighborhood Plan study and **would welcome**  
77 **additional density if appropriate investments and policy changes were put in place to grow the local**  
78 **economy and uplift the existing residents, as well as prevent displacement of economically**  
79 **vulnerable residents and businesses during times of high market pressure;**

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<sup>1</sup> <http://www1.nyc.gov/assets/planning/download/pdf/plans-studies/jerome-ave/jerome-avenue-draft-plan-1017.pdf>



80 **However, inequality is our root problem**

81 **WHEREAS**, Bronx Community District 5 **has battled inequality rooted in structural and overt racism<sup>2</sup>**  
82 **for decades and yet the effects remain**, including: a median income of \$21,000<sup>3</sup>, some of the lowest  
83 levels of educational attainment in New York City (12.7% of residents 25 years and over have earned a  
84 bachelor's degree), some of the highest rates of unemployment (15%), the highest poverty rate (34.2%  
85 of residents with incomes below the City's poverty threshold), large number of families vulnerable to  
86 residential displacement<sup>4</sup>, high levels of air pollution (8<sup>th</sup> in the city at 10.1 micrograms of fine  
87 particulate matter per cubic meter), high levels of asthma (571 avoidable asthma hospitalizations per  
88 year), a high incarceration rate (8<sup>th</sup> highest in the City), a high rate of violence (9<sup>th</sup> in the city), high  
89 obesity and diabetes rates (ranking 16<sup>th</sup> and 11<sup>th</sup> in the City respectively), a high level of drug-related  
90 hospitalizations (6<sup>th</sup> in the City with 2,342 hospitalizations per 100,000 in 2012), high rates of adults  
91 without health insurance going without medical care and prenatal care, the highest rate of heart  
92 disease in the City<sup>5</sup>;

93  
94 **WHEREAS**, Bronx Community Districts 5 in particular was devastated by extreme levels of  
95 **disinvestment following the white flight and tax base depletion of the 1960s through 80s that led to**  
96 **harmful urban planning policies** in government and the private sector like planned shrinkage<sup>6</sup> and red  
97 lining<sup>7</sup>, which in turn resulted in destructive fires, large-scale vacancy rates and abandonment, and  
98 nevertheless, community district 5 members remained;

100 **Inequality stands to be exacerbated, potentially resulting in large scale**  
101 **displacement of current residents and businesses**

102 **WHEREAS**, New York City and region are in the midst of an affordability crisis that is only predicted to  
103 continue unless great investments and policy changes are made, and which is acutely affecting lower-  
104 income communities who are seeing their rents rise, with rents in the Bronx outpacing Manhattan  
105 rents<sup>8</sup>;

106  
107 **WHEREAS**, notwithstanding the “no-significant-adverse-impact associated with the incremental  
108 change caused by this action finding” in Chapter 3 of the Draft Environmental Impact Statement (CEQR  
109 No. 17DCP019X), **Community District’s 5 lower-income residents are particularly vulnerable to**  
110 **residential displacement** as found in Regional Plan Association’s recent report on housing  
111 displacement risk in the New York Region titled “Pushed Out<sup>9</sup>,” which finds the Bronx as the single  
112 county with the highest number of households at risk of residential displacement due to economic  
113 characteristics of residents and attractive urban characteristics like access to transit and neighborhood  
114 amenities;

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<sup>2</sup> <http://www1.nyc.gov/assets/planning/download/pdf/plans-studies/jerome-ave/jerome-avenue-draft-plan-1017.pdf>

<sup>3</sup> [http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)

<sup>4</sup> <http://library.rpa.org/pdf/RPA-Pushed-Out-Housing-Displacement-in-an-Unaffordable-Region.pdf>

<sup>5</sup> <https://www1.nyc.gov/assets/doh/downloads/pdf/data/2015chp-bx5.pdf>

<sup>6</sup> <https://vimeo.com/113736344>

<sup>7</sup> <https://dsl.richmond.edu/panorama/redlining/#loc=12/40.9068/-73.7905&opacity=0.8&city=bronx-ny>

<sup>8</sup> <https://www.metro.us/new-york/bronx-rent-increases-are-outpacing-manhattan-brooklyn/zsJpha---F8OS9GTha9YN6>

<sup>9</sup> <http://library.rpa.org/pdf/RPA-Pushed-Out-Housing-Displacement-in-an-Unaffordable-Region.pdf>



115 **WHEREAS**, the City does not believe the Jerome Corridor and surrounding areas can presently support  
116 market rate development but estimates this will change over the next 10-15 years, or less than one  
117 generation;

118  
119 **WHEREAS, once the proposed actions are approved** and especially if developers do not opt into City  
120 subsidy programs, **Community Boards and local elected officials will have little to no direct authority**,  
121 under current regulations, over how private developers will use the enabled as-of-right density;

122  
123 **WHEREAS, it will take immense political will and even billions of dollars to tackle the inequality** at  
124 the foundation of Community District 5's health disparities, economic insecurity and displacement risk,  
125 and the wealth that stands to be generated through **the proposed actions – if accompanied by the**  
126 **appropriate investments and policy changes – could be a part of the solution;**

127  
128 **Community Board and other civic and business leaders have been fighting**  
129 **inequality for decades**

130 **WHEREAS**, the **diverse residents of Bronx Community District 5** are 98 percent Black or Hispanic,  
131 including over 100,000 Latino immigrants and the City's fastest growing African immigrant population,  
132 and are **resilient, vibrant and critical contributors to the life and vitality of the district and New York**  
133 **City** as a whole, working as small business owners, and also as our teachers, healthcare workers,  
134 custodians, childcare providers and more;

135  
136 **WHEREAS**, Bronx Community District 5 stakeholders include a varied set of interests: families at a wide  
137 range of incomes, business and property owners, and a large concentration of low-income residents;

138  
139 **WHEREAS**, Community Board 5, civic, business and community leaders have **for decades championed**  
140 **revitalization efforts**, including dedicating seed monies for the development of a 197A plan between  
141 1998 and 2003;

142  
143 **WHEREAS**, Community Board 5 civic, business and community leaders continue to champion  
144 revitalization efforts, including opting into the Jerome Neighborhood Plan effort led by the New York  
145 City Department of City Planning that launched in 2014;

146  
147 **WHEREAS, thousands of people engaged in a community outreach process** that occurred in parallel to  
148 outreach by the City of New York and reached difficult to reach low-income residents and at-risk  
149 renters, a very representative subset of the district's of the lower-income population, and the results  
150 findings and message were unequivocal in stating three principal goals<sup>10</sup>: (1) Lower-income community  
151 residents and small businesses need strong anti-displacement and anti-harassment protections,  
152 especially the industrial and automotive businesses and worker who stand to be directly displaced by  
153 the rezoning action per the draft environmental impact statement (Chapter 3-2), (2) Good jobs and  
154 local hire, and (3) Meaningful community engagement;

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<sup>10</sup> [https://d3n8a8pro7vhmx.cloudfront.net/bxcommunityvision/pages/22/attachments/original/1445448957/BXCommunityVision\\_FINAL.pdf?1445448957](https://d3n8a8pro7vhmx.cloudfront.net/bxcommunityvision/pages/22/attachments/original/1445448957/BXCommunityVision_FINAL.pdf?1445448957)



155 **Community Board 5 and other civic and business leaders have long called**  
156 **for specific investments in the district and its people, and these have not**  
157 **been made**

158 **WHEREAS**, Community Board 5 has **many baseline needs**, including 23 expense requests and 34 capital  
159 requests outlined in the Bronx Community District 5 Fiscal Year 2018 Statement of Community District  
160 Needs and Community Board Budget Requests of which only 2 expense and 3 capital will be funded  
161 during Fiscal Year 2018<sup>11</sup>;

162  
163 **WHEREAS**, members of **Community Boards 4 and 5 jointly expressed a set of needs in 2016** through a  
164 document titled “Jerome Avenue Neighborhood Study Goals and Priorities<sup>12</sup>”;

165  
166 **WHEREAS**, Community Board 5 is **pleased at recent investments** in some of the abovementioned  
167 categories including small business supports through the Neighborhood 360 program in partnership  
168 with Davidson Community Center and WHEDco, and strengthened residential preservation and new  
169 construction work in Community Districts 4 and 5 between 2014-2016, with 40 percent of City  
170 sponsored new construction at or below 30 percent of the area median income;

171  
172 **WHEREAS**, Community Board 5 members applaud the preservation work and urge it continue, but are  
173 **concerned that affordability levels** in the projected new construction units that will opt into programs  
174 triggering affordability restrictions **could de facto exclude many of the district’s current residents**  
175 **from eligibility**, including the many lower-income residents who are already feeling pressured and  
176 pushed out of their current homes;

177  
178 **WHEREAS**, Community Board 5 **seeks a set of investments and policy changes from the City to ensure**  
179 **the success of the proposed actions** (CEQR No. 17DCP019X, ULURP Now. 180051ZMX, N180050 ZRX, 170305MMX),  
180 and which will result in greatest benefits accruing to long-term stakeholders of Community Districts 4,  
181 5 and 7, including but not limited to homeowners, local entrepreneurs, business owners, and all our  
182 renters;

183  
184 **WHEREAS**, the **Draft Jerome Avenue Neighborhood Plan is lacking in detail with respect to priority**  
185 **investments** requested by Community Board 5 per Appendix 1 to this resolution at the time of this  
186 vote;

187

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<sup>11</sup> <http://www1.nyc.gov/assets/omb/downloads/pdf/cbrboro4-17.pdf>

<sup>12</sup> [http://www.nyc.gov/html/bxcb4/downloads/pdf/Jerome\\_Avenue\\_Neighborhood\\_Study\\_Platform\\_CB4\\_CB5\\_092316.pdf](http://www.nyc.gov/html/bxcb4/downloads/pdf/Jerome_Avenue_Neighborhood_Study_Platform_CB4_CB5_092316.pdf)



188 **Conclusion**

189 **NOW THEREFORE BE IT RESOLVED** that Community Board 5 votes YES, WITH CONDITIONS, conditions  
190 being:

- 191 • The **City make quantifiable, actionable and trackable commitments to invest in neighborhood**  
192 **improvement projects AND strong anti-displacement protections**, including those summarized  
193 below and detailed in Appendix 1 to this resolution “Jerome Priorities Tracker (Working  
194 Document),” which are **essential for the success of the proposed actions;**
- 195 • The **City present these commitments in the form of a legally enforceable commitment plan**  
196 (the “Commitment Plan”) to Community Boards 4, 5 and 7, City Council Members, other area  
197 elected officials, business leaders, anchor and civic institutions, and other stakeholders,  
198 collectively the “Jerome Stakeholders;”
- 199 • **Jerome Stakeholders are satisfied with the Commitment Plan;**
- 200 • Jerome Stakeholders are collectively represented on a **Jerome Neighborhood Plan**  
201 **Implementation and Oversight Committee** (the “Committee”) that meets quarterly and  
202 includes non-voting representation from relevant governmental agencies;
- 203 • **A tracker-document is updated quarterly and delivered to the Committee and Community**  
204 **Board** members, officers and staff until the final commitment is implemented,  
205

206 **Housing**

207 **Highest priorities:** Prevent housing displacement through even stronger measures before asking  
208 Community Board 4, 5 and 7 to accommodate additional growth, by: **promoting homeownership**  
209 **programs and increasing access to mortgage finance, re-opening our HPD neighborhood preservation**  
210 **and tenant support office, a citywide certificate of no harassment and a no net loss of affordable**  
211 **housing policy, public grades for landlords and developers, and policies to curb speculation through**  
212 **mechanisms such as real estate transfer taxes and even stronger code enforcement.** Funds should be  
213 increased for the **8A Loan Program.** Policies should be considered to require **developers to contribute**  
214 **resources to prevent displacement** of current residents. **Landlords and developers should be publicly**  
215 **graded** and said grades should be publicly displayed. **Landlord licenses** should be required to ensure  
216 only the best-intentioned landlords operate in NYC. Public subsidy applications could be a good place  
217 to include these requirements. The City should **monitor housing court cases** in Community Districts 4,  
218 5 and 7, which are home to a particularly high concentration of displacement risk households. Funds  
219 should be allocated to **community organizations and/or legal aid/legal services for outreach to help**  
220 **identify cases that are part of a larger tenant harassment pattern.** New construction that targets a  
221 range of income levels with a ceiling at 80-100% AMI. The **MIH option** employed in our neighborhoods  
222 should be calibrated to neighborhood needs as much as possible. **“Cluster-site” shelter units should be**  
223 **converted back to permanent housing** to help significantly reduce the number of homeless families  
224 and provide City and State rent subsidies to allow families in “cluster- site” units that meet Section 8  
225 quality standards to secure leases for the same apartments in which they already live.  
226

227 **Workforce and Economic Development**

228 **Highest priorities:** Reduce the high unemployment rate through **allocating workforce training dollars**  
229 **to area anchor institutions, the development of a workforce development center on the corridor or**



230 **within Community Districts 4 and 5, protecting higher-paying automotive sector jobs through**  
231 **protecting more area for these businesses, and exploring creative solutions like the development of**  
232 **worker cooperatives. A fund for automotive businesses in the area,** for comprehensive services  
233 related to capacity building (job training, skills development etc.), legal services for lease term  
234 negotiations, compliance in auto-industry standards, training to remedy violations, etc. The fund  
235 should be large enough to finance a package of incentives that will allow qualifying businesses to  
236 relocate to an area within the city that better fits their needs. Furthermore, **funding should be**  
237 **provided to staff the Local Employment Network.**  
238

### 239 **Schools and Community Facilities**

240 **Highest priorities:** Community School Districts 9 and 10 elementary and middle schools are already  
241 severely overcrowded, and the proposed actions may add 2,388 over time. We request the City  
242 identify appropriate locations for new schools, that presently unfunded school seats be baselined,  
243 and that the City commit to at least 1,000 additional school seats. We also request the construction  
244 of a high school on the Bronx Community College campus. Our libraries are in need of capital and  
245 programmatic funding. We request funding for Davidson Community Center renovation and  
246 expansion, for an expansion of youth and community services, meal preparation, and handicap  
247 accessibility. The center operates on a DCAS leased property. We also request additional funds for  
248 youth programs like Beacon.  
249

### 250 **Public Safety**

251 **Highest priorities:** Given the Community Districts 4 and 5 experiences among the highest crime rates  
252 in the City, we request more NYPD cameras be installed across our communities and that the  
253 inaccessible and in-disrepair 46th Precinct complex is rebuilt. We also request funding to provide free  
254 smoke and carbon monoxide detectors to lower-income residents in our districts.  
255

### 256 **Health and Human Services**

257 **Highest priorities:** Given our lagging health indicators, we request increased funding for pest control,  
258 increase opportunities for exercise and incentivize more healthy food options. Additionally, we  
259 request increased special needs funding for immigrants, for example, for: citizenship  
260 applications, residency, employment applications, spousal waivers, accessing resources and other legal  
261 documents. The foreign born are more than one-third of the population in Community Board #5. By  
262 addressing these immigrant-specific concerns will ultimately enable the foreign born to contribute  
263 even more to the economic vitality of the community. We also request increased funding to provide  
264 independent living skills programs for single mothers in our district.  
265

### 266 **Transportation, Infrastructure and Public Realm**

267 **Highest priorities:** Given the crowding and congestion on our transit modes, we request the City  
268 advocate for improvements and services that enable additional capacity on our subways and busses –  
269 including Bus Rapid Transit interventions, and that our public realm – including our streets, step  
270 streets and sidewalks - public receive upgrades. The following step streets are of particular concern to  
271 Community Board 5: Davidson Avenue , Sedgwick Avenue to Cedar avenue, Marion Avenue to 187th  
272 Street, at Kingsland Place (between West Tremont Avenue and Harrison Avenue), Palisades Place



273 to Sedgwick Avenue. The following roads are of particular concern to Community Board 5: Grand  
274 Concourse Bridge over 175th Street-Walls over 175th Street, underpasses at 165th, 167th, 170th,  
275 167th Street, 174th -175th Street, Burnside Avenue and East Tremont Avenue, and the completion of  
276 the Grand Concourse work.

277

### 278 **Parks**

279 **Highest priorities:** Given the high dropout rates and lack of activities available for youth and seniors,  
280 we request **increasing the number of local recreational opportunities for youth and the elderly, the**  
281 **improvement of existing neighborhood parks in the community, guarantee each of our**  
282 **neighborhoods has green streetscapes, quality parks, and diverse recreation spaces, and ensuring all**  
283 **our residents are within a ten minute walk to a park.** The **Aqueduct Walk** is of particular concern to  
284 Community Board 5. We also request funding for more **enforcement officers, and parks and**  
285 **recreation specialists.**

286

### 287 **Land Use and Zoning**

288 **Highest priorities:** The draft Environmental Impact Statement for the Jerome Corridor (CEQR No.  
289 17DCP019X) predicts **significant adverse impacts related to construction, shadows, transportation**  
290 **and community facilities, these must be mitigated** and Community Board 5's reactions to specific DEIS  
291 chapters are included in Appendix 2. Second, we request that **Mandatory Inclusionary Housing (MIH)**  
292 **be mapped in the entirety** of the Jerome Special District without exception. We also request the  
293 **Community Boards play a more formal role in decisions about future developments that will enter**  
294 **our districts.**

295

296

297

298 RESOLUTION October 25, 2017 by **18** Aye, **11** nay, **1** abstentions, **0** conflict of interests, **5** absent  
299 members.