



STUDY SPOTLIGHTS

Throughout the study, the City collaborated with the community to advance many of the goals and objectives that arose throughout the planning process.

The following pages spotlight completed or in-progress projects.

SOUTHERN BOULEVARD NEIGHBORHOOD STUDY

Study Spotlights

Housing

Housing New York: New Construction

Developing new affordable housing is one way the NYC Department of Housing Preservation and Development (HPD) is working to meet current and future housing demands. From 2014 - June 2021, HPD has financed the construction of **5,114 new affordable homes** in CDs 2 and 3, with 50% serving households earning less than \$51,200 and almost 800 new homes for seniors.¹

Example: 1490 Southern Boulevard

A new 10-story building with 114 affordable rental apartments for low-income seniors and formerly homeless seniors.

Example: Melrose Open Door

This project will include 12 sites scattered across the South Bronx, including seven sites with 40 units spread across CDs 2 and 3. Once completed, there will be **70 newly-constructed affordable homeownership units**, each building containing 4-8 units. The project will be managed by the Mutual Housing Association of NY, which is working to develop the project using a **community land trust model**.

¹ Units serving households earning less than \$51,200 is representative of families earning up to 50% area median income for a family of three

Housing New York: Preservation

Preserving affordable housing means keeping people in quality affordable housing, extending affordability agreements into the future, and upgrading buildings. From 2014 - June 2021, HPD has financed the preservation of **4,176 affordable homes** in Community Districts 2 and 3. Efforts to preserve affordable housing include working with non-profits to acquire buildings and maintain affordability, providing tax exemptions and homeowner repair loans, energy-efficiency updates, and more.

Example: 775 Jennings

A 13-unit cooperative building that recently received funding for moderate rehabilitation and energy efficiency improvements through HPD's Green Housing Preservation Program. This program helps building owners by providing low to no interest loans to finance energy efficiency and water conservation improvement, lead remediation, and moderate rehabilitation work such as roof and window replacement, masonry work, and electrical or plumbing upgrades.



1490 Southern Boulevard

NYC SBS, in partnership with local community-based organizations has released two **Commercial District Needs Assessments** (CDNAs). CDNAs highlight the existing business landscape, consumer characteristics, physical environment, and unique character of commercial corridors and local businesses that make up the identity of each neighborhood. It includes analysis of the storefront and retail mix, door-to-door merchant surveys, consumer and shopper surveys, and in-depth inventory of streetscape conditions that affect the shopping experience. For more information on SBS' CDNAs and to read completed reports, visit www1.nyc.gov/site/sbs/neighborhoods/commercial-district-needs-assessments.page

The Southern Boulevard CDNA features the Southern Boulevard, Boston Road, 174th Street, Louis Niño Boulevard, and Westchester Avenue commercial corridors. It directly surveyed nearly 800 community stakeholders and was created in partnership with Women's Housing and Economic Development Corporation (WHEDco), Youth Ministries for Peace and Justice (YMPJ), and the Southern Boulevard Business Improvement District (BID).

To read the completed CDNA for Southern Boulevard, <https://www1.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/n360-cdna-southernblvd.pdf>

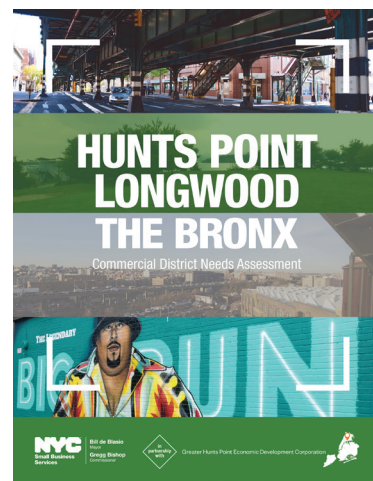
The Hunts Point and Longwood CDNA features the Longwood Avenue, Tiffany Street, E Bay Avenue, Hunts Point Avenue, Southern Boulevard, and E 163rd Street commercial corridors. It directly surveyed nearly 100 merchants and was created in partnership with the Greater Hunts Point Economic Development Corporation (GHPEDC) as part of SBS' Avenue NYC Commercial Revitalization Grant Program. Under this program, GHPEDC is funded to carry out programming in commercial districts in low- and moderate-income communities by assessing neighborhood needs and implementing impactful, data-driven projects.

The program includes:

- Grants of up to \$100,000 per year over three years; maximum possible award = \$300,000
- Dedicated funding for a full-time program manager
- Assistance for grantees to complete CDNA
- In-depth group trainings and capacity building support

To read the completed CDNA for Hunts Point and Longwood,

<https://www1.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/avenyc-cdna-huntspoint-longwood.pdf>



Parks, Streets, + Public Space

Arthur Sheridan Enhancement Project

After decades of community planning, organizing, and advocacy, the State completed construction of the Sheridan Boulevard in late 2019. The project includes signalized intersections, a new wide planted median, pedestrian crosswalks, new street lighting and traffic signals, drainage, pavement striping and landscaping. A new pedestrian bridge will also be constructed in the nearby Starlight Park.

<https://www.dot.ny.gov/southbronx/sheridan>

Citi Bike Expansion

In 2019, the City released the boundaries of Citi Bike's next expansion, which will double the current service area by 35 square miles and triple the number of bikes to 40,000. The system expanded to the South Bronx and northern Manhattan in 2020. By the end of 2021 the service area will also include Morris Heights, Mount Hope, Fordham, University Heights, Kingsbridge Heights, and Bedford Park. Learn more, [here.](#)

The Community Parks Initiative (CPI) targets investment in neighborhood parks with the greatest needs. In the Southern Boulevard area, Seabury Park (reopened 11/2017), Lyons Square Playground (3/2018), and Longfellow Playground (11/2018) all received total capital reconstructions through the CPI program. CPI focuses these transformative investments in neighborhoods with growing populations, high rates of poverty, low open space access, and parks that have not received investment in at least 20 years.



Seabury Park

Community Health + Resources

Participatory Action Research

With support from the Department of Health and Mental Hygiene (DOHMH), the City University of New York's Public Science Project partnered with the Center for Community Development at the Pratt Institute to recruit and train an intergenerational team of 30 community members, aged 15 to 66, who either live, work or attend school in Bronx Community Districts 2 and 3.

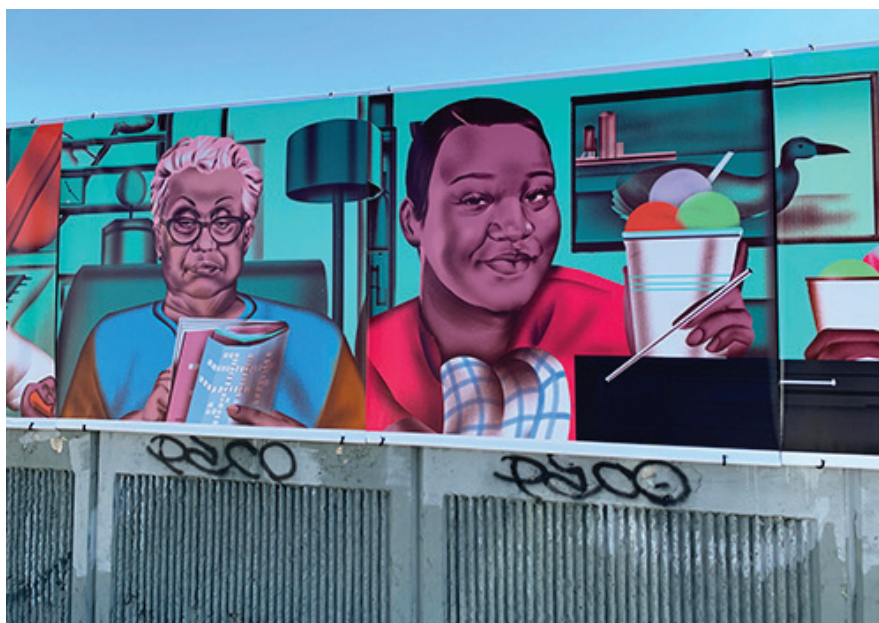
The team of community researchers were part of a pilot Critical Participatory Action Research project that recognized their lived experiences as invaluable expertise for understanding local dynamics, helping generate knowledge from the ground up, and building community capacity to create a local food system (a "micro food hub") that would support local economic development and improve access and consumption of locally grown food.

Through focus groups, asset mapping, and the development of a short survey, the team sought to capture: what currently exists and what is needed to build a robust local food system, from the point of view of local urban farmers; and what the needs and desires of local food producers, vendors, and local community-based consumers are who may be interested in participating in a local food system.

The Healthy Placemaking Initiative

DOHMH is piloting a community engagement strategy to inform and implement built environment projects near the Southern Boulevard corridor that support local priorities and a vibrant public realm.

With a design and community engagement consultant, DOHMH is working closely with various partners in the community, City agencies, and neighborhood residents to design and implement several quick and low-cost projects that respond to local concerns and the needs expressed through engagement efforts with the goal of leading to positive long-term outcomes. Project ideas and concepts include improving access to safe open spaces, increased cultural visibility in the public realm, and mitigation of noise throughout the neighborhood.



Concrete Connection
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