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# SOUTHERN BOULEVARD NEIGHBORHOOD STUDY



## What is a neighborhood study?

A neighborhood study is a way to bring **city investments**, services, and improvements to meet current and future needs of the area that you, your neighbors, city agencies and other stakeholders have identified together through a **public process**. A study results in a broad plan for a defined area such as a corridor, neighborhood or series of neighborhoods. The plan identifies strategies to meet needs for things like schools, parks, streets, sidewalks, lighting, transit, services, programs, safety, job training, affordable housing, and growth.

## Why would a neighborhood want a study?

A neighborhood study gives you an opportunity to work with your neighbors and city agencies to collectively develop a **plan for your community's future**. The city is changing – populations are growing, rents are rising, infrastructure is aging - and the planning process gives you a way to **affect those changes for the betterment of your neighborhood**. An effective neighborhood plan allows community members to prioritize needs and advocate to ensure the city is making the right investments in their neighborhoods.

## Why study Southern Boulevard?

The study is an opportunity to **support the many assets** around Southern Boulevard, especially its people, culture, and institutions and help **address long-term challenges** including health, safety, poverty, vacant storefronts, and limited access to parks, jobs, and community services. As part of the Sheridan-Hunts Point Land Use and Transportation Study (2013), stakeholders agreed that the areas around Southern Boulevard, other key corridors, and the Bronx River waterfront deserve a more detailed plan that looks beyond the expressway.

## What's DCP's approach to the Southern Boulevard Neighborhood Study?

Each community is different and so too is each neighborhood study. Based on what we've learned about the communities around Southern Blvd and what we've heard through our outreach so far, there are three leading conversations:

- **Housing Preservation:** Partnering with Housing Preservation and Development to ensure we focus our efforts on the preservation of affordable housing that already exists in the community today
- **What Creates Health?** Partnering with Dept. of Health and Mental Hygiene's Center for Health Equity to create a dialogue amongst City agencies and the community around planning for health equity and fostering healthy communities
- **Youth:** Providing opportunities for youth to have authentic and sustained ways to participate in the planning process and advocate for the future of their communities

## How can I participate and voice my opinion?

Your participation is important so please **sign up** for regular updates and to learn about upcoming public events. The planning process will include a wide range of public events, public workshops, surveys, focus groups, small-group discussions, and **Let's Talk! Plan Southern Boulevard, DCP's NEW online interactive tool**. Outreach will be conducted in English and Spanish. Future public events include a goal setting workshop and visioning session. Following that, there will be multiple public workshops and meetings on topics such as housing, jobs & local businesses, public space & access, and health & community services including arts & culture.

## Will rezoning be part of this study?

No proposals have been developed or decisions made regarding zoning, except that DCP will not rezone the entire study area. **Through the neighborhood study process, you, your neighbors, and city agencies will come together in an open public process to identify needs and goals for the Southern Boulevard area.** Then we will identify tools to meet those goals, which could include changes to the zoning, City investments, new services, and other strategies. Rezoning is just one strategy or tool to help meet local needs, for example, for more housing, to control growth, or to develop local retail, jobs, and community services in specific areas. One such area that will be discussed as part of the Southern Boulevard Neighborhood Study is the Bronx River waterfront; as part of the Sheridan study, stakeholders agreed that with improvements to the Sheridan, the Bronx River waterfront area should be reconsidered to foster a mix of uses along the waterfront and target growth and job opportunities.

## How will the city prevent displacement and harassment?

**Making sure residents can stay in their homes** through the preservation of existing rent-regulated units and tenant protections is a cornerstone of the Mayor's Affordable Housing Plan. The study will allow the city to coordinate across all agencies and use every tool at its disposal to protect tenants. The city will work closely with local organizations to conduct extensive landlord outreach to **keep existing homes affordable** and make repairs. The city will make targeted **code inspections** to identify and address distressed properties. The city will knock on doors to **reach tenants directly** to educate them about their rights and services available to them. And for those who do end up in housing court, the city is already offering **free legal resources** for tenants.

