

ZONED-IN: A HOUSING PRESERVATION BLUEPRINT FOR THE JEROME AVENUE CORRIDOR

Bronx Borough President Ruben Diaz Jr.

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EXECUTIVE SUMMARY

The purpose of this report is to initiate a discourse regarding preservation of affordable housing along the proposed Special Jerome Avenue District. The report was drafted in response to testimonies provided during the Bronx Borough President's and Community Board Reviews of the Uniform Land Use Review Process (ULURP), where community members expressed concerns regarding displacement of the existing community with the construction of new development.

The report identifies units by analyzing the demographic profile of the neighborhood, including household size, income, age, and unemployment, the number of HPD maintenance code violations, and existing subsidy programs. One of the key aspects of the analysis is to prioritize units in areas where median household income for a household of four was lower than 40% of the 2017 Area Median Income for New York City. As a result of the analysis, 2,075 units within the ¼ mile radius of the Special Jerome Avenue District were identified as a priority for preservation.

As part of creating a discourse, Bronx Borough President Ruben Diaz Jr. and his office would like to continue engaging stakeholders in efforts to advance the preservation conversation and address community concerns.

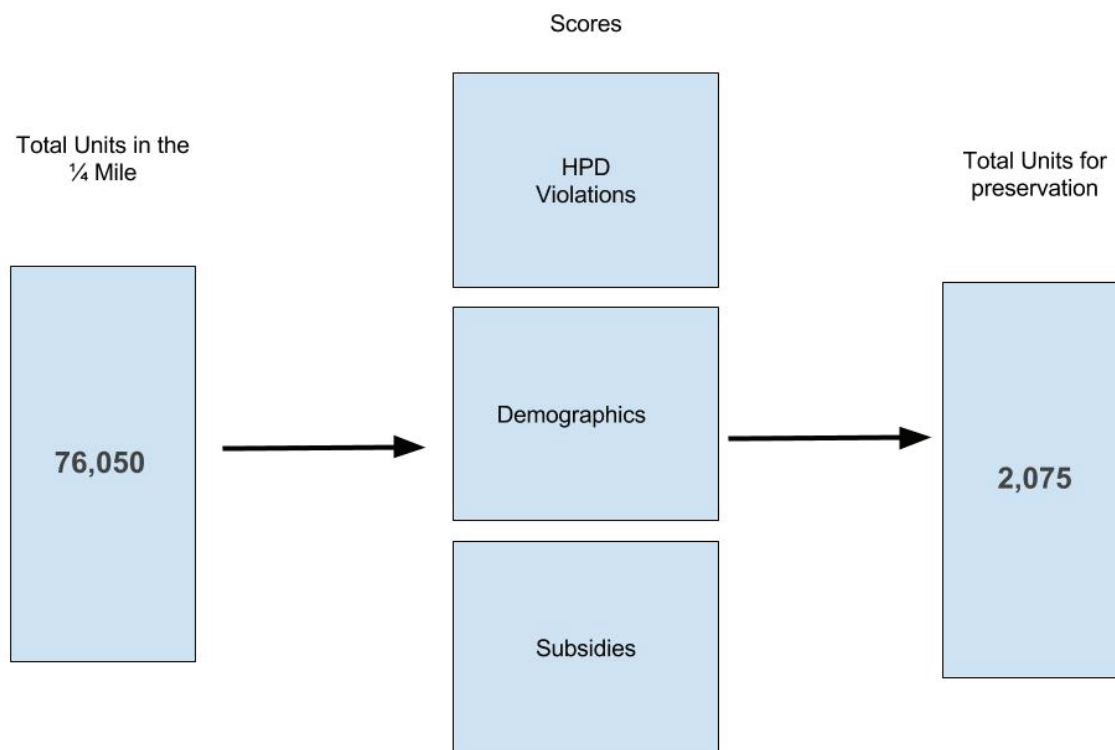
BACKGROUND

Department of City Planning (DCP) proposes a series of land use actions, zoning text amendments, and changes to the city map of a 92 block area between East 165th Street and 184th Street in The Bronx to create the Special Jerome Avenue District. The existing zoning classifications in the Jerome Avenue Corridor are C8-3, M1-2, C4-4, R7-1, R8, C1-4, and C2-4. The changes would allow the construction of medium and high density apartment buildings, mixed-use buildings, mid-density commercial districts, and commercial overlays for local retail development.




As part of the Uniform Land Use Review Process (ULURP) Community Boards 4,5, and 7 approved the zonings changes and each stated the importance of anti-displacement measures. Furthermore, HPD has proposed preserving 1,500 units over two years in addition to the new 4,500 affordable housing units constructed between 2014 and 2017. Among the recommendations provided by Bronx Borough President Ruben Diaz Jr. was the need to increase the preservation of units from 1,500 to 2,000. This analysis identifies units for preservation within a ¼ mile of the Special Jerome Avenue District.

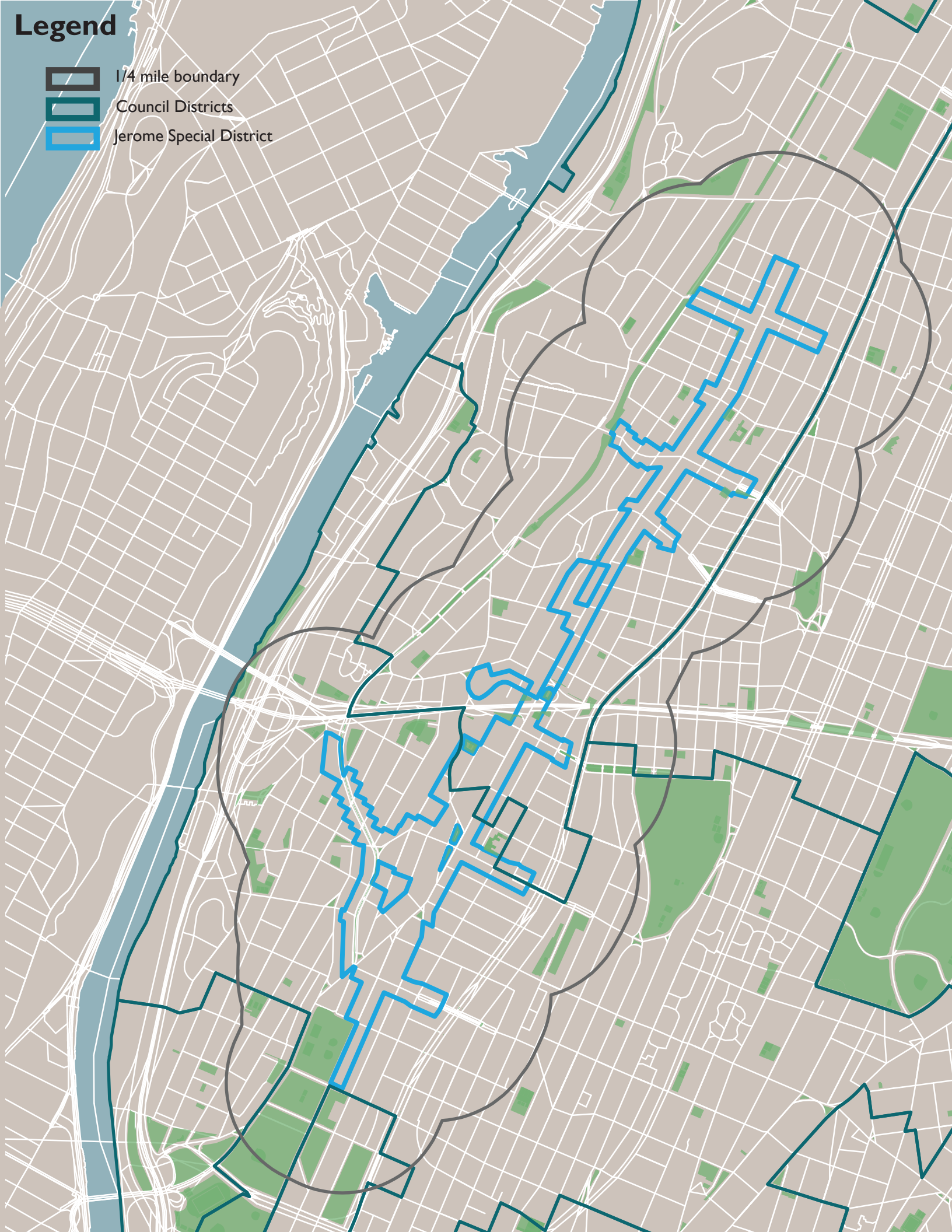
METHODOLOGY

The methodology executed in this research analyzes the existing housing stock of 76,050 units. In order to accomplish this, block lots that met threshold scores for violations and demographics and were under a subsidy program were counted for potential preservation.



Legend

-  1/4 mile boundary
-  Council Districts
-  Jerome Special District



Building Stock

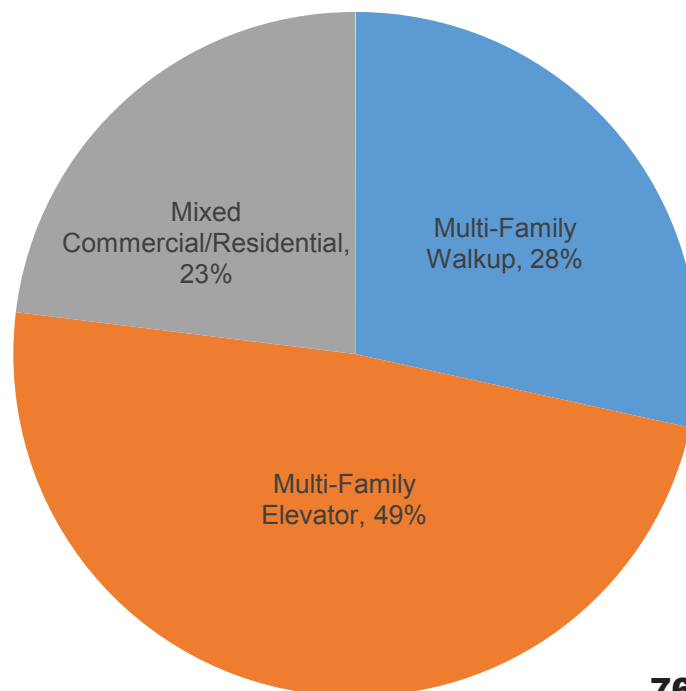
- **Data:**

Identification of units for preservation required the use of MapPLUTO data (version 16.2) from the Department of City Planning, which merges tax lot data with tax lot features from the Department of Finance's Digital Tax Map. The data also includes information on land use and geographic data at the tax lot level.¹

- **Approach:**

In order to identify units for preservation, only those tax lots within a 1/4 mile boundary from the special district were considered for analysis. The data pool was further limited to tax lots with a residential land use and with more than three units.





Residential tax lots with more than three units by land use

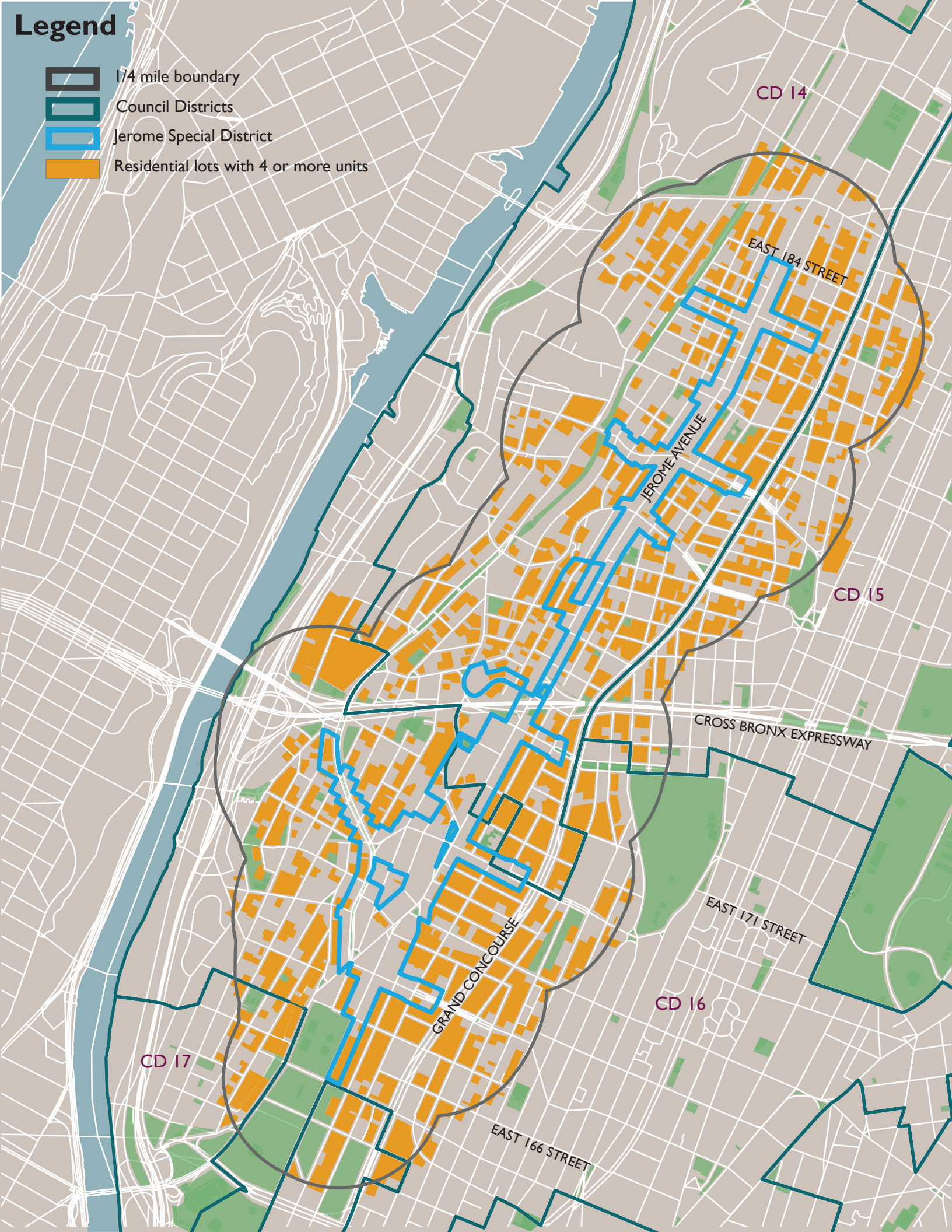


76,050 Residential Units

¹ NYC Planning. PLUTO and MapPLUTO. [https://www1.nyc.gov/site/planning/data-maps/open-data/bytes-archive.page?sorts\[year\]=0](https://www1.nyc.gov/site/planning/data-maps/open-data/bytes-archive.page?sorts[year]=0)

Legend

-  1/4 mile boundary
-  Council Districts
-  Jerome Special District
-  Residential lots with 4 or more units



HPD Violations

● Data:

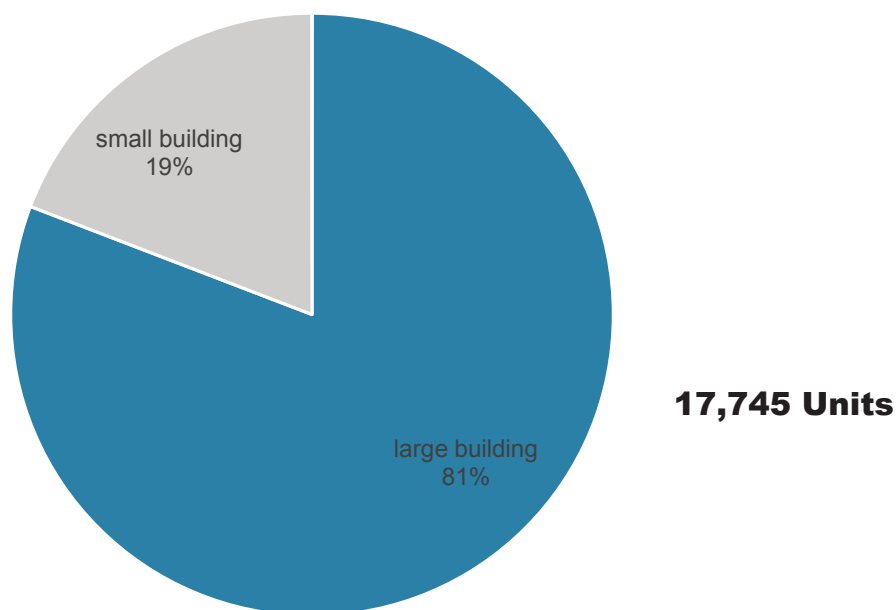
The Department of Housing Preservation and Development issues Housing Maintenance Code violations related to housing quality and safety. Violations are classified according to severity, with Class A being the least severe and Class C being the most severe. Data is updated daily and is made publicly available through New York City's Open Data Portal.² The data used in this analysis was accessed December 26, 2017.

● Approach:

The approach used in this research to study violations builds upon the methodology used by the Office of Public Advocate in its identification of buildings for its Watchlist.³ In order to be eligible for further analysis, lots must have residential buildings with more than three units. Furthermore, only Class B and C violations are counted. Each lot's score is based on its number of open and closed Class B and C violations, collected in the last five years (2013-2017). As in the Public Advocate's approach, each lot's violations are weighted according to severity, where Class C violations received a score of 1.5 and Class B violations received a score of 1. The resulting score is added up, divided by 5 (the number of years of data collection, and then divided by the number of residential units per lot in order to create a final score. To meet the selection criteria, the lot's final score must be higher than the average:

- For buildings with fewer than 35 units, the score must be greater than .197;
- For larger buildings with 35 units or more, the score must be greater than .245.






Violations by building type

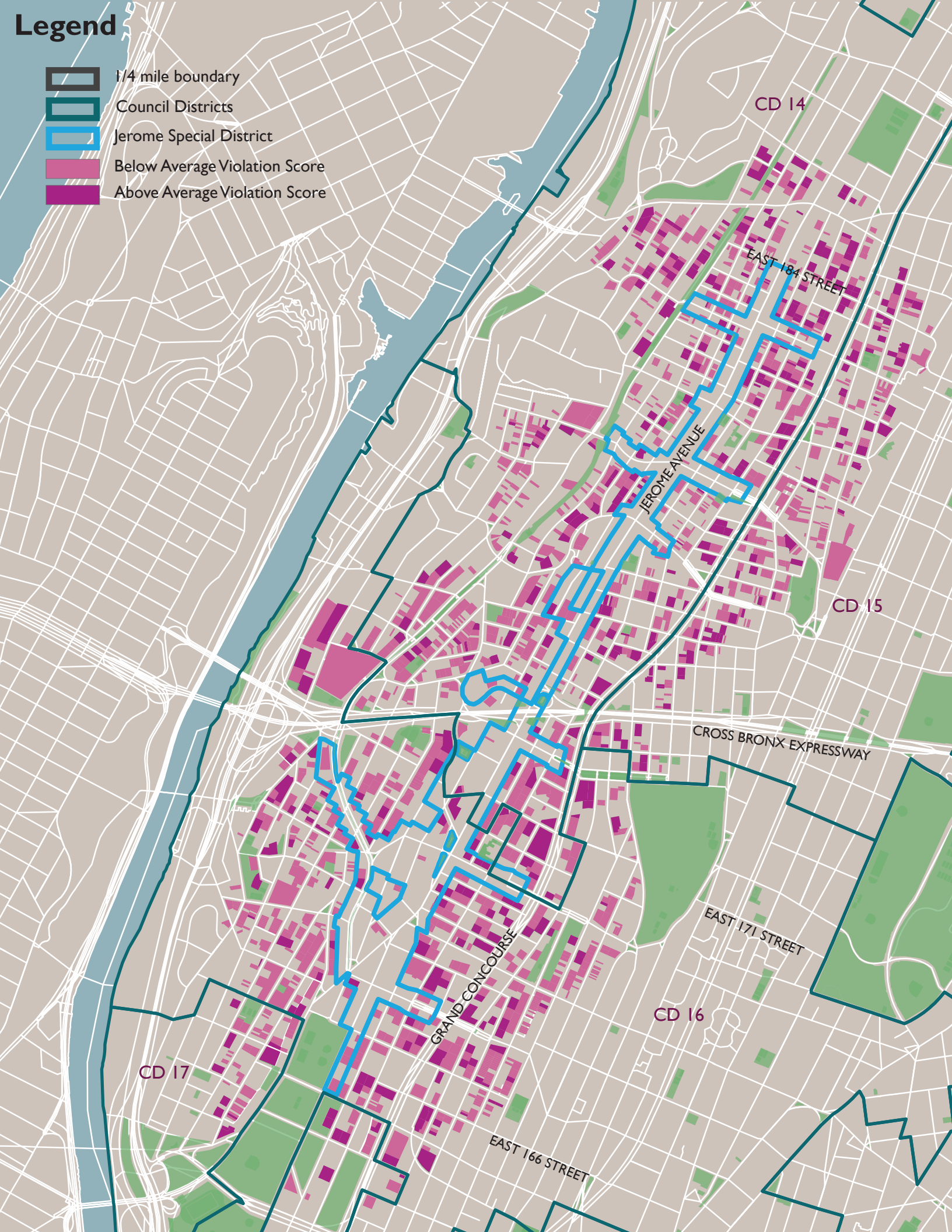


² NYC Open Data. Housing Maintenance Code Violations. <https://data.cityofnewyork.us/Housing-Development/Housing-Maintenance-Code-Violations/wvxf-dwi5>. (Dec. 26, 2017).

³ Public Advocate for the City of New York. Methodology. <https://advocate.nyc.gov/methodology>

Legend

-  1/4 mile boundary
-  Council Districts
-  Jerome Special District
-  Below Average Violation Score
-  Above Average Violation Score



Subsidies

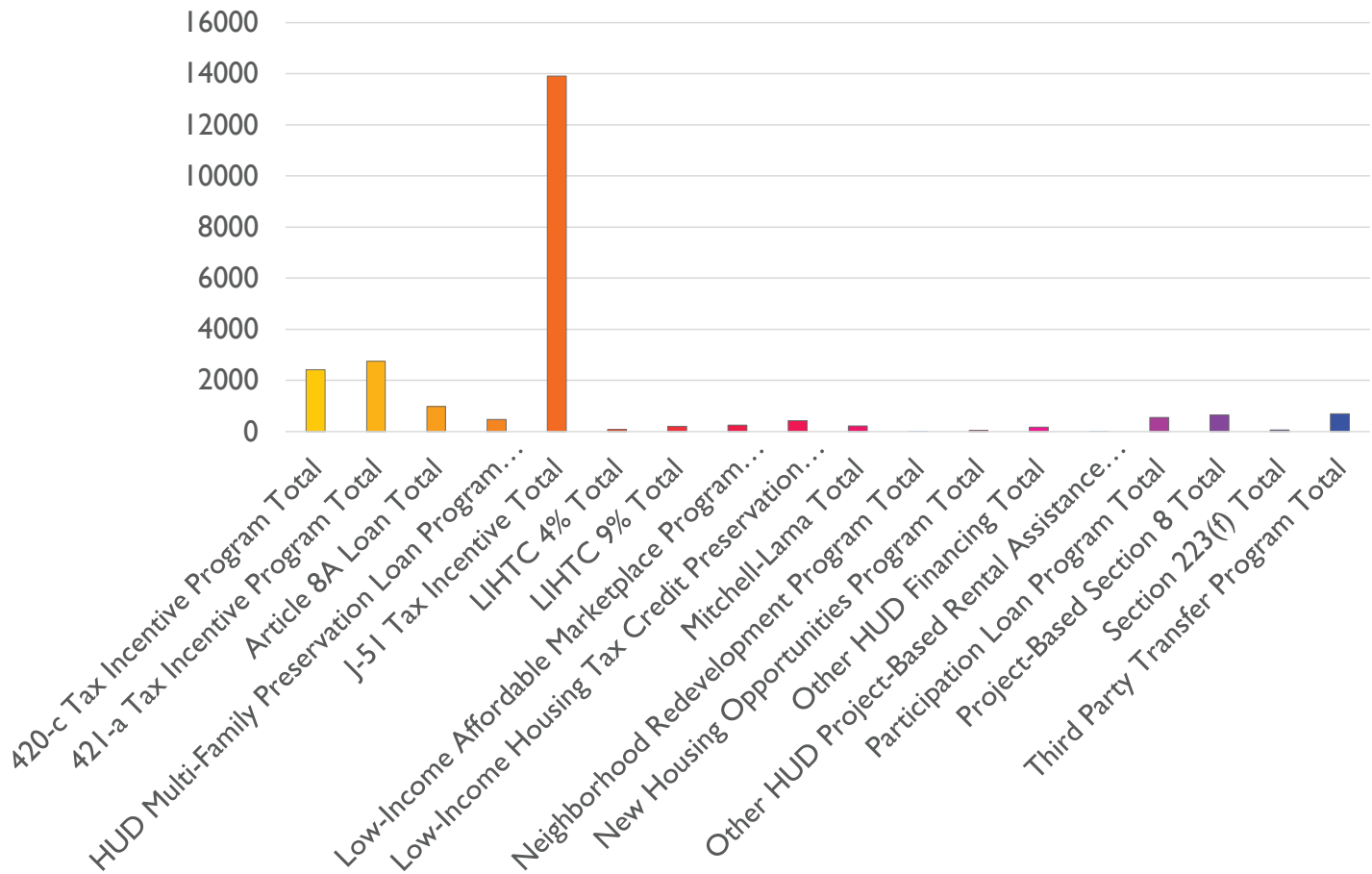
● Data:

Using NYU Furman Center’s Subsidized Housing Database on NYC’s subsidized housing, we initially identified 25 affordable housing programs within the ¼ mile area, examples of the programs include 420-c Tax incentive program, Low Income Housing Tax Credit, Mitchell Lama, etc.⁴ The data used for this research was accessed December 12, 2017.

● Approach:

Of the 25 programs identified in the area BBLs in the following programs in the Special District Area were given a score of 2. The other eight programs were not included as they focus on new construction and the analysis focuses on preservation of existing units.

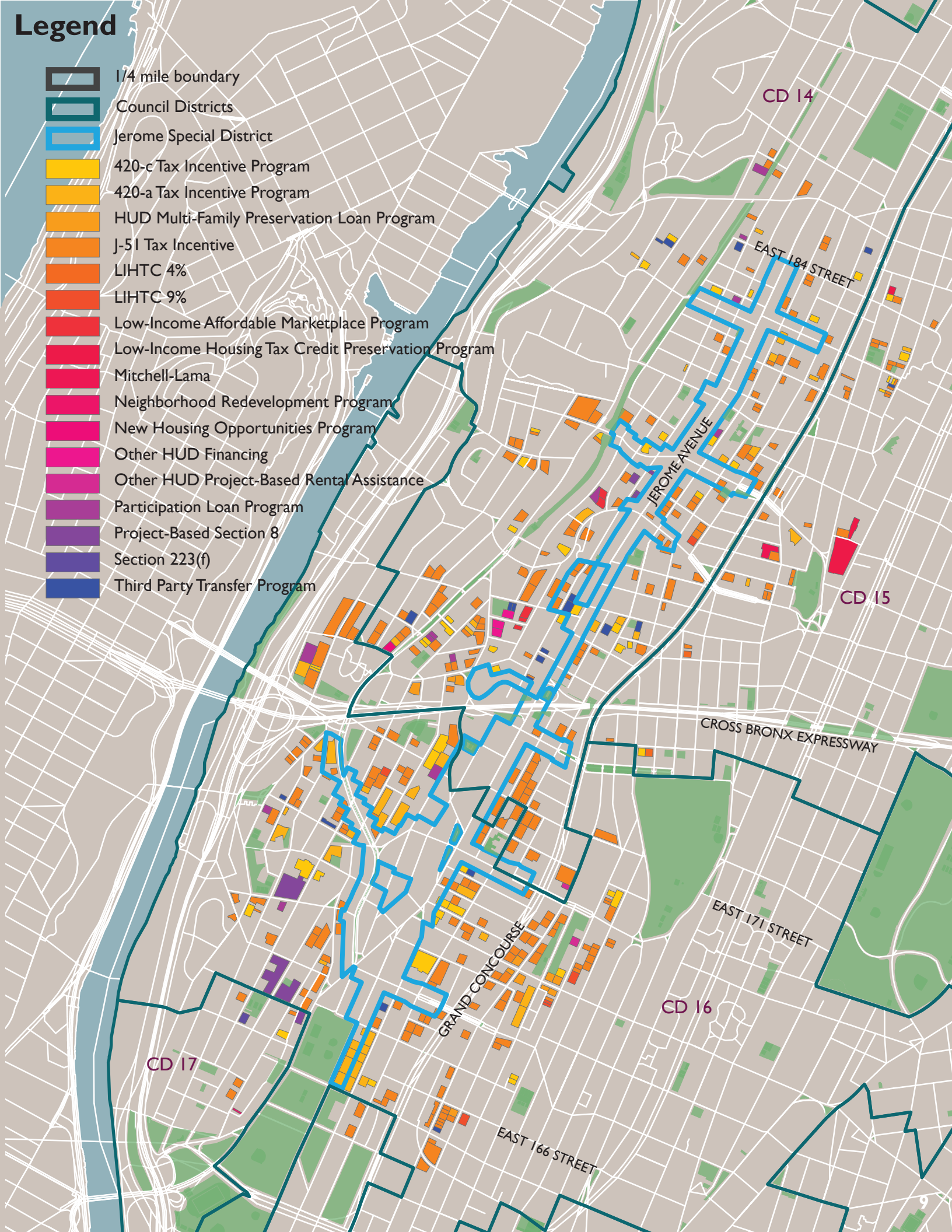
27,674 residential units subsidized



4 NYU Furman Center’s CoreData.nyc. <http://coredata.nyc/> (Dec 12, 2017)

Legend

- 1/4 mile boundary
- Council Districts
- Jerome Special District
- 420-c Tax Incentive Program
- 420-a Tax Incentive Program
- HUD Multi-Family Preservation Loan Program
- J-51 Tax Incentive
- LIHTC 4%
- LIHTC 9%
- Low-Income Affordable Marketplace Program
- Low-Income Housing Tax Credit Preservation Program
- Mitchell-Lama
- Neighborhood Redevelopment Program
- New Housing Opportunities Program
- Other HUD Financing
- Other HUD Project-Based Rental Assistance
- Participation Loan Program
- Project-Based Section 8
- Section 223(f)
- Third Party Transfer Program



Demographics

● Data:

Utilizing the American Community Survey 2016 5-Year Estimate Data, information on age, unemployment, household size, and income by census tract was gathered for the Bronx Borough to formulate an analysis and a score for each block and lot.

● Approach:

Four markers were used to establish a demographic score including unemployment, age, household size, and household income. The four markers were identified as aligning to the criteria for eligibility of a majority of affordable housing programs. The four markers were weighed separately using the below criteria and a final combined score was created for each BBL.

● Seperate Scores:

Age: The percentages for children under the age of the 15 years and adults above the age of 55 for each census tract were summed and an average was created for the borough.

Scores:

- 1 was given to census tracts with a high percentage of children
- 1.5 was given to census tracts with a high percentage of seniors

Unemployment: Census Tracts with a high percentage of unemployment when compared to the unemployment rate of the Bronx Borough for 2016 were given a higher score. The average percentage determined by adding all the percentages of individuals over the age of 16 who are not in the labor force.

Scores:

- 1 given to census tracts with a percentage higher than the average percentage of the Bronx Borough
- 0 all other census tracts

Household size: Households with 3 or more people were summed for every census tract, and divided by the total households to create a percentage. The percentages of all census tracts in the Bronx were summed and an average was calculated. The average was then used to score the data by census tract.

Scores:

- 1.5- higher than the average plus one standard deviation
- 1 -between the average and 1 standard deviation

Income: A majority of HPD programs determine eligibility based on household income and size.⁵ For our specific analysis, Block & Lots with a median income at or below 40% AMI for a household of 4 were provided a score and Block & lots below 80% AMI and above 40% AMI for a household of 4 were provided a score.





Scores

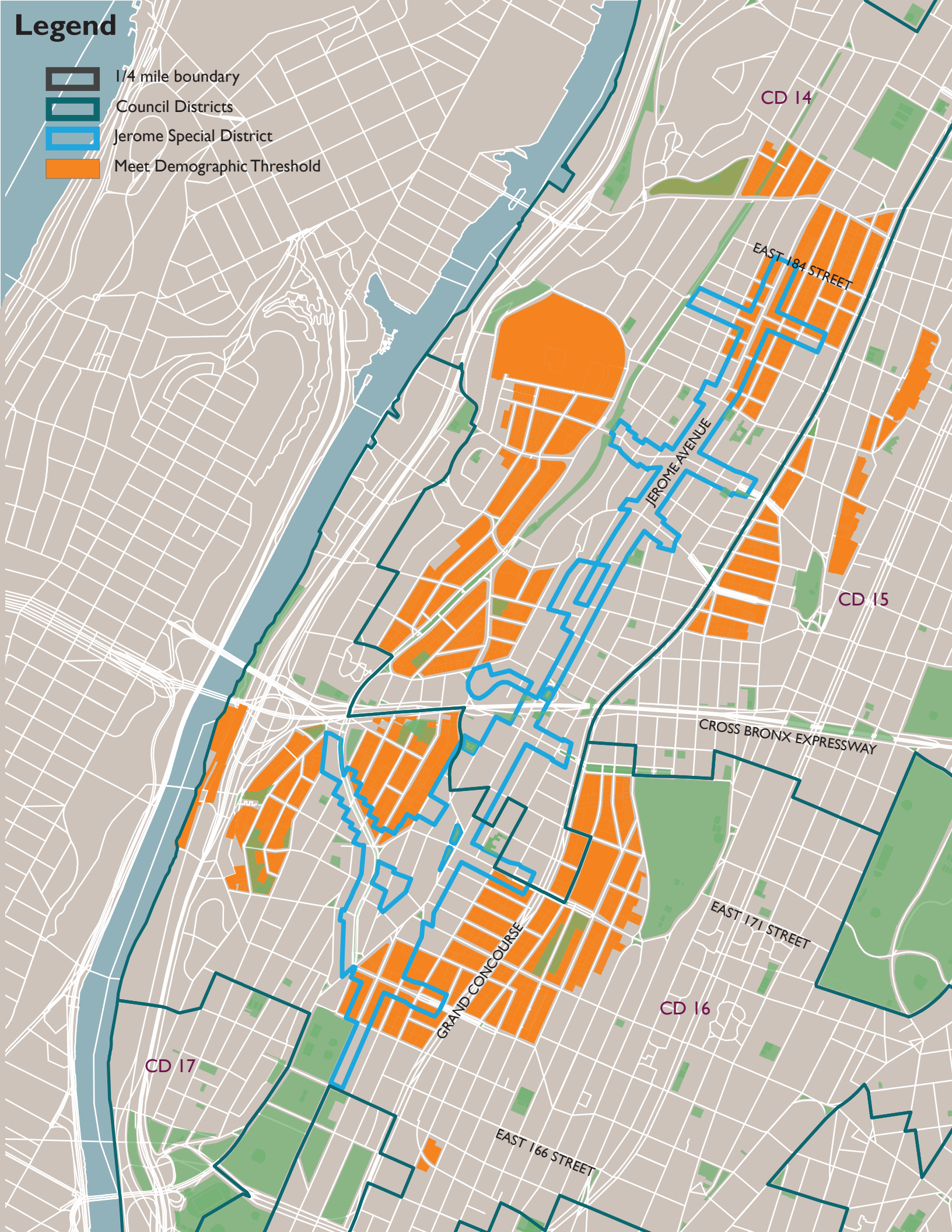
- 2 was given to census tracts with a median below 40% AMI for a household of four, 38,160
- 1 was given to census tracts with a median below 80% AMI for household of four, 76,320 and above 38,160 (40% AMI)

Final Score: Age, unemployment, household size, and household income were combined to provide a final score per census tract. Household income was weighed with a higher score, due to HPD income eligibility requirements. Only those census tracts with a combined score higher than 2 were considered as areas with units for preservation.

⁵ Initially, the approach to income analysis compared each census tract's percent of households below \$35,000 and between \$35,000 and \$75,000 to the average percent of households with those incomes in the Bronx. However, given HPD's eligibility requirements for affordable housing programs, the approach was changed to compare a census tract's median household income to the 40% and 80% AMI thresholds.

Legend

-  1/4 mile boundary
-  Council Districts
-  Jerome Special District
-  Meet Demographic Threshold



FINDINGS





A total of 76,050 across 4671 block lots within the ¼ mile radius of the special district area were considered for preservation. Only the lots that met all the determined criteria for violations, subsidies, and demographics are identified for potential preservation.

- Violations: Of the aforementioned housing stock, only 17,745 units across 407 lots met the corresponding .197 and .245 violations/years/unit thresholds for large and small buildings.
- Demographics: 27,674 residential units in 1,636 lots met the demographic thresholds.
- Subsidy: 505 lots, for a total of 24,809 residential units, were under one of the preferred subsidy programs, as identified by the Furman Center.

A total of 2,075 units across 45 lots in the ¼ mile radius met the criteria presented in this research. Addresses, number of units, and assessed building value are listed below.

Address	Units	Assessed Building Value	Owner
1277 MORRIS AVENUE	16	535,500	MORRIS AVENUE ESTATES
1254 SHERMAN AVENUE	60	553,050	1254 S LLC
201 EAST 164 STREET	131	2,068,200	SHERIDAN COURT MEWSAS
1220 GRAND CONCOURSE	23	404,550	1220 LLC
1240 WALTON AVENUE	162	2,015,100	1240 SHEVA REALTY ASS
163 WEST 170 STREET	32	374,400	163 WEST 170TH STREET
1454 UNIVERSITY AVENUE	50	1,190,250	SCS REALTY, LLC
1425 UNIVERSITY AVENUE	55	888,750	1425 U LLC
1346 MORRIS AVENUE	26	291,600	ZEVRONE REALTY CORP
263 EAST TREMONT AVENUE	14	403,200	TREMONT ANTHONY APART
1358 SHERIDAN AVENUE	30	587,700	1358 S LLC
1350 GRAND CONCOURSE	50	408,150	1350 GRAND CONCOURSE
1365 SHERIDAN AVENUE	42	939,150	1365 LLC
1353 SHERIDAN AVENUE	43	855,000	1353 LLC
128 CLARKE PLACE EAST	64	1,129,950	SENIOR LIVING OPTIONS
115 EAST 169 STREET	38	446,400	115 EAST 169TH REALTY
1325 GRAND CONCOURSE	73	1,722,600	CONCOURSE GREEN ASSOC
121 CLARKE PLACE EAST	48	637,650	CLARKE-WALTON LLC
44 WEST 175 STREET	22	265,050	MORRIS HEIGHTS HOUSIN
1387 JESUP AVENUE	34	928,800	1387 JESSUP LLC
1491 MACOMBS ROAD	90	1,655,100	SENIOR LIVING OPTIONS
1515 MACOMBS ROAD	109	1,757,250	1515 MACOMBS RD CORP
1402 NELSON AVENUE	38	1,372,500	JUSTIN'S BRONX PLACE,
74 WEST 174 STREET	26	345,150	ARISTA UAC PROPERTIES
1610 UNIVERSITY AVENUE	45	813,600	1610 UNIVERSITY AVE R
1628 UNIVERSITY AVENUE	13	481,950	ILENE R. SMITH LIMITE
1636 UNIVERSITY AVENUE	25	460,800	G&M PROPERTIES II HOU
1640 UNIVERSITY AVENUE	25	464,400	G&M PROPERTIES II HOU
1669 MACOMBS ROAD	20	284,400	MONTMAC DEVELOPER, L.
1615 UNIVERSITY AVENUE	31	877,950	UNIMAC DEVELOPER LP
1641 ANDREWS AVENUE SOUTH	61	665,100	BRONX PRO PRESERVATIO
1700 MONTGOMERY AVENUE	50	481,050	1710 MONTGOMERY REALT
1725 ANDREWS AVENUE SOUTH	84	1,483,200	ANDREWS PLAZA HOUSING
1821 UNIVERSITY AVENUE	32	353,700	RECLAIM HOUSING DEVEL
2314 MORRIS AVENUE	37	607,050	BURNSIDE HOUSING DEVE
53 EAST 182 STREET	22	461,700	TW EAST ASSOCIATES, L
2352 WALTON AVENUE	26	386,100	NEW FORDHAM HOUSINGDE
2406 WALTON AVENUE	38	445,050	2406 WALTON REALTY
2410 WALTON AVENUE	38	384,750	2410 REALTY, L.L.C.
2201 WALTON AVENUE	27	338,400	LEMLE REALTY CORP
2195 WALTON AVENUE	43	471,150	LEMLE REALTY CORP
2432 UNIVERSITY AVENUE	45	640,350	MT. SHARON LLC
84 WEST 188 STREET	37	450,450	84 W 188 REALTY LLC
83 WEST 188 STREET	39	505,800	83.W 188 REALTY,
1944 ANDREWS AVENUE SOUTH	61	1,063,350	1944 HOLDING LTD
Total	2,075	\$33,895,350	

Legend

-  1/4 mile boundary
-  Council Districts
-  Jerome Special District
-  Final lots that meet all criteria

