



BRONX BOROUGH PRESIDENT VANESSA L. GIBSON

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
351 POWERS AVENUE (HPD ELURP)
ELURP APPLICATION NO: HPD 260001 PPX**

DOCKET DESCRIPTION

The application is submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-e of the New York City Charter for the disposition of city-owned property located at 351 Powers Avenue (Block 2571, p/o Lot 1) to facilitate an affordable housing project, Borough of The Bronx, Community District 1.

BACKGROUND

Development of the surrounding community is typified by a dense mix of residential, commercial, community facility, manufacturing, and open space uses, characterized by a mix of multi-family buildings, clusters of 1- and 2-family homes, neighborhood convenience establishments, the Port Morris Industrial Business Zone (IBZ), and public spaces. St. Mary's Park, a large, neighborhood park is approximately ½ block to the north of the Proposed Development site. The site is well-served by mass transit, with the closest subway being the # 6 Train, including stops at Cypress Av and E 143 St-St Mary's St, both are approximately ¼ mile to the south and east of the Development Site, respectively. Nearby bus routes include the Bx 17 and Bx 33 which run along E 138th Street and St. Ann's Avenue.

The Proposed Development Site consists of a City-owned, mid-block parcel at 351 Powers Avenue (Block 2571, p/o Lot 1). The Development Site is an approximately 17,461 square foot rectangle with approximately 175 feet of street frontage along Powers Avenue and a lot depth of approximately 99 feet. The Development Site is currently vacant and utilized for parking by the adjacent Department of Education (DOE) schools, which includes PS 65 Mother Hale Academy. The area is currently zoned R6 and located in a Transit Zone and a FRESH Zone. The site is located within Bronx Community District #1.

Approval of this application will facilitate the construction of a new eight-story residential building. The proposed building will include approximately 66,000 square feet of residential floor area and approximately 6,800 square feet of community facility space for a theater and workforce development training center. The building will also contain approximately 30 parking spaces to replace the current parking use for DOE staff.

The building will offer a total of 83 rental units of affordable housing, including:

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|---------------------------|---------------------------------|
| ○ 24 Studios: | Approximately 422 Square Feet |
| ○ 18-One Bedroom Units: | Approximately 551 Square Feet |
| ○ 30-Two Bedroom Units: | Approximately 758 Square Feet |
| ○ 11-Three Bedroom Units: | Approximately 1,030 Square Feet |

For all 83 affordable rental units, income limits are set to 40%, 60%, and 80% Area Median Income (AMI) bands as well as for formerly homeless households pursuant to HPD's Extremely Low & Low-Income Affordability (ELLA) program. 71% of the units are targeted for 50% AMI and below and 50% of the units are family-sized units (2- and 3-bedrooms). Services to support formerly homeless residents will be provided on site by HELP USA. The proposed building will also include one superintendent unit. The unit breakdown is as follows:

- Formerly Homeless: 24 Studios, 6 1-BRs
- 40% AMI: 7 1-BRs, 16 2-BRs, 6 3-BRs
- 60% AMI: 3 1-BRs, 12 2-BRs, 3 3-BRs
- 80% AMI: 2 1-BRs, 2 2-BRs, 2 3-BRs

Amenities and features of the Proposed Development include:

- An outdoor roof deck with a seating area and play area
- Laundry rooms
- Angled balconies
- Recessed windows
- Stormwater detention tank
- Green roofs and stormwater planters
- Geothermal heating and cooling
- Rooftop solar array

ENVIRONMENTAL REVIEW AND ELURP REFERRAL

This application has been reviewed pursuant to SEQR and CEQR and received a Type II Determination (25HPD069X). The Department of Housing Preservation and Development referred this application for public review on February 21, 2026.

BRONX COMMUNITY BOARD HEARING

A public hearing was convened by Bronx Community Board 1 on February 26, 2026. A vote recommending this application to be approved with conditions with 11 votes in favor, 8 votes against, and 1 abstention. The conditions included notifying and working with adjacent homeowners to mitigate impacts of construction and to consider lower AMI levels and family-sized units for formerly homeless households.

BOROUGH PRESIDENT'S PUBLIC HEARING

On March 24, 2026, a virtual public hearing was convened by the Bronx Borough President. Representatives of the applicant were in attendance and spoke in favor of this application. No other members of the public were present or spoke and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

New York City is in a housing crisis and projects such as 351 Powers need to be completed as quickly as possible to create additional housing supply to help offset the rising demand. I am pleased that The Bronx has the first ELURP (Expedited Land Use Review Procedure) project in the city which accelerates the public review process on projects that meet certain criteria. In this case, this project would be as-of-right if it was privately owned, but because the site is owned by the city, it requires a disposition of city property through HPD. This review helps ensure the city is held to a higher standard and the public is notified of any publicly owned land that is being disposed of.

This site was identified in the points of agreement for the Bronx's Borough Based Jail project and has gone through several community engagement sessions to ensure it meets the goals of the local community. Feedback included creating more family units and lowering the AMI income range for residents.

On the merits of the 351 Powers development, I believe this is a very strong project. This mixed-use, 100% affordable housing development will be a great asset for the community as it will create a community theater and provide workforce development space on the ground floor. The community theater will provide affordable arts programming to residents and the local community with the theater being operated by iD Studio Theater, a nonprofit immigrant arts organization from the South Bronx.

The unit mix is tailored toward multifamily housing units, as 50% of the units are 2-bedroom and larger, allowing families that move in to remain in their units even as the family grows and children get older. This helps to create a community that stays invested in the neighborhood where they live and call home. The HPD ELLA program allows for the lowest AMI income ranges for non-supportive housing in the city, while the project also includes 30 supportive housing units to provide new housing opportunities for formerly homeless residents. Through the inclusion of the lower-income range, additional multifamily housing, a community theater, and workforce development, this project achieves many of the goals the community was seeking.

From the design aspect, there are some really notable features that are rarely seen in affordable housing developments, such as balconies for the majority of units, which create the added benefit of providing passive cooling for the units. The building was also designed with a number of energy efficiency systems, such as solar panels, geothermal, and Passive House certification while being a 100% electric building. Additionally, there will be 24-hour security personnel on-site seven days a week to ensure the safety of residents.

The existing site is currently used as a parking lot for DOE staff at the neighboring PS 65 school and the 30 spaces currently used will be replaced on the first floor of the new development. By keeping these parking spaces, staff will be able to keep their existing parking which will help retain educators who commute to PS 65 without displacing those parking spots which would take street parking away from the local community.

I will note that Community Board 1 had a conditional recommendation noting engagement with homeowners, hiring MWBE vendors, priority given to local residents, a lower income range for residents, more family sized units, coordination during construction, and providing pathways for formerly homeless residents. HPD and the development team have committed to continuing outreach and coordination as the project advances, using MWBE and local hiring, and providing on-site support services for all residents seven days per week to ensure all residents have the services they need while the workforce development space will provide another resource accessible to both on-site residents, as well as to the local community.

Overall, this is a strong project that provides community amenities, addresses the community requests, and provides a sustainable building that anyone would be proud to live in. HPD has gone above many of the minimum standards for this new affordable housing development and I want to acknowledge that this is what dignified affordable housing looks like and is the type of housing that residents deserve. This project sets a new standard for what affordable housing should be and I recommend approval of this application.

A handwritten signature in cursive script that reads "Vanessa L. Gibson".

Vanessa L. Gibson
Bronx Borough President