



BRONX BOROUGH PRESIDENT VANESSA L. GIBSON

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
CLAREMONT HOUSE - 1640 ANTHONY AVENUE
ULURP APPLICATION NOS: C 250220 HAX & C 250221 ZMX
RELATED APPLICATION NO: N 250222 ZRX**

DOCKET DESCRIPTIONS

C 250220 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. The designation of property located at 1640 Anthony Avenue (Block 2888, Lot 23) as an Urban Development Action Area; and
 - b. An Urban Development Action Area Project for such area; and
- 2) Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 13-story building containing approximately 65 income-restricted units, Borough of The Bronx, Community District #4.

C 250221 ZMX

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an R7-1 District to an R8 District property bounded by a line 175 feet southerly of East 173rd Street, a line 90 feet easterly of Anthony Avenue, Belmont Street, and Clay Avenue, as shown on a diagram (for illustrative purposes only) dated May 5, 2025, and subject to the conditions of CEQR Declaration E-809.

BACKGROUND

The New York City Department of Housing Preservation and Development (HPD) seeks several land use actions to facilitate the development of a permanently affordable homeownership project, Claremont House, located at 1640 Anthony Avenue (Block 2888, Lot 23) in the Claremont neighborhood of Bronx Community District 4.

The Development Site is a mid-block, City-owned parcel situated on the east side of Anthony Avenue between East 173rd Street and Belmont Street. The lot is an irregularly shaped rectangle

measuring approximately 10,237 square feet, with 99 feet of frontage along Anthony Avenue, a lot depth of 103.6 feet at the northern boundary, and approximately 98 feet at the southern boundary. Approximately 667 square feet of the lot lies outside the proposed Rezoning Area and will remain within the existing R7-1 or M1-1 zoning district.

The site was previously occupied by two five-story multifamily apartment buildings, which were demolished in 1979. It has remained vacant since the demolition and is now overgrown with mature trees and dense underbrush. The property is currently zoned R7-1 and is located within both a Transit Zone and a FRESH Zone, making it eligible for development incentives related to public transit access and healthy food availability.

The surrounding neighborhood is characterized by a mix of residential and commercial uses, with institutional buildings, small industrial operations along Webster Avenue, and nearby open space. Claremont Park, a 39-acre public park, is located directly across the street from the Development Site. Transit access includes the 174–175 Streets B/D subway station (approximately 0.4 miles away), the Mt. Eden Avenue 4 train station (approximately 0.6 miles away), and Bx41-SBS bus service along Webster Avenue.

The zoning map amendment includes the Development Site (Lot 23) as well as four adjacent privately owned lots:

- 1638 Anthony Avenue (Lot 21): A two-story daycare center (~13,800 gross square feet)
- 77 square feet of 1644 Anthony Avenue (Lot 28): A five-story multifamily residential building (~36,375 gross square feet; 51 units)
- 122 square feet of 1645 Webster Avenue (Lot 50): A one-story auto body shop (~8,900 gross square feet)
- 330 square feet of 1639 Webster Avenue (Lot 58): A one-story paint shop (~4,222 gross square feet) located on the corner of Belmont Street

To facilitate development of the site, HPD is requesting the following three land use actions:

1. Designation of the Development Site as an Urban Development Action Area (UDAA) and project approval as an Urban Development Action Area Project (UDAAP) and Disposition of City-owned property to a developer selected by HPD;
2. Zoning Map Amendment to rezone the area from R7-1 to R8; and
3. Zoning Text Amendment to map Mandatory Inclusionary Housing (MIH) Options 1 and 2 onto the zoning map area via Appendix F of the Zoning Resolution.

The Proposed Development will consist of a 13-story residential building rising to approximately 130 feet in height, with a base height of 89 feet, and achieving a Floor Area Ratio (FAR) of 6.97. The total zoning floor area will be approximately 71,394 square feet, and the building will meet Enterprise Green Communities and Passive House standards.

The project will contain 65 income-restricted cooperative units, plus one superintendent's unit, and will be developed under HPD's Open Door Program. The units will be sold through a limited-

equity cooperative model, with permanent affordability secured via a 99-year ground lease held by the Interboro Community Land Trust.

Affordability and Unit Breakdown

All residential units will be income-restricted to households earning between 60% and 90% of Area Median Income (AMI). In 2025, for a household of three, those income limits are as follows:

- 60% AMI: \$87,480
- 70% AMI: \$102,060
- 80% AMI: \$116,640
- 90% AMI: \$131,220

Estimated Sale Prices and 5% Down Payment Requirements:

<u>Unit Type</u>	<u>Price Range (60–90% AMI)</u>	<u>5% Down Payment Range</u>
1-Bedroom	\$165,000 – \$245,000	\$8,250 – \$12,250
2-Bedroom	\$215,000 – \$325,000	\$10,750 – \$16,250
3-Bedroom	\$330,000 – \$485,000	\$16,500 – \$24,250

Unit Mix:

- 33 one-bedroom units (~618 sq ft)
- 26 two-bedroom units (~850 sq ft)
- 7 three-bedroom units (~1,253 sq ft)

Building Features and Homeownership Support

The building will include approximately 1,390 square feet of indoor amenities and a 3,049-square-foot landscaped rear yard for resident use. All units will feature in-unit laundry, and residents will have access to a fitness center, community room, and bicycle storage. Homeowners will be required to complete a HUD-certified homebuyer education course and participate in Habitat for Humanity’s customized curriculum, which includes workshops on cooperative governance, Community Land Trusts, property maintenance and repairs, and homeownership responsibilities and tax benefits.

This project is the result of HPD’s 2019 Jerome-Anthony Request for Proposals (RFP), which sought to deliver affordable homeownership opportunities in alignment with the goals of the Jerome Avenue Neighborhood Plan (2018). The Development Site, referred to as Site B in the RFP, was selected specifically for permanently affordable ownership housing. In 2021, Habitat for Humanity NYC & Westchester and Camber Property Group were designated as co-developers.

The Proposed Development advances key priorities outlined in the City’s Housing Our Neighbors blueprint, including delivering permanently affordable homeownership, repurposing long-vacant public land, promoting economic stability for low- and moderate-income households, and creating a replicable model for sustainable, community-led development in the Bronx.

The total development cost is estimated at approximately \$69 million.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on May 5, 2025.

COMMUNITY BOARD PUBLIC HEARING

A public hearing was held by Bronx Community Board #4 on Tuesday, May 27, 2025. A vote recommending approval of these applications was 14 in favor, 4 opposed, 0 abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on Tuesday, June 17th, 2025. Representatives of the applicant were present and spoke in favor of this application. There being no other speakers and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

As Bronx Borough President, I provide my thoughts and conditions on projects undergoing public review. In every housing recommendation, I have consistently advocated for what I call my “three pillars of quality affordable housing.”

The first two pillars relate to long-term family stability. I push for a greater mix of family-sized units, specifically, more two- and three-bedroom apartments, as well as larger overall unit sizes. These features are critical to helping families grow in place, rather than being forced to move as their needs evolve.

The third pillar I strongly champion is expanding homeownership opportunities that create pathways to the middle-class. Homeownership remains a key goal for many families, and I am pleased that this project includes 66 new homeownership units. When people own their homes, they are more connected to their communities, which helps foster stronger, more resilient neighborhoods.

In a borough where the vast majority of affordable housing production focuses on rentals, this project stands out. Affordable homeownership promotes stability, builds intergenerational wealth, and anchors families in the neighborhoods they have helped shape. For Bronx residents, many of whom have endured decades of disinvestment, displacement, and disconnection, the opportunity to own a home and build equity is deeply transformative.

With this proposal, I am proud that all three of these pillars are being met. Half of the units in this development will be two- and three-bedroom homes, and the apartments will be larger than typical affordable housing units. By prioritizing quality over sheer quantity, we are affirming that future residents deserve a stable, dignified place to live.

I also want to acknowledge that this site falls within the Jerome Avenue Study Area and advances the City's commitments to build permanently affordable housing on public land, commitments I fought for while serving on the City Council representing the 16th District, which included this location at the time.

I urge the City Planning Commission and the City Council to approve this project and view it as a model for future affordable homeownership efforts citywide. This should be the standard for how we achieve housing justice in The Bronx. My only recommendation is simple: we need more projects like this.

As I have stated, this is a great project, and I align my support with Bronx Community Board 4's recommendation to approve this application.