

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 220381 HAX
MORRIS HEIGHTS
NEIGHBORHOOD CONSTRUCTION PROGRAM (NCP)**

DOCKET DESCRIPTION

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 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278) 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 development of two buildings containing an approximate total of 28 affordable housing units, Borough of The Bronx, Community District #5.

BACKGROUND

Approval of this application will facilitate construction of two multi-unit residential buildings at two different locations. These two sites while are approximately 1.2 miles apart. They are both situated in an R7-1 zone and located in Bronx Community District #5.

**Development Site #1
30 West 182nd Street (Block 3195, Lot 21)
Total Development Cost: \$7.8 Million**

Site 1 is located midblock on the south side of West 182nd Street. It is composed of approximately 2,500 square feet, with a depth of 100 feet, offering 25 feet of frontage on West 182nd Street. This site is bounded by Grand Avenue to the west, Davidson Avenue to the east and West 183rd Street to the north. Currently vacant and secured by chain link fencing, in 1983 the one-family home at this location was demolished. Photos of this site appearing on Google Street View taken in March, 2022 show this lot as a site for illegal dumping or as a consequence of household waste being disposed of through windows of adjacent residences. A photo presented by the applicant dated July, 2022 show the site having been entirely cleared of this refuse.

Development of Site 1 includes construction of a six-story residential building consisting of 8,498 square feet. The proposed building will abut an existing residential building to the east. As this adjacent building has no windows on its western façade, the proposed building will not impact any existing residences.

The proposed building will offer 11-units of affordable housing. Owing to the building site's narrow West 182nd Street frontage of 25 feet, a total of two units per story will be provided on floors 2-6. One, 2-bedroom residential unit is planned for the building's 1st floor. Specifics of this building include:

	# of Units	Square Footage	On Floors
1 Bedroom Units:	10	503 square feet	2-6
2 Bedroom Units:	1	844 square feet	1 st floor only

Additional amenities all of which are located on the cellar level include:

Exterior garden for passive recreation:	300 Square Feet
Bike storage room for 6 bicycles:	117 Square Feet
On site laundry room:	93 Square Feet
Storage room:	148 Square Feet
Passenger Elevator service is provided	
No off-street parking will be provided	

Area Median Income (AMI) distribution includes:

1 Bedroom Units

30% AMI	2 units	Maximum income is \$27,027	Monthly Rent: \$ 577
40% AMI	0 units	Maximum income is \$37,037	Monthly Rent: \$ 827
50% AMI	4 units	Maximum income is \$47,047	Monthly Rent: \$1,078
70% AMI	4 units	Maximum income is \$67,067	Monthly Rent: \$1,828

2 Bedroom Unit

50% AMI	1 unit	Maximum income is \$56,447	Monthly Rent: \$1,281
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Residential development in the surrounding community is typified by mid-rise multi unit buildings. Retail activity is found on Jerome Avenue, approximately one block east of the site and on West 183rd Street. Subway service is accessible via the #4 train on Jerome Avenue at 183rd Street. Bus service is provided by the Bx36 which operates on Tremont Avenue approximately two blocks south of the site.

Development Site #2
1647 Popham Avenue (Block 2877, Lot 278)
Total Development Cost \$12 Million

Site 2 is located on the west side of Popham Avenue. It is bounded by West 176th Street to the north, West 175th Street to the south, Undercliff Avenue to the west and Montgomery Avenue to the east. It is composed of 5,000 square feet of lot area, with 50 feet of frontage on Popham Avenue and a lot depth of 100 feet. The western boundary line of this site is defined by a substantial change of grade (drop) approximating fifty feet. The site is vacant and secured by chain link fencing.

Development of Site 2 includes construction of a six story residential building composed of 16,693 square feet. It will offer 17 units of affordable housing and include:

	# of Units	Square Footage	On Floors
1 Bedrooms:	5	564 Square Feet	2-6
2 Bedrooms	12	728 Square Feet	1-6

Additional amenities include:

Exterior garden for passive recreation:	573 Square Feet
Bike storage room for 8 bicycles:	223 Square Feet
On-site laundry room:	172 Square Feet
Passenger elevator service is provided	
No off street parking will be provided	

Area Median Income (AMI) distribution includes:

1 Bedroom Units:

30% AMI	2 units	Maximum income is \$27,027	Monthly Rent: \$ 577
40% AMI	3 units	Maximum income is \$37,037	Monthly Rent: \$ 827
50% AMI	0 units	Maximum income is \$47,047	Monthly Rent: \$1,078
70% AMI	0 units	Maximum income is \$67,067	Monthly Rent: \$1,828

2 Bedroom Units

30% AMI	2 units	Maximum income is \$27,027	Monthly Rent: \$ 577
40% AMI	1 unit	Maximum income is \$37,037	Monthly Rent: \$ 827
50% AMI	6 units	Maximum income is \$47,047	Monthly Rent: \$1,078
70% AMI	2 units	Maximum income is \$67,067	Monthly Rent: \$1,881

Residential development in the surrounding community is typified by one and two family homes, as well as mid-rise, multi-unit residences. Retail activity is found on University Avenue, three blocks east of the site. There is no subway access within a five block radius of the site. The nearest subway station is located on Jerome Avenue at 176th Street via the #4 train. Bus transportation via the Bx36 is available on University Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The Planning Commission certified this application as complete on May 9, 2022

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing was called by Bronx Community District #5 on June 14, 2022. A unanimous vote recommending approval of this application was 18 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on July 7, 2022. Representatives of the applicant were present and spoke in favor of this application. No other testimony was given and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The two sites this application is considering for development are currently vacant, very modest in size and, as noted at the West 182nd Street site, may even have been used for household waste dumping. As such, not only are these locations not productive, but as vacant properties they are a community liability.

Referring again to the modest lot-size this application is considering, I commend the architect and developer for designing buildings that are in-line with the existing built profile of the surrounding area that is defined by an R7-1 zoning designation. That said, I understand the floor plates of these sites were limited but these buildings were still able to accommodate some 2-bedroom units, which I routinely call for when reviewing proposed development projects.

Transforming empty lots into productive sites that will offer desperately needed affordable housing is needed now more than ever before. I am therefore very pleased to support the development approval this application will facilitate.