



**BRONX BOROUGH PRESIDENT VANESSA L. GIBSON**

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 250091 HAX  
1093-1095 JEROME AVENUE UDAAP**

**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 1093-1095 Jerome (Block 2505, Lots 26 and 28), 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 an eleven-story building containing approximately 60 residential units, Borough of the Bronx, Community District 4.

**BACKGROUND**

Development of the surrounding community is typified by a dense mix of residential, commercial, institutional and open space uses, characterized by multi-story, multi-family walk-up and elevator buildings, neighborhood convenience establishments, and public spaces. The Reverend Wendell Foster Park is an approximately 16-acre park directly across Jerome Avenue from the proposed Development Site. Subway Service via the #4 train is provided at East 167<sup>th</sup> Street Station approximately two blocks north, and the #4 and D train at the East 161<sup>st</sup> Street Station approximately 3 blocks south. Bus transportation is available via Bx6 and Bx13 on East 161<sup>st</sup> Street and Bx1 and Bx2 on the Grand Concourse.

The Proposed Development Site is situated on Block 2505, comprising Lots 26 and 28. It is bounded to the east by Jerome Avenue, and is between West 166<sup>th</sup> Street to the north and West 165<sup>th</sup> Street to the south. The total lot area approximates 10,000 square feet with each lot being 5,000 square feet with no irregularities. It offers 100 feet of frontage on Jerome Avenue. The area is currently zoned R7-1 and located in a Transit Zone and a FRESH Zone. The site is located within Bronx Community District #4.

The Proposed Project area includes Block 2505, Lots 26 and 28. The existing development of these

lots comprises two vacant three-story walk-up apartment buildings, which would be demolished to allow for new construction.

Approval of this application will facilitate the construction of a new eleven-story residential building. The approximate development cost for this project is approximately \$33 million. The proposed building will be approximately 49,925 square feet. Construction is expected to take 30 months.

The building will offer a total of 60 rental units of affordable housing, including:

- 11 Studios: Approximately 450 Square Feet
- 28-One Bedroom Units: Approximately 530 Square Feet
- 18-Two Bedroom Units: Approximately 760 Square Feet
- 3-Three Bedroom Units: Approximately 945 Square Feet

For all 60 affordable rental units, income limits are set to incomes averaging 52% of the Area Median Income (AMI), with 20 units available for AMI's of 50% or lower. 18 units will be Affordable Independent Residences for Seniors (AIRS), up to 8 of each which would be set aside for formerly homeless seniors. The AIRS units will consist of all 11 studios and nine of the 28 one-bedroom units. The proposed building will also include one superintendent unit.

Amenities to be provided in the Proposed Development include:

- 531 square foot area exercise room on the first floor
- 1,109 square foot area recreation room on the first floor
- 234 square foot area on-site laundry room on the second floor
- 421 square foot area bike storage area on the second floor
- 142 square foot area senior/tenant support office
- Free WIFI in all common areas
- Solar Panels for renewable energy availability to be located on the roof

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration (23HPD088X). The City Planning Commission certified this application as complete on November 4, 2024.

## **BRONX COMMUNITY BOARD HEARING**

A public hearing was convened by Bronx Community Board 4 on November 26, 2024. A vote recommending this application to be approved was unanimous, with 28 votes in favor, and 0 votes against or to abstain.

## **BOROUGH PRESIDENT'S PUBLIC HEARING**

On December 11, 2024, 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**

With New York City facing a housing crisis, I am constantly seeking opportunities to create affordable housing that meets the needs of Bronx residents. One tool the city can use to address this issue is the redevelopment of underutilized city-owned land. Jerome Avenue, one of the oldest and most prominent streets in The Bronx, is an ideal location for such efforts. As the former City Councilmember representing this area, I have a deep understanding of the community's needs.

When evaluating this project, I considered its context, scale, community impact, and whether it would positively benefit the larger community. I am pleased that this application meets these criteria. The project includes the removal of two vacant, underutilized buildings that are currently an eyesore and out of character with neighboring properties. I believe this proposed building will be a success story in repurposing an underutilized site to provide quality affordable housing.

I am particularly satisfied with the proposed unit breakdown: 60 total units, comprising 20 affordable senior units and 40 general affordable housing units. Of the 40 general units, 21 are two- or three-bedroom units, meaning more than 50% of the general units will accommodate families, which I strongly support. However, I am concerned about the relatively small size of these units. While I understand that smaller units allow for a greater number of multifamily units, I encourage the development team and HPD to consider modifications to create larger units where possible.

I also acknowledge and support the focus on housing for older adults, who make up a significant portion of the local community. I am particularly pleased with the inclusion of a support office for older adults and other tenants, which will help address concerns and foster a sense of community. However, I have concerns about the proposed placement of the senior units (AIRS units) on the top two floors of the building. While this offers scenic views of the park, it may pose a challenge for older adults with mobility issues if the elevator is out of service. At the public hearing, the development team assured me they have contingency plans for such situations. I urge them to prioritize this aspect to ensure the safety and accessibility of older adults.

Overall, this is a strong project that addresses the community's urgent need for both affordable family and senior housing. I support the unanimous vote of approval from Bronx Community Board 4 and recommend approval of this application.