Chapter 3: Socioeconomic Conditions

3.1 Introduction

This chapter describes the socioeconomic changes that could result from the Proposed Actions, and assesses whether such changes could result in significant adverse impacts. As described in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, the socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. The Proposed Actions are, by design, intended to facilitate change along the Jerome Avenue Corridor by creating opportunities for new affordable housing and community facility development, and diversifying area retail, services, and other commercial uses. The objective of the CEQR analysis is to disclose whether any of these changes would have a significant impact compared to what would happen in the future without the Proposed Actions.

As described in Chapter 1, "Project Description," the Jerome Avenue Rezoning consists of a series of land use actions (collectively, the "Proposed Actions") intended to facilitate the implementation of the objectives of the Jerome Avenue Neighborhood Plan (the "Plan"). The affected area comprises an approximately 92-block area primarily along Jerome Avenue and its east west commercial corridors in Bronx Community Districts (CDs) 4, 5, and 7 (the "rezoning area"). The rezoning area is generally bounded by 184th Street to the north and East 165th Street to the south, and also includes portions of 183rd Street, Burnside Avenue, Tremont Avenue, Mount Eden Avenue, 170th Street, Edward L. Grant Highway, and East 167th Street.

The *CEQR Technical Manual* guidelines recommend examination of five ways in which a project could alter socioeconomic conditions: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on specific industries. Given the scale of redevelopment that could result from the Proposed Actions—more than 3.2 million gross square feet (gsf) as compared to the future without the Proposed Actions—this analysis considers each of these five areas of socioeconomic concern.

3.2 Principal Conclusions

DIRECT RESIDENTIAL DISPLACEMENT

A screening-level assessment finds that the Proposed Actions and associated Reasonable Worst-Case Development Scenario (RWCDS) would not result in significant adverse socioeconomic impacts due to direct residential displacement. In the RWCDS, by 2026 the Proposed Actions would directly displace an estimated 18 residents residing in six dwelling units on two of the 45 projected development sites.

According to the *CEQR Technical Manual*, direct displacement of less than 500 residents would not typically be expected to substantially alter the socioeconomic character of a neighborhood. The potentially directly displaced residents represent less than 0.2 percent of residents within the proposed rezoning area (primary study area), and therefore this direct displacement is not expected to substantially alter the socioeconomic character of the neighborhood pursuant to *CEQR Technical Manual* guidelines.

DIRECT BUSINESS DISPLACEMENT

A preliminary assessment finds that the Proposed Actions and associated RWCDS would not result in significant adverse impacts due to direct business displacement. Projected development generated by the Proposed Actions and the associated RWCDS by the 2026 build year could potentially directly displace 77 businesses and an estimated 584 jobs associated with those businesses on 31 of the 45 projected development sites.

These 77 businesses do not represent a majority of study area businesses or employment for any given industry sector. While all businesses contribute to neighborhood character and provide value to the City's economy, because there are alternative sources of goods, services, and employment provided within the ¼-mile secondary study area[1], the displacement of the businesses identified in the RWCDS would not adversely affect socioeconomic conditions of the area as defined by the *CEQR Technical Manual*. Further, there is no category of business that may be directly displaced that is the subject of regulations or plans to preserve, enhance, or otherwise protect it.

It is the intent of the Proposed Actions to expand development opportunities for an approximately 73-block area centered along Jerome Avenue between East 184th Street and East 165th Street. The proposed zoning changes would permit a wider range of land uses and increase the allowable floor area ratio (FAR), which would further the community's vision for the Jerome Avenue corridor as a mixed-use residential and commercial activity center that supports the needs of the surrounding neighborhoods. The Proposed Actions and associated RWCDS would result in the incremental development of 236,197 sf of retail, 23,157 sf of FRESH supermarket, 11,630 sf of restaurant, 39,287 sf of office, and 72,273 sf of community facility space, and a net decrease of approximately 47,795 sf of industrial, 98,002 sf of automotive, 168,650 sf of warehouse, 22,154 sf of garage, and 600 sf of other commercial uses. Comparable services and employment opportunities to those provided by directly displaced commercial businesses could be provided as part of the Proposed Actions.

INDIRECT RESIDENTIAL DISPLACEMENT

In accordance with *CEQR Technical Manual* methodology, the Proposed Actions have the potential to substantially change the demographic composition and/or alter the real estate market conditions in the

[1] The Socioeconomic Study Area is the area within which the Proposed Actions could directly or indirectly affect socioeconomic conditions. As detailed under "Study Area Definition" in **Section 3.3** below, the Socioeconomic Study Area captures an approximately ¼-mile area surrounding the proposed rezoning area, including portions of University Heights, Fordham Heights, Mt. Hope, Morris Heights, Highbridge, Mt. Eden, and Concourse (see **Figure 3-1**).

Mount Eden neighborhood subarea, as they would increase the subarea population by greater than five percent over the future without the Proposed Actions.

The Proposed Actions could result in the development of 4,008 DUs (a net increase of 3,230 DUs compared to No-Action conditions) in the ¼-mile secondary study area in the 2026 With-Action condition, of which a substantial amount would be affordable (approximately 2,243 affordable units). Assuming that all new units would be occupied and have an average household size of 2.92 persons per DU in Bronx CD 4, 3.06 persons per DU in Bronx CD 5, and 2.87 persons per DU in Bronx CD 7 (the 2010 Census average household sizes), the Proposed Actions could introduce a net increase of up to 9,573 residents in the study area. This amount of new residential development would represent slightly less than five percent increase in the residential population within the ¼-mile secondary study area, as compared to the No-Action condition. This development would be gradual and is expected to occur over a 10-year period by private developers on a site-by-site basis, rather than all at once with the full effects being reached in 2026. The Proposed Actions' population increment would be even smaller within the neighborhood subareas of University Heights, Fordham Heights, Mount Hope, Morris Heights, Highbridge, and Concourse. However, one neighborhood subarea would have a disproportionately higher increase in population in the future with the Proposed Actions. Within the Mount Eden subarea, the population introduced by the Proposed Actions and associated RWCDS would represent slightly more than 18 percent increase of the subarea population, as compared to the future without the Proposed Actions.

The detailed analysis of the potential for indirect residential displacement impacts in the Mount Eden subarea estimates that there is a number of low-and moderate-income residents living in unprotected housing units in the seven census tracts that comprise Mount Eden. Mount Eden is estimated to contain approximately 1,100 such units (housing an estimated 2,700 residents). This constitutes the existing residential population that is vulnerable to potential housing cost increases today, and that could be potentially vulnerable to rent increases in the future with or without the Proposed Actions.

Mount Eden is within a predominantly low-income area, where income levels are considerably lower and poverty levels are higher as compared to the larger borough and the City as a whole. Mount Eden contains a large inventory of income-restricted, supportive, and rent regulated rental housing, where tenants are protected from steep and rapid rent increases that could otherwise result from changes in market conditions, such as might be stimulated by an influx of higher income households into the area. Nearly 90 percent of the existing housing inventory in Mount Eden is protected from steep and rapid rent increases. The neighborhood also supports a large share of households that are severely rent burdened, and not able to afford current rents. Mount Eden has experienced a considerable amount of new residential development, the majority of which has been subsidized, and has maintained relatively low vacancy rates. This is reflective of the area's existing need for additional affordable housing.

Although the population living in those unprotected units that is potentially subject to indirect displacement over time exceeds five percent of Mount Eden residential population, it is anticipated that through a combination of private sites, the City's proposed Mandatory Inclusionary Housing (MIH) program, and the availability of financing by HPD, a substantial amount of new residential units that are expected to developed within the rezoning area over the next 10 years would be affordable, and in the foreseeable future would likely be 100 percent affordable. This would ensure that a substantial amount of protected affordable units would be provided in Mount Eden and the ¼-mile secondary study area, which would help retain the low- and moderate-income renters now living in unprotected units and would

help ensure that Mount Eden and the larger secondary study area continue to serve diverse housing needs for a range of housing income levels. The Proposed Actions are expected to ameliorate an existing need for affordable housing, as well as provide housing options for those households in the area that might otherwise opt to leave the neighborhood for better housing and amenities. It is expected that the residential population moving into affordable housing units would generally have income characteristics comparable to the existing residents of the secondary study area. The projected increase in housing units overall is expected to decrease rent pressures, and capturing some of those for affordable housing would also create additional housing for those in most need.

The Proposed Actions' contributions to rent pressures in the study areas would be limited by the supply of market- rate and affordable housing resulting from the Proposed Actions, which could serve to offset existing housing demand and rent pressures in Mount Eden and the ¼-mile secondary study area. The Proposed Actions are, therefore, not expected to result in a significant adverse impact with respect to indirect residential displacement.

INDIRECT BUSINESS DISPLACEMENT

A preliminary assessment finds that the Proposed Actions would not result in significant adverse impacts due to indirect business displacement. The concern under CEQR is whether the Proposed Actions could lead to changes in local market conditions that would lead to increases in commercial property values and rents within the study area, making it difficult for some categories of businesses to remain in the area. Another concern under CEQR is whether the Proposed Actions could lead to displacement of a use type that directly supports businesses in the study area, or brings people to the area that form a customer base for local businesses.

The primary study area and the ¼-mile secondary study area have well-established residential and commercial uses and markets such that the Proposed Actions would not add a new economic activity or add to a concentration of a particular sector of the local economy enough to significantly alter or accelerate existing economic patterns. The Proposed Actions and associated RWCDS would add an increment of 3,230 DUs, including an increment of 2,243 permanently affordable units, which would help to ensure there is a range of household incomes maintained within the study area. Ensuring a range of household incomes would help to preserve the existing range of price points and variety in retail offerings because people of different income levels would create the varied demands for goods at different price points.

The Proposed Actions and associated RWCDS would also result in an increment of 236,197 sf of retail (including 11,630 of restaurant), and 23,157 sf of FRESH supermarket and would not be large enough to alter or accelerate existing trends. The office space (an increment of 39,287 gsf) resulting from the Proposed Actions and associated RWCDS could create new opportunities for companies to locate in the area and helping to maintain the mixed-use character of the study area.

The Proposed Actions would not directly or indirectly displace uses that provide critical support to businesses in the study area, or that bring people into the area that form a substantial portion of the customer base for local businesses. The Proposed Actions would result in increasing economic activity in an area where commercial corridors are largely characterized by heavy commercial, automotive, light

industrial, and transportation-related uses. The streetscape is inconsistent as it is interrupted by uses that illegally occupy the sidewalk and the street and do not promote pedestrian safety or walkability. The proposed commercial overlays are intended to diversify commercial offerings, and improve walkability connecting neighborhood streets by promoting continuous retail and community facility uses. Further, incoming resident and employee populations generated by the Proposed Actions would become new customers at many of the existing retail businesses in the primary study area and ¼-mile secondary study area, and the mix of market-rate and affordable DUs resulting from the Proposed Actions RWCDS would ensure a range of price points for retail offerings.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

A preliminary assessment finds that the Proposed Actions would not result in significant adverse impacts due to adverse effects on specific industries. The Proposed Actions would not significantly affect the business conditions in any industry or any category of business within or outside the secondary study area. By 2026, the Proposed Actions and associated RWCDS could directly displace an estimated 77 businesses and 584 employees. The businesses that could be displaced do not represent a critical mass of businesses within any City industry, category of business, or category of employment. Although these businesses are valuable individually and collectively to the City's economy, the goods and services offered by potentially displaced uses can be found elsewhere within the ¼-mile secondary study area, within a broader trade area, and within the City as a whole. The products and services offered by the businesses that would be displaced are not expected to be essential to the viability of other businesses within or outside the secondary study Area.

Although a number of auto-related uses (36 businesses), which include used car sales, automotive parts and accessory stores, car leasing agencies, gas stations, car washes, automotive glass shops, tire stores, and repair and service shops, would be potentially directly displaced from the primary study area, these displaced businesses and their associated employment are not expected to significantly impact the industry as a whole. The potentially displaced automotive repair and service shops represent approximately six percent of employment within the industry in the Bronx, and the businesses could relocate within the City, potentially in other auto-related clusters, thereby maintaining existing business and employment counts within the industry. Of the existing 171 New York State DMV-regulated auto-repair shops within a half-mile radius of the rezoning area (zip codes 10452, 10453, 10456, and 10457) less than six percent of firms are anticipated to be directly displaced. Most of these firms (approximately 78 percent) are located outside of the primary study area (rezoning area) and would not be directly affected by the Proposed Actions. It is expected that there would remain numerous automotive repair and service businesses nearby, in the greater borough, and in the City, which would ensure that there are ample locations to provide this type of service.

The Proposed Actions would not result in significant indirect business displacement, and therefore would not indirectly substantially reduce employment or have an impact on the economic viability in any specific industry or category of business.

3.3 Methodology

Under CEQR, the socioeconomic character of an area is defined by its population, housing, and economic activities. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area. In some cases, these changes may be substantial but not adverse. In other cases, these changes may be good for some groups but bad for others. The objective of the CEQR analysis is to disclose whether any changes created by the Proposed Actions would have a significant impact compared with what would happen in the future without the Proposed Actions (the "No-Action" condition).

The assessment of socioeconomic conditions usually distinguishes between the socioeconomic conditions of an area's residents and businesses, although projects may affect both in similar ways. Direct displacement is defined as the involuntary displacement of residents, businesses, or institutions from the actual site of (or sites directly affected by) a proposed action. As the occupants of a particular site are usually known, the disclosure of direct displacement focuses on specific businesses and employment, and an identifiable number of residents and workers.

Indirect or secondary displacement is defined as the involuntary displacement of residents, businesses, or employees in an area adjacent or close to a project site, or projected development sites, that results from changes in socioeconomic conditions created by a proposed action. Examples include rising rents in an area that result from a new concentration of higher-income housing introduced by an action, which ultimately could make existing housing unaffordable to lower income residents; a similar turnover of industrial to higher-rent commercial tenancies induced by the introduction of a successful office project in an area; or the flight from a neighborhood that can occur if a proposed project creates conditions that break down the community (such as a highway dividing the area).

Even if a project does not directly or indirectly displace businesses, it may affect the operation of a major industry or commercial operation in the City. An example would be new regulations that prohibit or restrict the use of certain processes that are critical to certain industries. In these cases, CEQR review may assess the economic impacts of the project on the industry in question.

DETERMINING WHETHER A SOCIOECONOMIC ASSESSMENT IS APPROPRIATE

According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if an action may be reasonably expected to create socioeconomic changes in the area affected by the action that would not be expected to occur in the absence of the Proposed Actions (No-Action condition). The following screening assessment considers threshold circumstances identified in the *CEQR Technical Manual* and bulleted below that can lead to socioeconomic changes warranting further assessment.

The Proposed Actions include zoning map and text amendments affecting an approximately 73-block area primarily along Jerome Avenue and its east-west commercial corridors in Bronx Community Districts (CD) 4, 5, and 7 within the neighborhoods of University Heights, Fordham Heights, Mt. Hope, Morris Heights,

Highbridge, Mt. Eden, and Concourse. The RWCDS for the 45 projected development sites assumes that Proposed Actions would result in the incremental (net) increase of 3,230 DUs, 20,866 sf of commercial uses, and 72,273 sf of community facility uses, as well as a net decrease of 47,795 sf of industrial uses.

- *Direct Residential Displacement: Would the proposed project directly displace residential population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.*

The Proposed Actions would not exceed the *CEQR Technical Manual* analysis threshold of 500 directly displaced residents, and therefore, are not expected to result in significant adverse impacts due to direct residential displacement. Whether or not the impact is considered significant, the *CEQR Technical Manual* requires that the direct residential displacement be disclosed for any project. In the preliminary analysis section below, this EIS discloses the number of residential units and estimates number of residents that could be potentially directly displaced by the Proposed Actions, as well as quantifies the amount of that direct residential displacement relative to the study area population that could potentially occur.

- *Direct Business Displacement: Would the project directly displace more than 100 employees, or directly displace a business whose products or services are uniquely dependent on its location, are the subject of policies or plans aimed at its preservation, or serve a population uniquely dependent on its services in its present location? If so, assessments of direct business displacement and indirect business displacement are appropriate.*

The Proposed Actions would result in some direct business and institutional displacement, and the amount of employment associated with that displacement would exceed the 100-employee *CEQR Technical Manual* threshold warranting an assessment of potential direct business and institutional and indirect business and institutional displacement.

- *Indirect Residential and/or Business Displacement due to Increased Rents: Would the project result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood? Residential development of 200 units or less or commercial development of 200,000 sf or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, an assessment of indirect residential displacement and indirect business displacement is appropriate.*

The Proposed Actions and associated RWCDS would introduce residential uses in excess of 200 units; therefore, an assessment of potential indirect residential displacement is warranted. While there would be a reduction in warehouse, automotive-related, garage, and other commercial uses, there would be an incremental increase in retail, supermarket, restaurant, and office uses that would exceed the 200,000 sf threshold. As such, an analysis of potential indirect business displacement is also warranted.

- *Indirect Business Displacement due to Retail Market Saturation: Would the project result in a total of 200,000 sf or more of retail on a single development site or 200,000 sf or more of regional-serving retail across multiple sites? This type of development may have the potential to draw a substantial amount of sales from existing businesses within the study area, resulting in indirect business displacement due to market saturation.*

An assessment of the indirect business displacement due to market saturation is not warranted based on *CEQR Technical Manual* guidelines. The Proposed Actions and associated RWCDS are not expected to add to, or create, a retail concentration that may draw a substantial amount of sales from existing businesses within the study area to the extent that certain categories of business close and vacancies in the area increase, thus resulting in a potential for disinvestment on local retail streets. The Proposed Actions and associated RWCDS are expected to introduce up to approximately 236,197 sf of retail uses and 23,157 sf of FRESH supermarket as compared to the No-Action condition. This retail space would not be concentrated on a single site, but would be distributed among 33 of the 45 projected development sites in the approximately 73-block rezoning area along the Jerome Avenue corridor between East 184th Street and East 165th Street, and is expected to largely consist of local-serving retail. The Proposed Actions are intended to promote retail continuity with a wide variety of local retail and services to support the surrounding neighborhoods of University Heights, Fordham Heights, Mt. Hope, Morris Heights, Highbridge, Mt. Eden, and Concourse. In addition, the Proposed Actions would support regional commercial uses in a targeted, transit-rich location. Projects resulting in less than 200,000 sf of regional-serving retail in the study area, or less than 200,000 sf of locally-serving or regional-serving retail on a single development site would not typically result in socioeconomic impacts, according to the guidelines established in the *CEQR Technical Manual*. As the Proposed Actions and associated RWCDS would not exceed the CEQR threshold, no further analysis of indirect business displacement due to retail market saturation is warranted.

- *Adverse Effects on Specific Industries: Is the project expected to affect conditions within a specific industry? This could affect socioeconomic conditions if a substantial number of workers or residents depend on the goods or services provided by the affected businesses, or if the project would result in the loss or substantial diminishment of a particularly important product or service within the City.*

As noted above, the Proposed Actions would result in direct business and institutional displacement, and have the potential to result in indirect business displacement. Therefore, an assessment of the Proposed Actions' effect on specific industries is warranted to determine whether the Proposed Actions would significantly affect business conditions in any industry or category of businesses within or outside the study area, or whether they would substantially reduce employment or impair viability in a specific industry or category of businesses.

Based on the screening assessment presented above, the Proposed Actions warrant analyses of direct business/institutional displacement, indirect residential displacement, indirect businesses/institutional displacement due to increased rents, and adverse effects on specific industries, as well as an initial assessment of direct residential displacement.

ANALYSIS FORMAT

Following *CEQR Technical Manual* guidelines, the socioeconomic analysis of direct business/institutional displacement, indirect residential displacement, indirect business/institutional displacement, and adverse effect on specific industries begins with a preliminary assessment. The purpose of the preliminary assessment is to learn enough about the effects of the Proposed Actions to either rule out the possibility of significant adverse impacts, or determine that a more detailed analysis is required to resolve the issue. A detailed analysis, when required, is framed in the context of existing conditions and evaluations of the

future without the Proposed Actions and the future with the Proposed Actions by the analysis year. In conjunction with the land use task, specific development projects that are expected to occur in the area in the future without the Proposed Actions are identified, and the possible changes in socioeconomic conditions that would result, such as potential increases in population, changes in the income characteristics of the study area, new residential developments, possible changes in rents or sales prices of residential units, new commercial or industrial uses, or changes in employment or retail sales. Those conditions are then compared with the future with the Proposed Actions to determine the potential for significant adverse impacts.

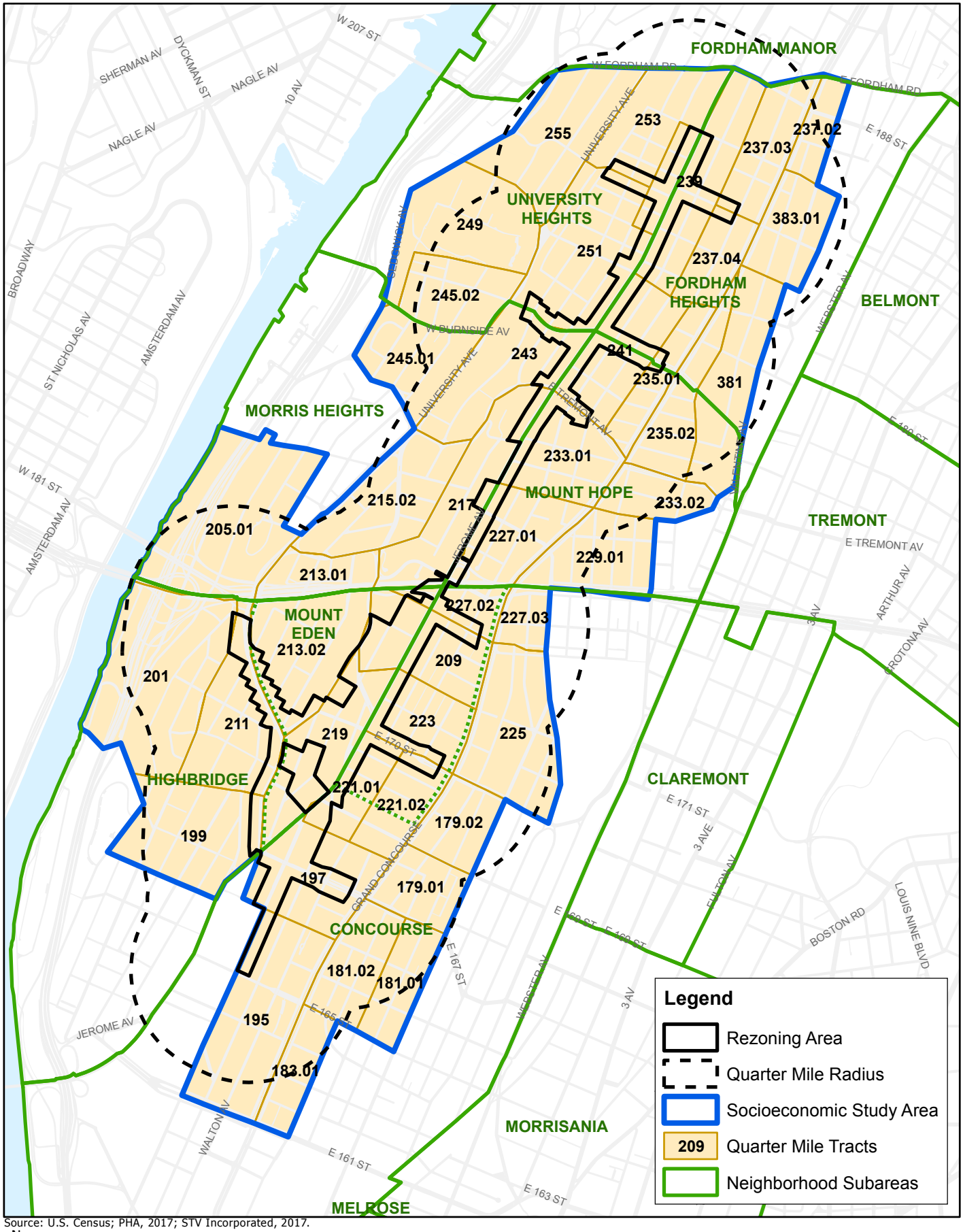
STUDY AREA DEFINITION

In order to assess these socioeconomic issues, information was gathered regarding the surrounding area's demographic characteristics, housing inventory, housing market, and industrial, commercial, and retail activity. Typically, the socioeconomic study area boundaries are similar to those of the land use study area. The study area generally encompasses the area affected by the Proposed Actions (i.e., primary study area), and an adjacent area within 400 feet, ¼-mile, or ½-mile, depending on project size and area characteristics. The socioeconomic assessment seeks to evaluate a project's potential to change socioeconomic character relative to the study area population (i.e. a project that would result in a relatively large increase in population may be expected to affect a larger study area).

As detailed in Chapter 1, "*Project Description*," the RWCDS would result in an incremental (net) increase of 3,230 DUs, which would increase the population of the ¼-mile study area by less than five percent as compared to the No-Action condition. Therefore, the study area for socioeconomic conditions approximates a ¼-mile perimeter around the directly affected area (i.e. the area to be rezoned).

Similar to the land use and zoning analysis in Chapter 2, this assessment includes two study areas: the primary study area (i.e., the area to be rezoned) and the secondary study area (i.e., the approximate ¼-mile area around the primary study area). The exact boundary of the socioeconomic secondary study area was modified to match the census tracts that most closely define a ¼-mile perimeter surrounding the rezoning area (see Figure 3-1)[2]. By conforming to census tract boundaries, the socioeconomic analysis more accurately applies Census data to depict the demographic characteristics of the surrounding area. In addition, in accordance with *CEQR Technical Manual* guidelines, the indirect residential displacement analysis considers an area "near" the study area (i.e., within a ½-mile radius of the secondary study area) to examine real estate market trends and ascertain whether the surrounding area has experienced a readily observable trend toward increasing rents and the likely effect of the Proposed Actions on such trends.

[2] The ¼-mile secondary study area encompasses those census tracts that have at least 50 percent within an approximate ¼-mile radius of the primary study area.



Source: U.S. Census; PHA, 2017; STV Incorporated, 2017.

Figure 3-1

The approximately 92-block rezoning area (or primary study area), shown on Figure 3-1, forms the central spine of the ¼-mile secondary socioeconomic study area and is the focus of analysis. The primary study area extends along Jerome Avenue from West 184th Street in the north to East 165th Street in the south and its east-west commercial corridors, including portions of Edward L. Grant Highway, East 170th Street, Mount Eden Avenue, Tremont Avenue, Burnside Avenue, and East 183rd Street in Bronx CD4, CD5, and CD7. The RWCDS consists of 45 projected development sites, and 101 potential development sites. The 45 projected development sites are the sites most likely to experience redevelopment with the Proposed Actions within the 10-year analysis period. The 101 potential development sites are less likely to be redeveloped by 2026. Therefore, the RWCDS With-Action scenario assumptions for these 101 potential development sites is not included in the assessment of the 2026 With-Action Conditions and this chapter only considers the 45 projected development sites.

For area-wide rezoning projects that cover multiple neighborhoods and distinct residential markets, according to the *CEQR Technical Manual* it is appropriate to also consider subareas within the study area. Therefore, for the purposes of the "Indirect Residential Displacement analysis," which focuses on the effects of the Proposed Actions on the local area residential markets, in addition to the ¼-mile secondary study area, the analysis examines the potential for indirect displacement effects within the following seven neighborhood subareas (identified on Figure 3-1):

- University Heights: This subarea is roughly bounded by West Fordham Road to the north, Jerome Avenue to the east, West Burnside Avenue to the south, and the Harlem River to the west;
- Fordham Heights: This subarea is roughly bounded by East Fordham Road to the north, Valentine Avenue/Tiebout Avenue to the east, East Burnside Avenue to the south, and Jerome Avenue to the west;
- Morris Heights: This subarea is roughly bounded by West Burnside Avenue to the north, Jerome Avenue to the east, the Cross Bronx Expressway to the south, and Sedgwick Avenue, Montgomery Avenue and the Harlem River to the west;
- Mount Hope: This subarea is roughly bounded by East Burnside Avenue to the north, Clay Avenue/Valentine Avenue to the east, the Cross Bronx Expressway to the south, and Jerome Avenue to the west;
- Highbridge: This subarea is roughly bounded by to the Cross Bronx Expressway to the north, Edward L. Grant Highway to the east, West 166th Street to the south, and the Harlem River to the west;
- Mount Eden: This subarea is roughly bounded by to the Cross Bronx Expressway to the north, the Grand Concourse to the east, East 167th Street to the south, and Edward L. Grant Highway to the west;
- Concourse: This subarea is roughly bounded by to the Cross Bronx Expressway to the north, Morris Avenue to the east, East 161st Street to the south, and the Grand Concourse, Cromwell Avenue and River Avenue to the west.

DATA SOURCES

Information used in the socioeconomic analysis includes data from the U.S. Census Bureau's 2010 Census, 2000 Census, 2011-2015 five-year American Community Survey (ACS), and the New York City Department of City Planning's (DCP's) PLUTO Data. Land use and parcel data were collected from the City's Primary Land Use Tax Lot Output (PLUTO™) data files, online Geographic Information Systems (GIS) databases

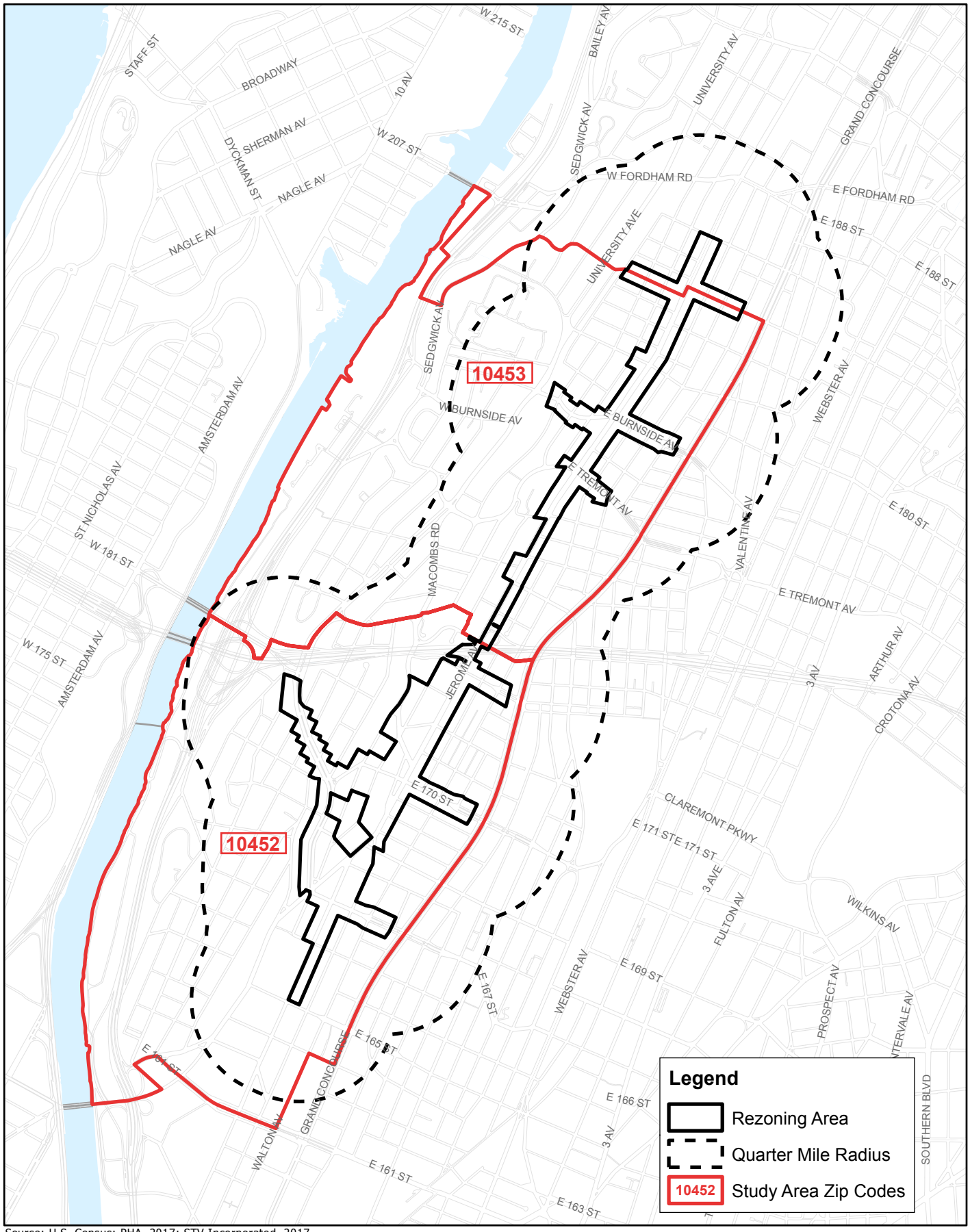
including the New York City Open Accessible Space Information System (http://www.oasisnyc.net) and NYCityMap (http://gis.nyc.gov/doitt/nycitymap/). Study area market-rate asking rents were researched using online real estate listing sites, including StreetEasy. Streeteasy is a searchable online real estate marketplace database that provides for-sale and for-rent listings from hundreds of real estate brokerages throughout New York City. Rent-regulated housing units in the study area were identified using the Furman Center's CoreData database of subsidized housing, New York City Housing Authority's (NYCHA's) interactive map online, New York City Department of Finance (NYCDOF) property tax roll assessments, NYCDOF's listing of rent-regulated J-51 and 421-A developments in the Bronx, and New York State Homes and Community Renewal (NYSHCR) database of rent-regulated units.

The assessments of business and potential effects on specific industries consider business and employment trends in the primary and ¼-mile secondary study areas, compared to those in the Bronx and New York City (NYC) as a whole. Employment data were obtained from the New York State Department of Labor (NYSDOL), Quarterly Census of Employment and Wages (as compiled by DCP) for the third quarter of 2015 and the U.S. Census's 2014 County and Zip Code Business Patterns. However, as NYSDOL and U.S. Census County Business Patterns employment data are available at the zip code level, rather than smaller geographic areas such as census tracts or block groups, some employment estimates and tallies of specific businesses for the study area are based on a slightly different geographic area than the actual boundary of the secondary study area, but nevertheless are still representative of conditions in the study area given the proximity of the zip code boundaries to the study area boundary. Figure 3-2 shows the secondary study area in relation to the two zip codes (10452 and 10453) that largely encompass the ¼-mile secondary study area. Zip Code Business Pattern data provide detailed information on the number of firms and associated employment levels of specific industry sectors.

The employment data gathered identifies the industry sectors that dominate or characterize the study area. Employment data on specific businesses was estimated based on field surveys, telephone surveys of businesses located on projected development sites, and secondary research including websites of businesses and institutions that would be potentially directly displaced by the Proposed Actions. Information pertaining to existing automotive-related businesses in the area was gathered using New York State's Department of Motor Vehicles database of licensed auto-repair shops and inspection areas. Field surveys identified the occupied and unoccupied commercial, institutional, and residential space on the 45 projected development sites. Field observations, Google Streetview, and PLUTO data were used to determine the amount of space occupied by each establishment. These data were used to estimate the total number of jobs that could be potentially directly displaced by the Proposed Actions through private redevelopment initiatives on the projected development sites. When information on a business was not available through field observations, telephone surveys, and various secondary sources (such as Manta.com[3]), employment was estimated using information on comparable businesses of the same size and with similar hours of operation. In some cases, the number of current employees for the projected development sites was estimated based on the approximate square footage and the standard ratios of one employee per 250 sf of office space and three employees per 1,000 sf of retail space. However, it should be noted that the jobs identified on the projected development sites in this assessment might not

[3] www.manta.com – Manta is an online resource for company profile data and provides current site specific data regarding employment.

be located on the affected sites at the time the sites are redeveloped. The analysis represents a "snapshot in time" that describes the existing socioeconomic conditions in the vicinity of the rezoning area. The employment data were supplemented by field investigations by Philip Habib and Associates (PHA) conducted between September and October 2016. During the field surveys, PHA staff characterized land uses and economic activities.



Source: U.S. Census; PHA, 2017; STV Incorporated, 2017.

N

0.25 0.5 Mile

Figure 3-2

SOCIOECONOMIC STUDY AREA ZIP CODES

3.4 Preliminary Assessment

For each of the potential socioeconomic impacts categories, the *CEQR Technical Manual* provides screening level criteria for determining whether a proposed action has the potential to introduce or accelerate a socioeconomic trend and thus whether more detailed analysis is needed to determine whether the Proposed Actions might cause a significant adverse impact.

For five of the six issue areas of socioeconomic conditions—direct residential displacement, direct business/ institutional displacement, indirect business displacement due to rents, indirect business displacement due to retail saturation, and adverse impacts on specific industries—an initial screening level assessment or a preliminary assessment was sufficient to rule out the possibility that the Proposed Actions would have any significant adverse impacts on the study area. For indirect residential displacement, the preliminary assessment was not sufficient to rule out the possibility of significant adverse impacts, and a detailed assessment has been conducted. The detailed analyses can be found in Section 3.5 of this chapter.

DIRECT RESIDENTIAL DISPLACEMENT

Direct residential displacement is defined under the *CEQR Technical Manual* as the involuntary displacement of residents from the site or sites directly affected by a proposed action. For area-wide rezonings, such as Jerome Avenue, the precise locations and types of development may not be known, as it is not possible to determine with certainty the future projects of private property owners, whose displacement decisions are tied to terms of private contracts and lease terms between tenants and landlords existing at the time of redevelopment. Therefore, sites are analyzed to illustrate a conservative assessment of the potential effects of the Proposed Actions on sites considered likely to be redeveloped, and examines whether existing residents on those sites may be directly displaced. As noted above and described in Chapter 1, "Project Description," for conservative analysis purposes, 45 projected development sites have been identified as the more likely properties to be developed within the 10-year analysis period for the Proposed Actions.

A direct residential displacement analysis examines the type and extent of residential displacement generated by the Proposed Actions in order to determine its potential significance. According to the *CEQR Technical Manual*, impacts of direct residential displacement are usually considered significant if they would markedly change the socioeconomic character of the study area by dislocating substantial numbers of lower-income households that could not relocate within the study area. Generally, if the number of low-income residents to be directly displaced exceeds five percent of the primary study area population –or relevant sub-areas, if the displaced population is located within the subarea identified –and the displaced population could not be relocated within the study area, a potential significant adverse impact may occur.

Pursuant to the *CEQR Technical Manual*, the direct displacement of less than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood. The first step of a preliminary direct displacement assessment is to determine whether the displaced population represents a substantial or significant portion of the population within the study area. If the directly displaced residential population represents greater than five percent of the primary study area population, it should

then be determined whether the average income of the displaced residents is markedly less than the average income of residents of the overall study area.

Whether or not the impact is considered significant, the *CEQR Technical Manual* requires that the direct residential displacement be disclosed for any project. As the direct residential displacement caused by the Proposed Actions would fall well below the CEQR threshold of 500 displaced residents and would constitute less than five percent of the primary study area population, the Proposed Actions' direct residential displacement would not be expected to alter the socioeconomic character of the neighborhood, and would not result in significant adverse socioeconomic impacts.

Land use within the approximately 73-block primary study area consists of primarily low-scale commercial, automotive, warehouse, light industrial, and transportation-related uses, as well as some community facility and residential development. The primary study area contains slightly more than 2,900 residential dwelling units in 115 buildings.

Profile of Residential Population Subject to Potential Direct Displacement

As described in Chapter 1, "Project Description," there are 45 projected development sites in the rezoning area (i.e., primary study area). These projected development sites have been identified as likely locations for redevelopment with the Proposed Actions for CEQR analysis purposes. If these sites are redeveloped in the future with the Proposed Actions, it is possible that existing residential units could be involuntarily directly displaced. Most of the projected development sites in the rezoning area do not contain any residential buildings. As shown in Table 3-1, "Projected Development Sites Containing Existing Residential Uses," four of the 45 projected development sites currently contain residential use, including two detached three-family homes, a nonprofit supportive housing development, and four multiunit residential buildings (see Table 3-1). In total, these residential buildings accommodate 106 residential units, including 40 supportive housing units.

Table 3-1 Projected Development Sites Containing Existing Residential Uses

Projected Development Site	Block/Lot	Community District	Neighborhood Subarea	Number of DUs	Description of housing
18	2861/163	CD5	Morris Heights	40	Nonprofit supportive housing for homeless persons
21	2859/33	CD4	Mount Eden	3	Detached 2-story, 3-family house
37	2506/98	CD4	Highbridge	3	Detached 3-story, 3-family house
45	2487/30 &32	CD4	Concourse	60	Two multiunit elevator apartment buildings

Not all of the 106 dwelling units on projected development sites would be directly displaced as a result of the Proposed Actions. On Projected Development Site 45, the Gerard Avenue Apartments (which contain 60 residential units) could potentially be enlarged with more dense residential use even if the proposed rezoning does not occur in the future without the Proposed Actions (i.e., No-Action condition) on the portion of the development site occupied by at-grade parking lots, which front on River Avenue. Projected Development Site 45 is zoned R8, which permits up to a maximum floor area ratio of 6.02. The site is currently developed to less than half of its allowable FAR. As the 60 existing housing units are rent-

stabilized[4], any redevelopment of this site would require that the owner present a plan to the New York State Homes and Community Renewal (NYSHCR) for relocation of tenants. The owner of this projected development site has indicated that site 45 will be redeveloped based on current zoning, or if the proposed rezoning is adopted. The Proposed Actions would retain the existing R8 zoning on Projected Development Site 45 and would map a C2-4 overlay long River Avenue. Irrespective of the Proposed Actions, the 60 housing units on Projected Development Site 45 would remain and are not expected to be directly displaced.

In addition, it is anticipated that the existing 40 units of supportive housing located on site 18 would remain in the future with the Proposed Actions, and would not be directly displaced. Jerome Court, a 40-unit supportive housing development for formerly homeless persons, occupies Projected Development Site 18. Services for the Underserved, Inc., a social services organization based in New York City, manages Jerome Court, and offers on-site social services to residents. In the future with the Proposed Actions, it is anticipated that Projected Development Site 18 would be redeveloped with a larger residential building with commercial retail uses. The development plan in the With-Action condition for Projected Development Site 18 would include the existing 40 units of supportive housing, as well as an additional 59 housing units. While this property is undergoing construction, all of the existing tenants of the 40 units of supportive housing would be relocated to nearby in the neighborhood.

Excluding those residents that would remain in the No-Action and With-Action scenarios, the Proposed Actions have the potential to directly displace approximately six dwelling units on two projected development sites (refer to Table 3-2, "Housing Units that could be Potentially Directly Displaced as Result of the Proposed Actions"). It is assumed for the purposes of analysis that these six residential units would remain in place with the No-Action condition, and that in the With-Action condition, these buildings would be demolished and replaced with new developments.

Table 3-2 Housing Units that could be Potentially Directly Displaced as a Result of the Proposed Actions

Projected Development Site	Block/Lot	Community District	Neighborhood Subarea	Number of units	Description of housing
21	2859/33	CD4	Mount Eden	3	Detached 2-story 3-family house
37	2506/98	CD4	Highbridge	3	Detached 3-story 3-family house

Table 3-2 identifies the two projected development sites on which direct residential displacement could potentially occur as a result of the Proposed Actions. Both projected developments sites are located within Bronx CD4. Projected Development Site 21 is located within the Mount Eden neighborhood subarea and site 37 is located within the Highbridge neighborhood subarea. Assuming 100 percent occupancy and that the average household size for the directly displaced households is equivalent to the 2010 Census average household size of 2.92 persons per household in Bronx CD4, the Proposed Actions could potentially directly displace approximately 18 residents residing in these six dwelling units. Pursuant to *CEQR*

[4] Rent stabilized apartments are rent regulated. Tenants of rent stabilized apartments are protected from sharp increases in rent and have the right to renew their leases.

Technical Manual guidelines, the direct displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.

The Proposed Actions would not directly displace a substantial or significant portion of the study area population, and therefore, the Proposed Actions would not result in a significant adverse direct residential displacement impact and no further analysis is warranted. The six potentially directly displaced residential units, account for approximately 0.2 percent of the approximately 2,900 DUs in the primary study area, and the 18 potentially directly displaced residents account for approximately 0.2 percent of the residential population in the primary study area. Although this amount of displacement would not have the potential to cause a significant adverse direct residential impact, any displaced residents could apply for new affordable housing developed as a result of the Proposed Actions. Through existing or proposed City programs, tenants directly displaced in the future as a result of the Proposed Actions would be able to access appropriate assistance, including working with local community groups and accessing legal aid and legal services for counsel and connections to affordable housing and homelessness prevention resources in the area.

DIRECT BUSINESS DISPLACEMENT

The *CEQR Technical Manual* defines direct business displacement as the involuntary displacement of businesses from the site of, or a site directly affected by, a proposed action. In accordance with *CEQR Technical Manual* guidelines, displacement of a business or group of businesses is not, in and of itself, considered a significant adverse environmental impact. While all businesses contribute to neighborhood character and provide value to the City's economy, the *CEQR Technical Manual* specifies that the pertinent considerations for the preliminary assessment of direct business displacements are (1) whether the businesses to be displaced provide products or services essential to the local economy that would no longer be available to local residents or businesses; and (2) whether adopted public plans call for the preservation of such businesses in the area in which they are located (i.e., as in the case of a designated Industrial Business Zone [IBZ]).

As detailed below, projected development generated by the Proposed Actions could potentially directly displace 77 businesses and an estimated 584 workers associated with these businesses. Therefore, a preliminary assessment of direct business displacement was conducted, which examines the employment and business value characteristics of the affected businesses to determine the significance of the potential impact.

This preliminary assessment begins with profile descriptions of the types of businesses and institutional uses, and associated employment levels currently in the primary study area, followed by a profile of firms and associated employment in the approximately ¼-mile secondary study area as compared to the greater borough and City as a whole. Then the analysis characterizes the businesses and employment that would be potentially directly displaced by the Proposed Actions and associated RWCDS. CEQR assessment criteria are used to determine whether such displacement could result in significant adverse direct displacement impacts.

Profile of Private Employment in the Primary Study Area

The primary study area is composed of an approximately 73-block area centered on the Jerome Avenue corridor from East 165th Street on the south to East 184th Street on the north that is primarily zoned for light industrial and heavy commercial uses. The area is largely characterized by low-density and low-intensity commercial, transportation utilities, automotive uses, and parking facilities, as well as underutilized and vacant land that largely serves as a service area for the dense surrounding residential neighborhoods of University Heights, Fordham Heights, Morris Heights, Mount Hope, Highbridge, Mount Eden, and Concourse. There are some community facility and limited residential uses. New uses in the area have been limited to schools, gyms, low-scale commercial and automotive-related sales and repair.

As of the third quarter of 2015, there were an estimated 3,566 employees and 544 business establishments in the primary study area (or rezoning area) (refer to Table 3-3, "2015 Private Employment in the Primary Study Area"). The economic sector with the highest employment, representing roughly a third of employment, was Retail Trade industry (with 1,184 jobs). This is consistent with the findings presented in the Neighborhood 360O: Jerome Avenue Commercial District Needs Assessment (CDNA), prepared by New York City Small Business Services (SBS), WHEDco, and the Davidson Community Center, which documents that the commercial corridors and retail nodes of Jerome Avenue at Eat 167th Street, East 170th Street, Mount Eden Avenue, Edward L. Grant Highway, Tremont Avenue, and Burnside Avenue, and East 183rd Street have very low retain vacancy (approximately five percent), as compared to the average ground floor vacancy rate of 8.3 percent in the City's 69 Business Improvement Districts (BIDS) located within the five boroughs.

As shown in Table 3-3, "2015 Private Employment in the Primary Study Area," nearly 37 percent of business establishments in the primary study area were retail firms, which have clusters on East 170th Street and Burnside Avenue. The next largest economic sectors in the primary study area include Health Care and Social Assistance and Food Services and Drinking Places representing approximately 25 and 17 percent of employment in the study area. Combined, these three sectors comprise approximately 79 percent of employment in the primary study area.

Table 3-3 2015 Private Employment in the Primary Study Area

Industry Sector	Establishments	Employees
Food Services & Drinking Places	74	605
Admin. & Support & Waste Management & Remediation Services	9	21
Construction	7	51
Educational Services	-	-
Finance and Insurance	22	133
Health Care & Social Assistance	36	883
Information	4	12
Management of Companies & Enterprises	-	-
Manufacturing	9	33
Other Services (ex. Public Admin.)	80	232
Professional, Scientific, & Technical Services	9	8
Real Estate & Rental & Leasing	14	37
Retail Trade	200	1,184
Transportation & Warehousing	8	51
Unclassified	-	-
Wholesale Trade	8	36
Total	**544**	**3,566**

Source: Quarterly Census of Employees and Wages (QCEW), Third Quarter 2015; DCP HEIP Division (January 2017)

Profile of Private Employment in the Secondary Study Area

As of the third quarter of 2015, there were an estimated 18,785 employees and 2,133 business establishments in the ¼-mile secondary study area (refer to Table 3-4). Given that the secondary study area includes portions of several dense predominantly residential neighborhoods, including Highbridge, Mount Eden, Concourse, Mount Hope, University Heights, Morris Heights and Fordham Heights, employment within the secondary study area accounts for slightly less than eight percent of private employment in the borough, and approximately 0.5 percent of total employment in New York City.

Table 3-4 2015 Private Employment in the Primary Study Area

	1/4-Mile Secondary Study Area		Bronx		New York City	
	Firms	Employees	Firms	Employees	Firms	Employees
Accommodation & Food Services	193	3,400	1,666	18,066	21,552	345,089
Administrative & Waste Services	42	256	567	8,094	10,945	217,997
Agriculture, Forestry, Fishing & Hunting	0	0	5	16	51	263
Arts, Entertainment, & Recreation	11	956	129	4,408	5,685	81,271
Construction	42	166	1,084	10,850	13,083	138,397
Educational Services	24	977	294	14,836	4,046	161,737
Finance & Insurance	63	333	518	3,946	11,979	328,744
Health Care & Social Assistance	256	6,752	2,227	91,201	22,716	643,092
Information	6	16	78	2,609	6,420	174,761
Management of Companies & Enterprises	D	D	45	941	1,469	68,662
Manufacturing	20	77	343	6,457	5,759	77,472
Mining	0	0	0	0	11	61
Other Services (ex. Public Admin.)	224	632	1,973	9,182	35,513	167,562
Professional, Scientific, & Technical Services	58	335	751	4,068	29,908	385,035
Real Estate & Rental & Leasing	318	941	2,088	9,764	21,006	126,558
Retail Trade	573	3,258	3,625	30,648	32,306	344,132
Transportation & Warehousing	21	132	327	7,203	4,821	110,165
Unclassified	-	-	1,363	1,342	18,959	20,574
Utilities	0	0	0	0	71	15,262
Wholesale Trade	23	86	624	11,097	15,173	135,684
Total	***2,133***	***18,785***	***17,712***	***236,507***	***261,473***	***3,542,519***

Source: Quarterly Census of Employees and Wages (QCEW), Third Quarter 2015; DCP HEIP Division (January 2017), and NYSDOL

Similar to the greater borough, the economic sector with the highest employment in the secondary study area, representing nearly 36 percent of employment, was Health Care and Social Assistance. Some of the larger Health Care and Social Assistance firms or institutions include Bronx Lebanon Hospital, Morris Heights Health Center, and Montefiore Hospital. Approximately 12 percent of business establishments in the secondary study area were Health Care and Social Assistance firms. The Retail Trade sector had the greatest number of business establishments, and represented approximately 27 percent of firms in the secondary study area. The next largest economic sectors in terms of employment in the primary study area include Accommodations and Food Services and Retail Trade sectors, which represent approximately 18 and 17 percent of employment in the study area. Similar to the primary study area, these three sectors comprise the majority of employment in the secondary study area. Combined, the sectors of Health Care and Social Assistance, Accommodations and Food Services, and Retail Trade account for approximately 62 percent of employment in the secondary study area.

Profile of Businesses and Institutions Subject to Potential Direct Displacement

The projected development sites that have been identified as likely locations for redevelopment with the Proposed Actions are analyzed under CEQR for potential direct business displacement as the assumed locations of potential private development. It is not known, however, if these sites would be developed. If these sites are redeveloped in the future with the Proposed Actions, it is possible that existing

businesses could be directly displaced. However, such direct displacement would be subject to private contracts and lease terms between tenants and landlords existing at the time of redevelopment.

Although this EIS analyzes long-term development trends, it also identifies the firms subject to potential direct displacement based on existing conditions and the businesses currently located on the projected development sites. The following estimates are based on current businesses, as of November 2016, and the conservative assumption that these businesses would remain in the No-Action condition. In fact, however, New York City's commercial streets are dynamic; businesses regularly open and close in response to changes in the economy, local demographics, and consumer trends. Therefore, within the period up to 2026, it is possible that a number of the businesses identified as likely to face direct displacement pressures as projected sites redevelop may close or relocate prior to the assumed site development due to reasons independent of the Proposed Actions.

As described above, DCP has identified 45 projected development sites that are considered most likely to be developed in the future with the Proposed Actions in the RWCDS. A number of these projected development sites (9 of the 45) are anticipated to be redeveloped as as-of-right under conditions without the Proposed Actions. These businesses displaced in the No-Action condition are not considered displaced by the Proposed Actions in the With-Action condition as displacement would occur irrespective of the Proposed Actions. Thirty-six of the 45 projected development sites are expected to only be redeveloped with the Proposed Actions (i.e., these 36 projected development sites are not anticipated to undergo any new development in the No-Action condition). The majority of these (31 of 36) projected development sites, which are not expected to be redeveloped in absence of the Proposed Actions, currently accommodate businesses/institutions or organizations that could be potentially directly displaced. Three of the projected development sites (Sites 34, 35, and 43) are currently occupied by vacant buildings that do not support any existing uses, and one projected development site (Site 37) is only occupied by a detached three-family house. As noted previously, under the *Direct Residential Displacement* section, the existing supportive housing units and associated social services occupying Projected Development Site 18 are expected to remain in the future with the Proposed Actions, and would be relocated temporarily within the surrounding neighborhood during construction at the site. Therefore, the associated jobs with this social service would not be directly displaced as a result of the Proposed Actions.

As shown in Table 3-5, "Estimates of Private Businesses and Employment Potentially Displaced by the Proposed Actions," in the RWCDS an estimated 584 employees in 77 businesses would be potentially directly displaced by the Proposed Actions. These businesses, located on 31 of the 45 projected development sites, conduct a variety of business activities that span a range of industry sectors. Such potential direct displacement would occur over an approximate 10-year period on a site-by-site basis. The industry sector with the greatest number of displaced employees is Retail Trade, with 256 displaced workers. The industry sector with the greatest number of firms is Other Services, with 33 displaced establishments, followed closely by Retail Trade, with 27 displaced firms.

Table 3-5 Estimates of Private Businesses and Employment Potentially Displaced by the Proposed Actions

	Number of Firms	Percent of Displaced Employment	Estimated Employment Displaced[1]	Percent of Displaced Employment
Construction	1	1.3	4	0.7
Food Service	6	7.8	42	7.2
Health Care and Social Assistance	2	2.6	45	7.7
Other Services	33	42.8	163	27.9
Professional and Technical Services	1	1.3	0[2]	0.0
Real Estate, Rental, and Leasing	3	3.9	44	7.5
Retail Trade	27	35.1	256	43.8
Wholesale Trade	4	5.2	30	5.1
Total	77	100.0	584	100.0

Notes:
[1] Employment estimates are based on PHA field observations, standard employment density ratios commonly used for CEQR analysis, and manta.com
[2] The Liberty Tax Service office at 10 E. 183rd Street appears to be a seasonal operation that does not have permanent employment at this location.

Source: PHA Field Surveys in November 2016

Approximately two-thirds of the businesses that could be directly displaced are located within two neighborhood subareas, Mount Eden and Fordham Heights. An estimated 209 employees in 32 businesses would be directly displaced by the Proposed Actions in Mount Eden, and an estimated 179 employees in 20 businesses would be directly displaced by the Proposed Actions in Fordham Heights.

By industry sector, Other Services, which includes automotive-related services such as automotive maintenance and repair, represents the largest share of potentially displaced businesses (33 businesses or nearly 43 percent of the total businesses directly displaced). As noted previously, the Jerome Avenue corridor is largely characterized by automotive-related uses, in particular the Mount Eden Subarea located just south of the Cross Bronx Expressway, has a concentration of automotive uses lining both Jerome and Cromwell Avenues. The Cross Bronx Expressway's nearby intersection with the Major Deegan Expressway (I-87) has made Jerome Avenue a convenient location for automotive-related businesses to service motorists entering and exiting both highways. According to the Neighborhood 306° Jerome Avenue CDNA, roughly 18 percent of the retail storefronts located along East 183rd Street, Burnside Avenue, Tremont Avenue, East 170th Street, Mount Eden Avenue, East 167th Street, and Jerome Avenue between East 167th Street and East 183rd Street accommodate automotive-related businesses, which include automotive-related services as well as auto parts and accessory stores and auto dealers.

As detailed in Table 3-6, "Estimate of Automotive-Related Uses that could be Potentially Directly Displaced with the Proposed Actions," automotive-related uses, which include used car sales, auto parts and accessory stores, electronic equipment retailers that specialize in sound, alarm, navigation, and entertainment systems, car leasing agencies, gas stations, car washes, auto glass shops, tire stores, and repair and service shops, represent a significant number of businesses that could be potentially directly displaced. Nearly 47 percent of the firms (36 businesses) that could be potentially displaced are in auto-related industries, and these firms account for approximately 34 percent of the directly displaced employment (201 jobs). These businesses are categorized within several NAICS industry sectors, including: Retail Trade, Wholesale Trade, Other Services, and Real Estate and Rental and Leasing. The largest portion of auto-related businesses (23 of the 36 auto-related establishments) are categorized as Other Services and offer repair and maintenance services, including general engine repair and maintenance, auto-body

and paint work, brake services, and glass or tire replacement, as well as public parking. Other auto-related businesses include livery rental agencies, retail establishments selling used vehicles, parts, and/or tires, car washes, gas stations.

Table 3-6: Estimate of Automotive-Related Uses that could be Potentially Directly Displaced with the Proposed Actions

NAICS Business/ Economic Sector	Number of Firms	Percentage of Businesses	Estimated Number of Workers[1]	Jobs as a Percentage of Total
Total Auto-Related Retail	8	10.4	29	5.0
Used Car Sales	3	3.9	13	2.2
Auto Parts (incl. tires) and Accessory Sales	5	6.5	16	2.7
Total Auto-Related Wholesale- Used Vehicle Sales	1	1.3	2	0.3
Total Automotive-Related Other Services	18	23.4	123	21.1
Automotive Service Repair	9	11.7	55	9.4
Gas/Car Wash	2	2.6	36	6.2
Automotive Glass/Paint	7	9.1	32	5.5
Total Rental and Leasing- Livery Vehicles	2	2.6	32	5.5
Public Parking Facilities	7	9.1	15	2.6
Directly Displaced Automotive-Related	***36***	***46.8%***	***201***	***34.4%***
Total Directly Displaced (from Table 3-5)	**77**	**100%**	**584**	**100%**

Notes:
[1] Employment estimates are based on PHA field observations, standard employment density ratios commonly used for CEQR analysis, and manta.com

Source: PHA Field Surveys in November 2016

CEQR Preliminary Assessment Criteria

As part of the CEQR preliminary assessment, the following threshold indicators (bulleted in italics below) are considered to determine the potential for significant adverse impacts.

- *Would the businesses to be displaced provide products or services essential to the local economy that would no longer be available in its "trade area" to local residents or businesses due to the difficulty of either relocating the businesses or establishing new, comparable businesses?*

Based on the RWCDS for projected development sites, the numbers and types of businesses that could be directly displaced by the Proposed Actions and the numbers of employees associated with those businesses were estimated. As shown in Table 3-5, "Estimates of Private Businesses and Employment Potentially Displaced by the Proposed Actions," an estimated 584 employees in 77 businesses/ institutions could be directly displaced by the Proposed Actions (businesses potentially displaced by redevelopment in the No-Action condition are not included in this count). As discussed above, two business sectors account for the majority of businesses directly displaced: Other Services (33 businesses/institutions) and Retail Trade (27 businesses). The Retail Trade sector also accounts for the largest number of directly displaced employees (256 employees) followed by Other Services (163 workers). Each of the affected industrial sectors is discussed below.

Food Services Sector

Six food service establishments, employing an estimated 42 workers, could be directly displaced (representing approximately seven percent of the displaced employment) as a result of the Proposed Actions. These six firms include five limited-service restaurants and one sit-down restaurant on four projected development sites (Sites 4, 16, 27, and 40) in the neighborhood subareas of Fordham Heights, Mount Hope, Mount Eden, and Concourse. These establishments are relatively small in size, employ between three and 15 workers each, and occupy ground floor commercial spaces ranging in size from under 1,000 sf up to approximately 5,000 sf.

With 193 Accommodation and Food Service establishments in the ¼-mile secondary study area (see Table 3-4, "2015 Private Employment in the Primary Study Area"), there is an abundance of places to eat and drink. In addition, the directly displaced food service employees represent roughly one percent of this sector's employment in the secondary study area. The potential employment loss within this sector would not be substantial, and none of these displaced businesses are uniquely dependent on their current location, and could be relocated within the study area. There are currently more than 1.4 million square feet of retail space within the primary study area, and an additional roughly two million square feet of retail space in the secondary study area. In addition, the Proposed Actions and associated RWCDS would introduce up to approximately 11,630 sf of restaurant space as compared to the No-Action condition. As such, direct displacement in this business sector would not constitute a significant adverse socioeconomic impact.

Construction Sector

As shown in Table 3-5, "Estimates of Private Businesses and Employment Potentially Displaced by the Proposed Actions," there is a single construction specialty contractor business located on Projected Development Site 40 in Concourse, employing approximately four employees that could be directly displaced. This firm represents less than one percent of the directly displaced employment.

Construction businesses typically do not focus on a specific neighborhood, but rather work on projects throughout New York City and beyond. Businesses or residents in need of construction services can rely on the 166 construction workers in the secondary study area, or on the more than 10,850 construction employees in the Bronx. Further, as of January 2017, there are more than 900 home improvement contractors licensed by the New York City Department of Consumer of Affairs (DCA) in the Bronx.

The directly displaced construction workers represent less than eight percent of this sector's employment (51 workers) in the primary study area, and roughly two percent of employment (166 workers) in the secondary study area. As such, this direct displacement would not constitute a significant adverse socioeconomic impact and these services would remain readily available.

Health Care and Social Assistance Sector

There are two businesses in the Health Care and Social Assistance sector that employ an estimated 45 workers that could be potentially directly displaced. The existing Health Care and Social Assistance

businesses include: the 6,000 sf medical offices for Montefiore Medical Center on Projected Development Site 11 in Morris Heights; and 22,983 sf on Projected Development Site 32 in Mount Eden.

Employment in the Health Care and Social Assistance sector represents nearly 25 percent of the total employment (with approximately 883 jobs) in the primary study area, and nearly 36 percent of the total employment (with approximately 6,752 jobs) in the secondary study area. The rezoning area and secondary study area are expected to continue to include a significant amount of jobs in the health care and social assistance sector in the future, and, as such, the displaced businesses in this sector would not represent a substantial employment loss.

The Proposed Actions would directly displace Montefiore Medical Center's Next Steps Care Management Program from Projected Development Site 11, which provides outpatient drug rehabilitation treatment services. Montefiore Medical Center also operates two methadone treatment programs, Unit I and Unit III, in the Bronx, which offer primary care services and HIV specialty care, as well as mental health, nutritional, and vocational services located at 3350 Jerome Avenue and 2058 Jerome Avenue. As such, the direct displacement of the facility on Projected Development Site 11 would not constitute a significant adverse socioeconomic impact. Further, this facility occupies ground floor commercial space and is not uniquely dependent on its current location and could be relocated within the study area. There is more than 590,000 sf of office space within the primary study area, and an additional 5.3 million square feet of office in the secondary study area. In addition, the Proposed Actions and associated RWCDS would introduce up to approximately 39,287 sf of office space as compared to the No-Action condition. Further, the RWCDS assumes that a mixed-use residential and community facility development would be constructed on Projected Development Site 11, which would contain approximately 8,500 sf of medical office space.

Similarly, the Proposed Actions could potentially displace the Cromwell Avenue Safe Haven, an 80-bed emergency shelter, operated by Volunteers of America occupying a portion of Projected Development Site 32. This community facility provides low demand transitional housing, direct care and case management services to long-term street homeless men and homeless veterans. It is one of six emergency shelters operated by the Volunteers of America in the greater City. Volunteers of America is nonprofit a faith-based human services organization that offers social service programs, which support and empower individuals to live safe, healthy and productive lives. Safe Haven facilities provide overnight shelter for street homeless clients and are part of the City's Street Outreach program. According to the City's Shelter Scorecard- Shelter Building Listing as of December 2015, there are three other Safe Haven facilities and 17 adult shelters operating in the Bronx. It should be noted that the City does not anticipate the redevelopment of Projected Development Site 32 without the accommodation of the existing 80 shelter beds as permanent housing elsewhere in the Bronx consistent with models used elsewhere by the New York City Department of Homeless Services (DHS). As such, this direct displacement would not constitute a significant adverse socioeconomic impact.

Professional Services

A single tax service firm is located on Projected Development Site 4 in Fordham Heights, which based on field surveys appears to not have any associated permanent employment at this location on a regular and constant basis. Employees may operate out of this location periodically, or during specific times of year,

such as tax season. According to the Census Bureau's 2014 Zip Code Business Patterns, there are 16 tax services/accounting firms in zip codes that are easily accessible (including zip codes 10452 and 10453) to the secondary study area. Although this business serves the local worker and resident populations, its products and services are not unique to the rezoning area, with similar services being offered at other locations in the secondary study area, the Bronx, and New York City. Moreover, this business does not serve a population uniquely dependent on services at this particular location, and could be accommodated by the more than 590,000 sf of office and 1.4 million square feet of retail in the primary study area. The Proposed Actions and associated RWCDS are expected to introduce up to approximately 236,197 sf of retail and 39,287 sf of office as compared to the No-Action condition. Therefore, this direct displacement would not constitute a significant adverse socioeconomic impact.

Other Services Sector

The Other Services (except Public Administration) sector comprises establishments engaged in services not specifically provided for elsewhere in the NAICS classification system, and includes a range of businesses and organizations, such as: barber shops and beauty salons; religious organizations; automotive-related services; and laundry services. As shown in Table 3-5, "Estimates of Private Businesses and Employment Potentially Displaced by the Proposed Actions," 33 businesses in the Other Services sector could be directly displaced from 20 projected development sites, accounting for an estimated 163 workers and approximately 28 percent of the directly displaced employment. These business establishments are distributed throughout the seven neighborhood subareas and generally serve the local worker and resident populations.

One of the Other Services establishments is a laundry service at 1968 Jerome Avenue (Site 14), which employs an estimated seven workers, another firm is a money transfer service at 2262 Jerome Avenue (Site 4), employing two workers, another firm is a storage service at 2181 Jerome Avenue (Site 5), and six of the firms are personal services (barber and beauty parlors on Sites 4, 12, 16, and 26), employing an estimated 26 workers. None of these businesses provide products or services that are unique to the rezoning area, with similar products and services being available at other locations throughout the study area, the Bronx, and New York City. Nor are any of these nine businesses uniquely dependent on their current location, and can be accommodated in commercial space.

Many potentially directly displaced Other Services (24 firms) are automotive-related services that are located on 15 projected development sites (Sites 2, 5, 8, 14, 20, 21, 22, 23, 24, 26, 30, 32, 36, 39, and 40), which employ an estimated 126 workers (see Table 3-5 and 3-6). These businesses are found throughout the primary study area and are a defining character of the Jerome Avenue corridor in the primary study area, with the largest concentration in Mount Eden, just south of the Cross Bronx Expressway. As described above, the Cross Bronx Expressway's nearby intersection with the I-87 has made Jerome Avenue a convenient location for automotive businesses. As detailed in Table 3-6, "Estimate of Automotive-Related Uses that could be potentially directly displaced with the Proposed Actions," the potentially directly displaced automotive services include nine automotive service and repair shops, seven auto glass replacement or auto body paint/detailing shops, seven public parking facilities, and a car wash. Most of these automotive services occupy small lots that are 5,000 sf of less, and have fewer than ten workers.

Automotive services, including automotive repair and maintenance, glass replacement and auto body paint/detailing shops, typically draw from a market area that is larger than the ¼-mile secondary study area. The products and services provided by these types of establishments are not unique and are anticipated to still be available to consumers as other existing businesses would remain in the surrounding area that provide similar types of products or services. Automotive and repair shops are common in manufacturing and C8 zoning districts, and can be found throughout the Bronx and New York City as a whole. Automotive repair shops, painting/detailing, and car washes are permitted in C8 and manufacturing zoning districts, and automotive glass stores are permitted in certain C2 and C6 commercial zoning districts, as well as C8 and manufacturing zoning districts.

According to the Quarter Census of Employment and Wages (QCEW) 2015 annual estimates, there are 409 automotive repair and maintenance service establishments (including automotive repair, auto body repair, glass repair, oil change, and car wash services) in the Bronx that employ an estimated 1,959 workers. When compared to the total number of automotive repair and maintenance shops in the borough, the potentially directly displaced automotive service establishments represent nearly six percent of firms and approximately six percent of employment within the industry in the borough. Further, as of August 2017, New York State Department of Motor Vehicles (DMV) records indicate that there are 696 DMV-regulated automotive repair and service shops located in the Bronx. Within roughly a ½-mile radius of the primary study area, there are 171 DMV-regulated automotive repair and service shops, including 32 automotive repair shops in zip code 10453, 48 automotive repair shops in zip code 10452, 26 automotive repair shops in zip code 10456, and 65 automotive repair shops in zip code 10457. Approximately 21 percent (36 businesses) of the DMV-regulated automotive repair and service shops within zip codes 10452 and 10453 are located within the primary study area. The remaining 135 DMV-regulated automotive repair shops are located outside of the primary study area. Therefore, the displacement of these 16 automotive service and repair establishments (including repair, glass, and painting/detailing shops) is not expected to adversely affect local residents or businesses.

As of September 2016, there are 51 public parking facilities, including both public garages and parking lots, containing more than 6,700 spaces, licensed by the DCA in zip codes 10453 and 10452 of the Bronx, which comprise much of the ¼-mile secondary study area (see Table 3-7, “Public Parking Facilities Licensed by NYC Department of Consumer Affairs”). The Proposed Actions and associated RWCDS could result in the potential displacement of seven public parking facilities on Projected Development Sites 8, 20, 21, 30, 32, 36, and 39 in University Heights, Mount Hope, Mount Eden and Highbridge, which contain a total of 570 licensed spaces. When compared to the total number of public parking facilities in zip codes 10453 and 14052, the potentially directly displaced public parking facilities represent approximately 14 percent of parking facilities, and slightly less than nine percent of the parking spaces in these two zip codes easily accessible to the ¼-mile secondary study area. According to the Cromwell Avenue- Jerome Avenue Transportation Study, prepared by the DCP in August 2016, there is substantial excess capacity of off-street parking spaces in the ¼-mile secondary study area, especially in the area to the south of the Cross Bronx Expressway, which includes Mount Eden and Highbridge, where capacity is higher. Therefore, the direct displacement of these seven public parking establishments is not expected to adversely affect residents or businesses.

Table 3-7: Public Parking Facilities Licensed by NYC Department of Consumer Affairs

Zip Code	Public Parking Lots		Public Parking Garages		Total	
	Number Facilities	Number of Spaces	Number Facilities	Number of Spaces	Number Facilities	Number of Spaces
10452	14	3,444	14	1,356	28	4,800
10453	16	838	7	1,126	23	1,964
Total	30	4,282	21	2,482	51	6,764
Bronx	171	19,533	109	34,106	280	53,639

Notes: All public parking facilities that include both a garage and parking lot component are included in the totals for public parking garage.
Source: NYC Department of Consumer Affairs, https://a858-elpaca.nyc.gov/CitizenAccess/

As such, the potential direct displacement of Other Service establishments is not expected to constitute a significant adverse impact.

Real Estate, Rental, and Leasing Sector

Three Real Estate, Rental and Leasing firms, employing 44 workers, and representing slightly more than seven percent of the displaced employment, could be directly displaced from three projected development sites (Sites 7, 12, and 25) located in Fordham Heights and Mount Eden. These three firms include a real estate property management firm and two livery vehicle leasing operations, which serve the local worker and resident populations, as well as a larger geographic area. Each of these businesses occupy approximately 7,500 sf or less.

The directly displaced employees in the Real Estate and Rental and Leasing sector represent approximately five percent of this sector's employment (941 workers) in the secondary study area. Only the real estate property management firm would be likely to primarily serve the local worker and resident populations, and its services are not unique to the rezoning area, with similar services offered at other locations in the secondary study area, the Bronx, and New York City. Moreover, this business could be accommodated by the approximately 590,000 sf of office in the primary study area, and additional 5.3 million square feet of office in the secondary study area. In addition, the Proposed Actions and associated RWCDS are expected to introduce up to approximately 39,287 sf of additional office space as compared to the No-Action condition.

The two livery vehicle leasing operations likely serve a larger geographic area, and the study area's proximity to the Cross Bronx Expressway and I-87 are potentially advantageous for these two businesses. These two businesses could relocate in any suitably zoned location in the City. As such, this direct displacement would not constitute a significant adverse socioeconomic impact under *CEQR Technical Manual* guidelines.

Retail Trade Sector

Twenty-seven retail businesses could be directly displaced from 18 projected development sites in University Heights, Fordham Heights, Mount Hope, Mount Eden and Concourse, accounting for an estimated 256 workers or approximately 44 percent of the displaced employment. Businesses in this sector include nine auto-related stores (Sites 5, 8, 20, 21, 22, 23, and 25), five discount or used merchandise stores (Site 1, 3, 12, 19, and 29), four clothing and accessory stores (Sites 27, 28, and 29), a supermarket and two other perishable food stores/markets (Sites 4 and 40), a cell phone store (Site 12), a florist (Site 4), a pharmacy (Site 29), building supplies store (Site 6), a tobacco store (Site 9), and a bodega

(Site 4). Most of these retail establishments serve the local worker and resident populations. None of the retail businesses provide product or services that are unique to the rezoning area, with similar products and services being available at other locations within a ½-mile radius of the primary study area.

Similar to automotive service and repair shops, gas stations (Use Group 16) and building supply stores are largely limited to manufacturing and C8 zoning districts. Gas stations, as well as hardware and building supplies, are common and can be found throughout the Bronx and New York City as a whole. These types of retail establishments are not unique, and there are other several other existing gas stations as well as hardware stores within the ¼-mile secondary study area that are anticipated to still be available to consumers that provide similar types of products and services.

The directly displaced retail employees represent approximately 22 percent of this sector's employment (1,184 workers) in the primary study area and nearly eight percent (3,258 workers) in the secondary study area. As shown in Table 3-3, "2015 Private Employment in the Primary Study Area," there are 200 retail establishments in the primary study area. The directly displaced retail establishments represent slightly less than 14 percent of retail establishments in the primary study area. None of these displaced businesses are uniquely dependent on their current location, and there is currently more than 1.4 million square feet of retail in the primary study area, and an additional roughly two million square feet of retail in the secondary study area. In addition, the proposed zoning changes would map commercial overlays that would facilitate local retail to serve the shopping and service needs of area residents and workers. Further, the Jerome Avenue Special District would mandate active ground floors. The Proposed Actions and associated RWCDS are expected to introduce up to approximately 236,197 sf of retail space and 23,157 sf of FRESH supermarket space as compared to the No-Action condition. As such, this displacement would not constitute a significant adverse socioeconomic impact.

Wholesale Trade Sector

Four wholesale establishments could be directly displaced from four projected development sites located in Fordham Heights, Mount Hope and Mount Eden, which account for an estimated 30 employees or approximately five percent of the displaced employment. These four firms include a wholesale automotive dealer at 1560 Inwood Avenue (Site 21), a wholesale metal fabricator and glass storefront dealer at 1756 Jerome Avenue (Site 19), maintenance and janitorial wholesale dealer at 1956 Jerome Avenue (Site 16), and a wholesale beer and soda beverages dealer at 2100 Jerome Avenue (Site 9).

These four wholesale establishments not only serve the local economy or community, but a larger regional area. The study area's close proximity to the Cross Bronx Expressway is potentially advantageous for these businesses, but these businesses could relocate to other suitably zoned locations in the City. As shown in Tables 3-4 and 3-5, the directly displaced wholesale trade employees represent approximately 35 percent of employment within the ¼-mile secondary study area. The potential employment loss within this sector would be considerable within the secondary study area. However, with 23 Wholesale Trade businesses within the ¼-mile secondary study area, there are alternative locations from which the wholesale trade's needs are met.

In addition, according to the New York State Liquor Authority's Division of Alcoholic and Beverage Control's public records, there are currently 18 licensed wholesale beer distributors operating in the Bronx, including two Wholesale Trade businesses that also distribute soda. Further, the Census Bureau's

2014 County Business Patterns indicate that there are ten beer and ale merchant wholesalers operating in the borough. The 2014 County Business Patterns also indicate that there are 38 motor vehicle and automotive parts and supplier wholesaler firms operating in the Bronx, which employ an estimated 491 workers. NYS DMV records indicate that there are 10 wholesale automotive dealers located in zip codes 10452 and 10453.

Sell-Mar Enterprises at 1756 Jerome Avenue (Site 19) specializes in the production of unique storefronts, facades, and custom doors, and Limpio Industries Inc at 1956 Jerome Avenue (Site 16) distributes cleaning and other janitorial supplies. Both of these businesses employ fewer than 20 workers. There are no other business establishments that produce storefront facades or distribute cleaning and other janitorial supplies. As noted above, Wholesale Trade firms do not typically serve the local economy or community, but a larger regional area. Therefore, they are not businesses that local customers would rely on for goods and services, or businesses that might necessitate close proximity to business practices or a particular customer base. Their business operations do not require them to be located in the primary study area and they could relocate in any suitably zoned location in the City.

In summary, the 77 potentially directly displaced businesses do not represent a majority of study area businesses or employment for any given sector. While all businesses contribute to neighborhood character and provide value to the City's economy, as there are alternative sources of goods, services, and employment provided within the ¼-mile secondary study area or larger trade area and none of the displaced businesses are uniquely dependent on their current location, potentially directly displaced business are not of critical value to the socioeconomic conditions of the area as defined by CEQR.

- *Is the category of businesses or institutions that may be directly displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?*

The Proposed Actions are consistent with, and implement, principal goals and objectives of the Jerome Avenue Neighborhood Plan, including creating more affordable housing, spurring economic development and facilitating high quality affordable retail uses, improve health and quality of life, and enhancing the public realm. The proposed zoning map and zoning text amendments would set the stage for the further growth and development along the Jerome Avenue corridor from West 184th Street in the north to East 165th Street in the south within several Bronx neighborhoods, including Highbridge, Concourse, Mt. Eden, Mt. Hope, University Heights, and Fordham. As described in Chapter 1, "Project Description," the Proposed Actions are intended to facilitate the development of an active, vibrant, and inviting mixed-use corridor with opportunities for residents to not only live and work, but to meet their day-to-day needs within their own community.

The proposed zoning districts would facilitate the development of mixed-use buildings with active ground floors along the Jerome Avenue corridor that promote retail continuity and a consistent streetscape, with a wide array of local retail and services to support surrounding dense residential neighborhoods. In addition, they would encourage the development of regional commercial uses in a targeted, transit-rich location.

The 77 businesses that would be potentially directly displaced by the Proposed Actions are not subject to existing public policy initiatives to preserve or protect them. The directly affected area is not part of a designated Industrial Business Zone (IBZ), locations identified to support the growth of industrial businesses.

Given that the businesses that could be directly displaced by the Proposed Actions do not provide products or services essential to the local economy that would no longer be available to local residents and businesses due to the difficulty of relocating nor are they the subject of regulations or publicly adopted plans to preserve, enhance, or protect them, the Proposed Actions would not result in significant adverse direct business displacement impacts and no further analysis is warranted. As part of the Jerome Avenue Neighborhood Plan, the Department of Small Business Services engaged local partners (WHEDco and the Davidson Community Center) to conduct a comprehensive study of the retail corridors in and along Jerome Avenue. In addition, SBS funded full-time staff, "Neighborhood 360 Fellows" for the organizations to help build capacity and complete the work. The report, the Jerome Avenue Commercial District Needs Assessment (CDNA), documented all existing commercial uses, including automotive uses and included specific recommendations to overcome issues along these retail corridors and capitalize on opportunities throughout the study area. The Jerome Avenue Commercial District Needs Assessment can be found here:

http://www1.nyc.gov/assets/sbs/downloads/pdf/neighborhoods/n360-cdna-jerome.pdf

Subsequent to the publication of the CDNA, the City awarded grants totaling over $1 million to local groups in the Jerome Avenue study area to implement recommendations offered in the CDNA. The grants, administered by SBS were announced in March, 2017. Further, it is expected that some businesses that would be directly displaced would be able to relocate to new spaces in the study area.

INDIRECT RESIDENTIAL DISPLACEMENT

As described in the *CEQR Technical Manual,* indirect residential displacement usually results from substantial new development that is markedly different from existing uses and activity in an area and that causes increased property values in the area. Increased property values can lead to increased rents in non-regulated rental units, which can make it difficult for some existing residents to afford to stay in their apartments. The indirect residential displacement assessment aims to determine whether the Proposed Actions would either introduce a trend or accelerate an existing trend of changing real estate market conditions that may have the potential to displace a vulnerable residential population and substantially change the socioeconomic character of the neighborhood. This preliminary assessment follows the step-by-step preliminary assessment guidelines described in Section 322.1 of the 2014 *CEQR Technical Manual.*

Step 1: Determine if the proposed project would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area in the future without the proposed project.

As shown on Figure 3-1, the ¼-mile secondary study area comprises portions of several dense residential neighborhoods, including University Heights, Fordham Heights, Morris Heights, Mount Hope, Mount Eden, Highbridge, and Concourse, which fall within three Bronx Community Districts, including CD4, CD5, and CD7, in the southwest Bronx.

The proposed rezoning area is located within a predominantly low-income area of the City that has lower median and mean household incomes and higher rates of poverty than the larger borough and City as a whole. According to the Furman Center's *State of the New York City's Housing and Neighborhoods* report

in 2015, Bronx CD4 and CD5 represent two of the five community districts with the lowest median household incomes in the overall City, and have some of the highest rates of poverty as of 2014. In addition, the Furman Center's *State of the New York City's Housing and Neighborhoods* report also identified Bronx CD7 as having one of the lower median household incomes in the City- ranking in the bottom 20 percent of community districts in the City, as well as having a higher rate of poverty, ranking in the bottom 15 percent of community districts in the City.

As shown in Table 3-8, "Household Income Characteristics in the Secondary Study Area, the Bronx, and New York City – 1999 and 2011 – 2015," the seven neighborhood subareas included within the ¼-mile secondary study area have lower median and mean household incomes, as compared to the larger borough and New York City as a whole. There is also little variation in median and mean household incomes across the seven neighborhood subareas. As shown in Table 3-8, median household income in the study area ranges from a low of $21,720 (in 2016 dollars) in Morris Heights to a high of $28,376 in Concourse (in 2016 dollars), all of which are lower than the median household income in the Bronx and greater City.

Table 3-8: Household Income Characteristics in the Secondary Study Area, the Bronx, and New York City - 1999 and 2011 – 2015

	Median Household Income		Percent	Mean Household Income		Percent
	1999	2011-2015	Change	1999	2011-2015	Change
University Heights Subarea	$32,875	$26,319	-19.9%	$47,899	$35,539	-25.8%
Fordham Heights Subarea	$30,360	$24,825	-18.2%	$43,391	$36,145	-16.7%
Mount Hope Subarea	$35,343	$25,348	-28.3%	$45,527	$35,217	-22.6%
Morris Heights Subarea	$29,389	$21,720	-26.1%	$45,780	$33,206	-27.5%
Highbridge Subarea	$31,525	$24,666	-21.8%	$39,553	$38,112	-3.6%
Mount Eden Subarea	$30,996	$25,890	-16.5%	$40,688	$35,523	-12.7%
Concourse Subarea	$32,150	$28,376	-11.7%	$50,642	$40,851	-19.3%
1/4-Mile Study Area	***$31,562***	***$25,490***	-19.2%	***$45,441***	***$36,656***	-19.3%
Bronx	$41,083	$34,709	-15.5%	$57,970	$50,791	-12.4%
New York City	$56,978	$54,011	-5.2%	$87,052	$86,728	-0.4%

Notes: Inflation adjusted 2016 dollars
Source: Bureau of the Census, 2000 Census, 2011-2015 Five-Year ACS Estimates

The 2011-2015 median household income in the overall ¼-mile secondary study area was an estimated $25,490, approximately 26 percent lower than the median household income for the Bronx ($34,709) and more than 52 percent lower than the median household income for New York City ($54,011). The median household income in the study area decreased by slightly more than 19 percent between 1999 and 2011-2015, a slightly sharper rate of decline than the roughly 15 percent decline experienced in the overall borough. Median household income in New York City experienced a smaller decline of approximately five percent.

Mean household incomes also declined in the study area, larger borough and New York City as a whole between 1999 and 2011-2015. The 2011-2015 mean household income in the study area was an estimated $36,656 (in 2016 dollars), approximately 28 percent lower than the mean household income for the Bronx ($50,791) and about 58 percent lower than the mean household income for New York City ($86,728).

The percentage of households living near the poverty line that are considered to be low-income is also high within the ¼-mile secondary study area. As shown in Table 3-9, "Percent of Population Below the Poverty Level in the Secondary Study Area, the Bronx, and New York City – 1999 and 2011 – 2015," poverty levels in the study area were considerably higher than in the borough and City as a whole. In 2011-2015, the poverty rate in the study area was slightly less than 40 percent, nearly nine percentage points higher than the Bronx (30.7 percent), and approximately 19 percentage points higher than the City as a whole (20.6 percent). Between 1999 and 2011-2015, the ¼-mile secondary study area experienced a slight decrease in the percentage of the persons below poverty level, similar to the City overall. Between 1999 and 2010-2014, the poverty rate in the Bronx remained relatively constant.

Table 3-9: Percent of Population below the Poverty Level in the Secondary Study Area, the Bronx, and New York City - 1999 and 2011 – 2015

	Percent of Persons Below Poverty Level		
	1999	2011-2015	Percent Change
University Heights Subarea	38.7%	36.4%	-2.3%
Fordham Heights Subarea	43.3%	42.6%	-0.7%
Mount Hope Subarea	36.7%	38.0%	1.3%
Morris Heights Subarea	42.4%	44.0%	1.5%
Highbridge Subarea	39.0%	42.3%	3.3%
Mount Eden Subarea	41.7%	39.7%	-2.0%
Concourse Subarea	39.2%	35.1%	-4.1%
1/4-Mile Study Area	40.5%	39.6%	-1.0%
Bronx	30.7%	30.7%	0.0%
New York City	21.2%	20.6%	-0.6%

Source: Bureau of the Census, 2000 Census, 2011-2015 ACS

Unlike household incomes, residential rents in the ¼-mile secondary study, as well as in the greater Bronx and citywide have increased considerably since 2000 (see Table 3-10, "Median Gross Rents in the Secondary Study Area, the Bronx, and New York City – 1999 and 2011 – 2015"). According to U.S. Census data, the median gross rents in the secondary study area have increased between roughly 16 and 20 percent. The comparative geographies of the Bronx and New York City experienced similar increases in rent over the same period of time. As shown in Table 3-10, the median gross rent in the secondary study area was roughly equivalent to that of the larger borough, but approximately 14 percent lower than New York City.

Given the considerable increase in apartment rental rates and the general decline in household income levels and high poverty rate within the secondary study area, it is likely that many existing residents are not able to afford rents in the study area and are currently experiencing displacement pressures. According to the Furman Center's State of New York City's Housing and Neighborhoods in 2015, Bronx CD4, which includes Highbridge, Mount Eden and Concourse, had the third highest number of severely rent-burdened households[5] in the City, and CD5, which includes Morris Heights, University Heights, Mount

[5] A renter household is typically considered "burdened" if the household is required to spend 35 percent of more of its income on housing costs.

Hope and Fordham Heights, had the second highest number of severely rent-burdened households in the City. CD5 also had the highest poverty rate in the City in 2014 according to Furman Center's State of New York City's Housing and Neighborhoods in 2015.

Table 3-10: Median Gross Rent in the Secondary Study Area, the Bronx, and New York City - 1999 and 2011 - 2015

	Median Gross Rent		Percent
	1999	2011-2015	Change
University Heights Subarea	$941	$1,090	15.8%
Fordham Heights Subarea	$945	$1,134	19.9%
Mount Hope Subarea	$934	$1,109	18.8%
Morris Heights Subarea	$813	$957	17.6%
Highbridge Subarea	$894	$1,072	19.9%
Mount Eden Subarea	$883	$1,054	19.3%
Concourse Subarea	$952	$1,112	16.8%
1/4-Mile Study Area	***$910***	***$1,078***	18.5%
Bronx	$923	$1,074	16.4%
New York City	$1,049	$1,255	19.6%

Notes: Inflation adjusted 2016 dollars
Source: Bureau of the Census, 2000 Census, 2011-2015 Five-Year ACS Estimates

Table 3-11, "2017 Average Asking Rents in the 1/4-Mile Secondary Study Area," summarizes online listings in February 2017 for apartments for the two respective community districts (CD4 and CD5) that largely include the seven neighborhood subareas, as well as the secondary study area as a whole. The average rents presented in the table were calculated based on listings of market-rate rental units in early 2017, and in general are considerably higher than median gross rent data presented by the 2000 and the 2011-2015 Five-Year ACS estimates.

Table 3-11: 2017 Average Asking Rents in the ¼-Mile Secondary Study Area

	Studios	One-Bedrooms	Two-Bedrooms	Three-Bedrooms
CD5- University Heights, Fordham Heights, Mount Hope, Morris Heights subareas	$1,333	$1,446	$1,788	$2,079
CD4- Highbridge, Mount Eden, and Concourse subareas	$1,274	$1,439	$1,935	$2,467
¼-Mile Study Area	$1,290	$1,440	$1,731	$2,137

Source: Streeteasy (http://streeteasy.com, accessed February 2017), Zumper (http://zumper.com, accessed February 2017), and Zillow (http://zumper.comm, accessed March 2017).

A significant amount of the secondary study area's housing stock is rent-regulated. Approximately two-thirds of the housing inventory in Bronx CD4 and CD5 is government-regulated. New multifamily development in the vicinity of the study area has also consisted of predominantly publicly subsidized affordable housing development that is targeted to a mix of income levels, some of which exceed the typical incomes of the area. Several thousand affordable rental apartments are under construction or

planned for the greater South Bronx, including CD4 and CD5. These new units are largely fueled by the City's growing population, new government policies, and relatively cheap land prices in the area as compared to other areas of the City. While some unsubsidized construction has occurred in smaller buildings, past and recent trends have been that the majority of housing developed in the area has consisted of publicly subsidized units, and this trend is expected to continue. Based on DCP analysis of building permits, between 2005 and 2015, more than 80 percent of all new housing units in Bronx CD4 and CD5 were subsidized affordable housing units. As shown in Table 3-12, "HPD Financed Housing During the New Housing Marketplace Plan and Housing New York as of June 30, 2017," between July 2003 and the June 2017, HPD financed the new construction of almost 5,100 homes and preserved nearly 10,500 affordable homes in Bronx CD4 and CD5.[6]

Table 3-12: HPD Financed Housing During the New Housing Marketplace Plan and Housing New York as of June 30, 2017

Construction Type	Bronx CD4	Bronx CD5	Total
New Construction	3,179	1,916	5,095
Preservation	5,008	5,441	10,449
Total	***8,187***	***7,357***	***15,544***

Source: HPD Performance Management & Analytics, 2017

In absence of the Proposed Actions, current land use trends are anticipated continue and the area will continue to support a mix of residential, commercial, community facility, automotive, and industrial uses with increased residential development. Market-rate development is anticipated to be limited, and a significant amount of affordable housing has been and will continue to be introduced to the area in the future without the Proposed Actions. It is anticipated that the new housing would serve a mix of household income levels, some of which would exceed typical household incomes in the study area.

While the greater South Bronx, including Bronx CD4 and CD5, has seen a dramatic increase in investment and development over the last two decades, development in the primary study area had remained largely static and stagnant due to the area's existing zoning. The zoning proposal would create new development opportunities along major corridors that currently contain few residential units, but have the capacity for significant growth and located within proximity to transit. The proposed zoning districts would permit residential development in areas where it is not currently permitted and would increase residential density in areas where it is permitted.

The Proposed Actions and associated RWCDS would create capacity for the construction of new affordable housing in the approximately 92-block rezoning area. The Proposed Actions would map residential zoning districts in areas where residential uses are not currently permitted, and would also increase the allowable residential density in areas that can support additional development in a transit accessible area. As described in Chapter 1, "Project Description," the proposed zoning changes are expected to facilitate the construction of a substantial amount of new housing (net incremental increase of 3,230 DUs) that is expected to serve a range of household incomes, and would introduce a sizeable residential population to the area.

[6] HPD Performance Management & Analytics, 2017

In the RWCDS, by 2026 the Proposed Actions and associated RWCDS would result in an incremental increase in both affordable and market-rate housing units. The proposed R7A, R7D, R8A, R9A, and C4-4D zoning districts would be mapped as MIH Areas setting mandatory affordable housing requirements pursuant to the MIH program and requiring a share of new housing be permanently affordable. The production of affordable housing would be a condition of residential development in these proposed zoning districts. There also would be no expiration to the affordability requirement of housing units created through MIH, making them a long-term stable reservoir of affordable housing in the area. It is expected that MIH would result in more affordable housing for a wider range of income levels than would be expected in the future without the Proposed Actions. These affordable housing units are expected to help further stabilize the neighborhood for years to come and help to alleviate the upward pressure on housing prices. Through the land use process, the City Planning Commission and City Council would work together to apply a set of income level requirements for the affordable housing units created through MIH in the rezoning area.

MIH would represent the floor, not the ceiling, of affordability that is expected to be achieved in new development in the rezoning area. It is expected that a variety of City and State financing programs for affordable housing would be utilized and would result in the creation of a substantial amount of affordable housing that would be targeted to a wide range of incomes and that would help promote and retain neighborhood economic diversity in the area. The range of new housing opportunities created by the Proposed Actions is expected to ameliorate an existing need for affordable housing, and appeal to residents in the area that might otherwise leave the neighborhood for better housing and amenities. MIH would provide assurance that new residential development would address needs of residents at lower income levels even in the event that local housing market conditions change due to housing demand pressures. As noted above, residential rents are increasing in the study area, greater Bronx, and throughout the City at a rate considerably higher than household income levels, which leading to an affordable housing shortage.

While it is expected that the population moving into new affordable housing would generally have income characteristics comparable to existing residents in the study area, some of the newly constructed housing units facilitated by the Proposed Actions are expected to command higher rents than existing buildings located in the primary and secondary study areas. Assuming that these new units attract new residents, these new residents may have socioeconomic characteristics that are different from at least portions of the existing population and the population in the future without the Proposed Actions. Therefore, the average household income of the project-generated population could be higher than the average household income of the existing population in the study area, given the relatively low median and low mean household income levels and higher rates of poverty in the neighborhood subareas and overall ¼-mile secondary study area. As such, Step 2 of the preliminary indirect residential displacement assessment is warranted.

Step 2: Determine if the project's increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area.

According to 2011-2015 five-year ACS data, the ¼-mile secondary study area had a residential population of approximately 203,852, which is a slight decrease (0.2 percent) from the population in 2000 (refer to Table 3-13, "Residential Population – 2000 and 2011 – 2015"). In comparison the population of the Bronx increased by approximately seven percent and the population of New York City increased by roughly five percent over the same time period. As shown in Table 3-13, "Residential Population – 2000 and 2011 – 2015," the neighborhood subareas to the north of the Cross Bronx Expressway, including University Heights, Fordham Heights, Morris Heights, and Mount Hope, all experienced population declines in the last decade, between 2000 Census and 2011-2015 5-year ACS data, ranging from a 1.2 percent loss in Mount Hope to nearly a six percent loss in University Heights. The neighborhood subareas to the south of the Cross Bronx Expressway, including Highbridge, Mount Eden and Concourse, all experienced increases in population, ranging from slightly more than one percent in Concourse to an approximately 10 percent increase in Highbridge.

Table 3-13: Residential Population- 2000 and 2011-2015

	Total Population		Change 2000 to 2011-2015	
	2000	2011-2015	Number	Percent
University Heights Subarea	23,397	22,009	-1,388	-6.3%
Fordham Heights Subarea	39,354	38,487	-867	-2.3%
Mt. Hope Subarea	22,768	22,499	-269	-1.2%
Morris Heights Subarea	31,853	30,147	-1,706	-5.7%
Highbridge Subarea	16,044	17,861	1,817	10.2%
Mt. Eden Subarea	25,843	27,176	1,333	4.9%
Concourse Subarea	45,027	45,673	646	1.4%
1/4-Mile Study Area	***204,286***	***203,852***	-434	-0.2%
Bronx	1,332,650	1,428,357	95,707	6.7%
New York City	8,008,278	8,426,743	418,465	5.0%

Sources: 2000 Census, 2011-2015 five-year ACS, New York City Department of City Planning

As further detailed in Chapter 2, "Land Use, Zoning, and Public Policy," a number of development projects are anticipated to be added to the ¼-mile secondary study area in absence of the Proposed Actions. Based on information about these planned projects, a total of approximately 1,714 DUs is anticipated to be built within the ¼-mile study area by 2026. Assuming an average household size of 2.92 persons per DU in Bronx CD 4, 3.06 persons per DU in Bronx CD 5, and 2.87 persons per DU in Bronx CD 7, as well as 100 percent occupancy rates, these planned developments would add an estimated 5,094 residents to the ¼-mile secondary study area, including 1,796 people to Concourse, 902 people to Mount Eden, 581 people to Morris Heights, 716 people to Fordham Heights, 655 people to Mount Hope, and 444 people to Highbridge. Table 3-14, "Projected Incremental Population by 2026 in the Future without the Proposed Actions," shows the total projections in the future without the Proposed Actions by adding the population from the No-Build projects to the 2011-2015 population estimates for the ¼-mile secondary study area and each respective neighborhood subarea.

Table 3-14: Projected Incremental Population by 2026 in the Future without the Proposed Actions

	Projected Increase in DUs in the Future Without the Proposed Actions	Projected Population Increase in the Future Without the Proposed Actions	2026 Population Projections in Future Without the Proposed Actions
University Heights Subarea	0	0	22,009
Fordham Heights Subarea	234	716	39,203
Mount Hope Subarea	214	655	23,154
Morris Heights Subarea	190	581	30,728
Highbridge Subarea	152	444	18,305
Mount Eden Subarea	309	902	28,078
Concourse Subarea	615	1,796	47,469
¼-Mile Secondary Study Area	1,714	5,094	208,946

Notes: The estimated number of residents assumes 2.92 persons per DU for residential units in Bronx CD 4, 3.06 persons per DU for residential units in Bronx CD 5, and .287 persons per DU for residential units in Bronx CD 7.

Sources: DCP

The Proposed Actions and associated RWCDS would introduce 3,230 incremental DUs by 2026 on 40 of the 45 projected development sites. Assuming an average household size of 2.92 persons per DU in Bronx CD 4, 3.06 persons per DU in Bronx CD 5, and 2.87 persons per DU in Bronx CD 7, as well as 100 percent occupancy rates, these incremental DUs would add an estimated 9,573 new residents. Table 3-15, "Projected Incremental Population by 2026 in the Future with the Proposed Actions in the RWCDS," shows the breakdown of this new population by subarea, and its size relative to the population in the future without the Proposed Actions. As shown in Table 3-15, most of the new population growth would be concentrated in the Mount Eden neighborhood subarea, followed by the Fordham Heights subarea.

Table 3-15: Projected Incremental Population by 2026 in the Future with the Proposed Actions in the RWCDS

	2026 Population Projections in Future Without the Proposed Actions	Number of Incremental DUs	Projected Population Increase from Proposed Actions RWCDS	2026 Population Projections in Future With the Proposed Actions	Percent Change from 2026 Future Without the Proposed Actions
University Heights Subarea	22,009	210	633	22,642	2.88
Fordham Heights Subarea	39,203	337	1,032	40,235	2.63
Mount Hope Subarea	23,154	252	771	23,925	3.33
Morris Heights Subarea	30,728	272	834	31,562	2.71
Highbridge Subarea	18,305	135	394	18,699	2.15
Mount Eden Subarea	28,078	1,761	5,141	33,219	18.31
Concourse Subarea	47,469	263	768	48,237	1.62
¼-Mile Secondary Study Area	208,946	3,230	9,573	218,344	4.58

Notes: The estimated number of residents assumes 2.92 persons per DU for residential units in Bronx CD 4, 3.06 persons per DU for residential units in Bronx CD 5, and .287 persons per DU for residential units in Bronx CD 7.

Sources: DCP

By adding an estimated 9,573 residents, the Proposed Actions and associated RWCDS would increase population of the ¼-mile secondary study area by approximately 4.6 percent. As shown in Table 3-15, within the University Heights, Fordham Heights, Mount Hope, Morris Heights, Highbridge, and Concourse

Subareas, the Proposed Actions' population increment would be even smaller. However, one neighborhood subarea would have a disproportionately higher increase in population. Within the Mount Eden subarea, the population introduced by the Proposed Actions and associated RWCDS would represent slightly more than 18 percent increase of the subarea population as compared to the No-Action condition. According to *CEQR Technical Manual* analysis thresholds, if the population increase is greater than ten percent in a study area or identified subarea, the incremental population may be large enough to affect real estate market conditions, and therefore, a detailed assessment is warranted for the Mount Eden neighborhood subarea and provided under Section 3.5 of this chapter.

INDIRECT BUSINESS DISPLACEMENT

Similar to the analysis of indirect residential displacement, the preliminary assessment of indirect business displacement focuses on whether the Proposed Actions and associated RWCDS would introduce trends that would make it more difficult for nearby existing businesses that provide products or services essential to the local economy, or that are targeted to be preserved in their current locations under adopted public plans to remain in the area. A proposed action could introduce such a trend by causing a marked increase in property values and rents within the ¼-mile secondary study area so that it would become difficult for some categories of businesses to remain in the area. A proposed action could directly displace businesses or residents who serve as suppliers or the customer base for nearby businesses, affecting their viability or altering the desirability of their existing location. Finally, it could create enough new retail space to draw substantial sales from existing businesses (i.e., a market saturation impact). The purpose of the preliminary assessment is to determine whether the Proposed Actions have the potential to introduce such a trend. If so a, a detailed assessment is warranted. The following three questions (shown in italics below) address the potential for significant adverse indirect business displacement impacts, per the *CEQR Technical Manual*.

Would the proposed action and subsequent development introduce enough of a new economic activity to alter existing economic patterns?

The Proposed Actions would facilitate the introduction of new residential, commercial, and community facility uses to the 73-block primary study area centered along the Jerome Avenue corridor from East 184th Street to the north to East 165th Street to the south. In the future with the Proposed Actions, Jerome Avenue is envisioned to be a mixed-use corridor supporting a variety of land uses with active ground floor that would serve to connect the surrounding neighborhoods in Bronx CD4, CD5, and CD7. As discussed below, none of the proposed uses would be new to the study area, nor would they be expected to alter the existing economic patterns in the secondary study area.

With the Proposed Actions and associated RWCDS the residential uses would include a combination of affordable and market-rate units, the commercial uses would include retail, restaurant, FRESH supermarket and office space, and the community facility uses include medical office, house of worship, daycare center, and community center uses. As shown in Table 3-16, "Existing Land Use and Incremental Land Uses with the Proposed Actions and Associated RWCDS," the primary study area and broader ¼-mile secondary study area have well-established residential, retail, office, and manufacturing markets such that the Proposed Actions would not be introducing new economic activities to the primary and secondary study areas. The proposed residential, commercial and community facility uses would be consistent with

the existing mix of uses in the study area and would be a continuation of current established land use trends.

Table 3-16: Existing Land Use and Incremental Land Uses with the Proposed Actions and Associated RWCDS

Use	Existing Development on Projected Development Sites	Existing Development in Primary Study Area	Existing Development in ¼-Mile Secondary Study Area	Incremental Amount Introduced With Proposed Actions
Residential	106 DUs	8,611 DUs	68,481 DUs	3,230 DUs
Retail	173,189 sf	1,427,960 sf	1,991,800 sf	236,197 sf
Office	25,818 sf	593,342 sf	5,303,600 sf	39,287 sf
Garage	22,154 sf	596,727 sf	977,622 sf	(22,154 sf)
Storage/Warehouse	168,650 sf	535,678 sf	82,641 sf	(168,650 sf)
Commercial*	564,090 sf	3,868,163 sf	11,868,216 sf	45,344 sf
Industrial	47,795 sf	122,743 sf	121,044 sf	(47,795 sf)

Notes: *Commercial use includes retail, office, supermarket, restaurant, automotive-related, warehouse/storage, garage, community facility space, and industrial space. Existing use estimates for projected developments and incremental use amounts introduced as a result of the Proposed Actions and associated RWCDS were provided by DCP and were based on 2016 PLUTO data. Existing use estimates for the primary and secondary study areas are based on 2016 PLUTO data.

The Proposed Actions would expand opportunities for affordable housing by mapping new zoning districts to permit residential development in areas where none is currently permitted, as well as permit residential development at higher densities where it is already permitted. The Proposed Actions and associated RWCDS would add to the concentration of residential uses and introduce a sizeable residential population to the study area, but not enough to alter or accelerate an ongoing trend or existing pattern. As described in Chapter 2, "Land Use, Zoning and Public Policy," the secondary study area supports a mix of land uses, with residential uses the most prevalent, representing slightly more than 70 percent of the lot area. Based on 2016 PLUTO data, the approximately 73-block primary study area includes more than 8,600 housing units, and the ½-mile study area an additional 68,500 housing units. Nearly 5,200 housing units (seven percent) have been constructed since 2000 in the primary and secondary study areas.

In the future without the Proposed Actions, the primary and secondary study areas will continue to be developed with residential uses. As discussed in Table 3-14, "Projected Incremental Population by 2026 in the Future without the Proposed Actions," approximately 1,714 housing units would be added to the ¼-mile secondary study area by 2026 in absence of the Proposed Actions. In the future With-Action Condition, there would be an increment of 3,230 DUs, including an increment of 2,243 affordable DUs constructed on 40 of the projected development sites. The substantial number of affordable DUs in the With-Action Condition would reinforce the existing demographic pattern of mixed-incomes in the study area by providing housing opportunities that can be afforded by a range of households. The large number of affordable DUs would help maintain a balance of incomes and would preserve consumer demand for businesses offering goods and services at a range of price-points.

The proposed zoning changes would enhance commercial corridors along Jerome Avenue, East 167th Street, East 170th Street and Mount Eden by mandating active ground floor uses, and improving the variety and quality of retail, providing additional shopping and service options that serve the needs of residents and workers. The areas of Burnside and Tremont Avenues are proposed to be designed as a medium

density commercial zoning district that would permit higher-density residential, community facility, and commercial uses, which would help strengthen an existing active commercial node by permitting greater density and a wider range of uses in an area well-served by public transportation. In addition, the proposed Jerome Avenue Special District would impose controls at the ground floor of all commercial overlay and full commercial districts: along Jerome Avenue from East 167th Street to East 183rd Street and the commercial corridors of East 167th Street, East 170th Street, Mount Eden Avenue, Burnside Avenue, Tremont Avenue, East 183rd Street, and East 184th Street. The controls would foster a safe and walkable pedestrian experience along these corridors by establishing regulations requiring mandatory active, non-residential uses on the ground floor, minimum levels of transparency, and limiting curb cuts, where appropriate.

The new commercial development including retail, restaurant, office, FRESH supermarket uses would be dispersed throughout the approximately primary study area on 33 of 45 projected development sites. The expanded commercial space would provide local goods and services for the new population that would move into the area with the Proposed Actions. The Proposed Actions would generate an estimated 236,197 sf of local retail and 39,287 sf of office space, which would serve to absorb the new demand generated by the anticipated 3,230 incremental households as compared to the No-Action condition.

The types of commercial uses expected with the Proposed Actions — neighborhood retail and services, and office uses — would not be new to the primary and secondary study areas. Commercial uses are common throughout the study area. Based on 2016 PLUTO data, the primary and secondary study areas contain approximately 3.42 million square feet of retail, and nearly 5.90 million square feet of office space. In absence of the Proposed Actions, approximately 225,230 sf of retail and other commercial uses, as well as approximately 154,395 sf of community facility space would be added to the ½-mile study area by 2026.

Would the proposed project directly displace uses of any type that directly support businesses in the area or bring people to the area that form a customer base for local businesses?

The Proposed Actions would not directly displace uses that offer critical support services to the remaining local businesses, or that draw a substantial customer base to the study area. The directly displaced firms do not draw large volumes of customers to their locations relative to the overall consumer draw within the study area, nor are these firms relied upon exclusively for their products or services by business establishments in the study area. As described in the "Direct Business Displacement" section, the Proposed Actions could result in the potential direct displacement of 77 businesses employing an estimated 584 workers from 31 of the 45 projected development sites. Such potential direct business displacement, however, would occur over a ten-year period and would be subject to lease terms and agreements between private firms and property owners existing at the time of redevelopment.

The directly displaced firms conduct a variety of business activities including: Other Services (33 establishments); Retail Trade (27 establishments); Food Service (6 establishments); Wholesale Trade (4 establishments); Health Care and Social Assistance (4 establishments); Real Estate and Rental and Leasing (3 establishments); Construction (1 establishment); and Professional and Technical Services (1 establishment). The majority of the businesses (nearly 86 percent) subject to direct displacement are Retail Trade businesses, Other Services (excluding Public Administration), which include automotive-related uses, public parking facilities and personal service uses, and Food Services businesses. None of the potentially displaced businesses provide substantial direct support to other businesses in the study area,

nor do they bring substantial numbers of people to the area that form a customer base for local businesses. The goods and services offered by potentially displaced uses can be found elsewhere within the study area and there are alternative and comparable businesses to the directly displaced firms. In addition, local businesses do not rely on the potentially displaced businesses' products and services for day-to-day needs.

Although there is a concentration of automotive-related services in the primary study area, there are 171 New York State DMV-regulated automotive service and repair shops located within roughly a ½-mile radius of the primary study area (including zip codes 10452, 10453, 10456, and 10457). The majority of these DMV-regulated automotive service and repair firms (approximately 78 percent) are located outside of the primary study area, and would not be directly affected by the Proposed Actions that could accommodate local businesses. Automotive services, including automotive repair and maintenance, glass replacement and auto body paint/detailing shops, typically draw from a market area that is larger than the ¼-mile secondary study area. The products and services provided by these types of establishments are not unique and are anticipated to still be available to consumers as other existing businesses would remain in the surrounding area and greater Bronx that provide similar types of products or services. Automotive and repair shops are common in manufacturing and C8 zoning districts, and can be found throughout the Bronx and New York City as a whole.

Therefore, the displacement of these service businesses would not have an adverse effect on the remaining businesses or consumers in the study area.

Would the proposed project directly or indirectly displace residents, workers, or visitors, who form a customer base for local businesses?

The Proposed Actions would not directly or indirectly displace residents, workers, or visitors who form a substantial portion of the customer base of existing businesses in the secondary study area. As discussed above, the Proposed Actions would result in the direct residential displacement of an estimated 18 residents. In addition, there are 77 existing businesses located on 31 of the 45 projected development sites that could be potentially directly displaced if these sites are redeveloped as assumed in the RWCDS. Such potential displacement, however, would be subject to lease terms and agreements between private firms and property owners existing at the time of redevelopment. These firms employ an estimated 584 workers. While these 584 employees may form a portion of the customer base of local neighborhood retail businesses (i.e., restaurants, delis, food service, dry cleaners etc.), they represent approximately 16 percent of employees in the primary study and roughly three percent of employees in the ¼ -mile secondary study area, which is not substantial and would not cause indirect displacement of businesses. In addition, the majority of the customer base for the retail businesses in the study area comes from a combination of the local residents, and other New York City residents visiting the seven neighborhoods included within the secondary study area.

The Proposed Actions would result in an influx of new residents and workers that would add to the customer base of existing study area businesses. In the future with the Proposed Actions, it is expected that any potential loss of existing residential customers would be more than offset by the introduction of a new residential population (increment of 3,230 DUs) within the primary study area. Similarly, the Proposed Actions would increase the number of daytime workers and visitors relative to existing numbers in the primary study area. New employment resulting from the Proposed Actions is expected to introduce

an increment of approximately 974 workers,[7] greatly increasing the customer base of existing businesses in the secondary study area. The influx of residents and employees to the primary study area would add to the customer base of existing study area businesses.

Based on the above consideration of CEQR criteria, this preliminary assessment finds that the Proposed Actions would not add a new economic activity or add to a concentration of a particular sector of the local economy enough to significantly alter or accelerate existing economic patterns. The Proposed Actions would not directly or indirectly displace uses that provide critical support to businesses in the Study Area, or that bring people into the area that form a substantial portion of the customer base for local businesses. As such, the Proposed Actions would not result in significant adverse socioeconomic impacts due to indirect business displacement, and no further assessment is warranted.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

According to the *CEQR Technical Manual*, a significant adverse impact may occur if an action would measurably diminish the viability of a specific industry that has substantial economic value to the City's economy and necessarily tied to a specific location. An example as cited in the *CEQR Technical Manual* would be new regulations that prohibit or restrict the use of certain processes that are critical to certain industries. The *CEQR Technical Manual* indicates that a more detailed examination is appropriate if the following considerations cannot be answered with a clear "no":

- *Would the proposed project significantly affect business conditions in any industry or category of business within or outside of the study area?*

The Proposed Actions are not expected to significantly affect business conditions in any industry or category of business within or outside of the study area.

The Proposed Actions would not affect citywide policy or regulatory mechanisms. As described above, the businesses that have the potential to be directly displaced vary in type and size, and largely consist of smaller sized firms that employ ten workers or less. Many of the displaced firms are also not tied to the local economy or community. Although the majority of affected businesses consist of retail establishments and automotive repair/service shops, these uses are common throughout the borough and the City. Within any economic sector, the potentially directly displaced employment represents a small fraction of the respective sector's employment within the borough or City as a whole.

As discussed above under the preliminary assessment of Direct Business Displacement, a total of 36 auto-related uses (36 businesses), which include used car sales, automotive parts and accessory stores, car leasing agencies, gas stations, car washes, automotive glass shops, tire stores, and repair and service shops, would be potentially directly displaced from the primary study area. These 36 displaced automotive businesses and their associated employment are not expected to significantly impact the industry as a

[7] Worker estimate based on employment ratios provided by DCP and frequently utilized in CEQR analyses, and assumes a fully-leased increment of community facility and commercial space resulting from the Proposed Actions.

whole in the City. The products and services provided by these types of establishments are not unique and are anticipated to still be available to consumers as other existing businesses would remain in the surrounding area that provide similar types of products or services.

Although the Jerome Avenue corridor is characterized by automotive-related uses and currently supports a clustering of these businesses, automotive and repair shops are common in manufacturing and C8 zoning districts, and can be found throughout the Bronx and New York City. Car washes are also permitted in C8 and manufacturing districts. Automotive retail supply stores (including tire dealers, and automotive parts and accessory stores without repair service), automotive dealers and showrooms, and automotive rental agencies, can operate in certain commercial zoning districts and all manufacturing zonings. Within an approximately half-mile radius of the primary study area, there are 171 New York State DMV-regulated auto-repair and service shops (in zip codes 10452, 10453, 10456, 10457), the majority of which (approximately 78 percent) are located outside the primary study area. In the greater Bronx, there are more than 400 automotive repair and maintenance services establishments, according to the QCEW 2015 Annual Averages. These firms employed 1,959 workers in 2015. The potentially displaced automotive repair and service shops represent approximately six percent of employment within the industry in the Bronx, and it is expected that these businesses could relocate within the City, potentially in other auto-related clusters, thereby maintaining existing business and employment counts within the industry. In addition, as detailed above, opportunities to obtain similar services and products within the surrounding area are expected to remain in the future with the Proposed Actions.

The Proposed Actions would introduce zoning changes that would result in the addition of affordable housing and mixed-use residential, commercial and community facility development in a transit-rich area. The proposed zoning changes would allow medium- to higher-density development, a greater variety of uses along Jerome Avenue corridor and would promote mixed-use development with housing, commercial uses, and community facilities and active ground floor uses. Increased residential density is expected to reinforce demand for a greater variety of local retail services such as grocery stores, pharmacies, banks, and restaurants, supporting the growth of existing and new businesses.

The Proposed Actions would expand development opportunities for several blocks currently zoned for light manufacturing and heavy commercial uses (C8) by mapping medium and high density residential zoning districts and medium density commercial zoning districts. The proposed Jerome Avenue Special District would impose controls at the ground floor of all commercial overlay and full commercial districts: along Jerome Avenue from East 167th Street to East 183rd Street and the commercial corridors of East 167th Street, East 170th Street, Mount Eden Avenue, Burnside Avenue, Tremont Avenue, East 183rd Street, and East 184th Street. The controls would foster a safe and walkable pedestrian experience along these corridors by establishing regulations requiring mandatory active, non-residential uses on the ground floor, minimum levels of transparency, and limiting curb cuts, where appropriate.

It should also be noted that the Proposed Actions would result in an increase in total employment in the rezoning area, with a net increase of approximately 974 workers as compared to the No-Action condition. Most of these workers are expected to be in retail and office uses, as well as the staff of community facility uses, which is consistent with trends that are already underway. As discussed under Indirect Business Displacement, the ¼-mile secondary study area has been experiencing an influx of employment in the Accommodation and Food Services, Educational Services, Finance and Insurance, Health Care and Social Assistance, and Retail Sectors, and experiencing declines in Wholesale Trade, Manufacturing, and

Construction. Therefore, the Proposed Actions would not result in an adverse impact on a particular industry or category of businesses within or outside the study area, and would facilitate the development of new commercial uses.

- *Would the proposed project indirectly substantially reduce employment or impair the economic viability of an industry or category of business?*

As described in the preliminary assessments of direct and indirect business and institutional displacement, the Proposed Actions are not expected to significantly affect business conditions in any category of businesses within the study area. As described in the indirect business displacement assessment, the Proposed Actions would not indirectly substantially reduce employment or impair the economic viability of an industry or category of business.

3.5 Detailed Assessment of Indirect Residential Displacement

The preliminary assessment for indirect residential displacement indicated the need for further analysis in order to determine whether the Proposed Actions and associated RWCDS could result in significant adverse impacts due to indirect residential displacement. Therefore, a detailed analysis has been conducted. The approach to a detailed analysis of indirect residential displacement requires an in-depth analysis of census information and may include field surveys, and interviews with real estate brokers and individuals from organizations with knowledge of the local housing market. The objective of the detailed analysis is to determine whether the Proposed Actions may introduce or accelerate a socioeconomic trend that may potentially displace a low-income population now living in rent- unprotected units. That is, the analysis looks at whether there are renters living in units not protected by rent stabilization, rent control, or other government regulations restricting rents, whose incomes may be too low to afford any substantial increases in rents. In order to determine impacts, the detailed analysis characterizes existing conditions of residents and housing to identify potential populations at risk, assesses current and future socioeconomic trends in the area that may affect these populations, and examines the potential effects of the Proposed Actions on those trends.

The detailed analysis of indirect residential displacement examines the identified neighborhood subarea of Mount Eden, which is expected to experience population increase of greater than ten percent as a result of the Proposed Actions (refer to Table 3-15). DCP has identified 15 projected development sites within the Mount Eden neighborhood subarea, which would be redeveloped as a result of the Proposed Actions and associated RWCDS and would introduce a net increase of 1,761 DUs as compared to the No-Action condition.

As shown on Figure 3-1, the neighborhood subarea of Mount Eden has been adjusted to reflect census tract boundaries. Data are also broken out by census tract where appropriate. In addition, in accordance

with *CEQR Technical Manual* guidelines, the detailed analysis of indirect residential displacement considers an area within roughly a ½-mile radius of the Mount Eden neighborhood subarea to examine real estate market trends and ascertain whether the surrounding area has experienced a readily observable trend toward increasing rents and the likely effect of the Proposed Actions on such trends.

EXISTING CONDITIONS

This section describes the population and housing characteristics of the Mount Eden neighborhood subarea. It outlines trend data since the 2000 Census and compares the characteristics of the neighborhood to Bronx CD4, the larger borough, and New York City as a whole.

As shown on Figure 3-1, Mount Eden is located to the south of Morris Heights and Mount Hope, east of Highbridge, and to the west of Concourse. It is a small neighborhood enclave with a hilly terrain located in the West Bronx in the northern portion Bronx CD4. Mount Eden is one of three neighborhoods comprising the larger Tremont, which also includes Mount Hope and Fairmount. It is generally bounded by the Cross Bronx Expressway to the north, the Grand Concourse to the east, East Clarke Place and East 168th Street to the south, and Edward L. Grant Highway to the west with Jerome Avenue forming its central spine. East 170th Street and Mount Eden Avenue are the neighborhood's main commercial corridors. As the Jerome Avenue corridor is mapped with a variety of nonresidential zoning districts – the most prominent of which include a light industrial M1-2 zoning district to the west of Jerome Avenue and south of East 170th Street, and a heavy commercial C8-3 zoning district north of 170th street, extending from the eastern frontage of Jerome Avenue to Macombs Road on the west – the existing residential areas of Mount Eden are largely concentrated along the eastern and western peripheries of the neighborhood.

Population

According to 2011-2015 Five-Year ACS estimates, Mount Eden had a population of 27,176, representing approximately 18 percent of the residential population in Bronx CD4 (see Table 3-17, "Residential Population – 2000 and 2011 – 2015"). More than 70 percent of Mount Eden's population resides east of Jerome Avenue. Similar to both Bronx CD4 and the City as a whole, the residential population of Mount Eden has increased by slightly more than five percent between 2000 and 2011-2015. The Bronx's residential population grew at a slightly faster rate (7.2 percent) during the same time period.

Table 3-17: Residential Population - 2000 and 2011 – 2015

	2000	2011-2015	Numeric Change	Percent Change
Mount Eden Subarea	**25,843**	**27,176**	**1,333**	**5.2%**
Bronx CD4	139,563	147,122	7,559	5.4%
Bronx	1,332,650	1,428,357	95,707	7.2%
New York City	8,008,278	8,426,743	418,465	5.2%

Source: 2000 Census complied by DCP, and Bureau of the Census, 2011-2015 Five-Year ACS Estimates

Household and Income Characteristics

The number of total households in Mount Eden increased at a faster rate between 2000 and 2011-2015, as compared to Bronx CD4, the borough, and City as a whole. The increase in households in Mount Eden is likely attributable to both an increase in the residential population, as well as a decrease in the average household size for the neighborhood, which decreased from 3.17 in 2000 to 2.96 in 2011-2015. In sum, there were 9,159 households in 2011-2015 in Mount Eden (see Table 3-18, "Household Characteristics – 2000 and 2011 – 2015"), with an average household size of 2.96—higher than Bronx CD4 (2.90), the Bronx (2.86), and the citywide (2.65) averages. From 2000 to 2011- 2015, the number of households increased by approximately 14 percent in Mount Eden, as compared to approximately eight percent in Bronx CD4, approximately five percent in the Bronx, and three percent in New York City. As shown in Table 3-18, unlike households, the number of family households[8] in Mount Eden increased at a smaller rate by approximately one percent, which was a similar rate to both Bronx CD4 and the borough as a whole.

Table 3-18: Household Characteristics - 2000 and 2011 – 2015

	Households			Family Housholds			Average Household Size	
	2000	2011-2015	Percent Change	2000	2011-2015	Percent Change	2000	2011-2015
Mount Eden Subarea	8,016	9,159	14.3%	6,083	6,160	1.3%	3.17	2.96
Bronx CD 4	45,971	49,802	8.3%	32,325	32,654	1.0%	2.97	2.90
Bronx	463,212	484,902	4.7%	315,090	319,265	1.3%	2.78	2.86
New York City	3,021,588	3,113,535	3.0%	1,853,225	1,865,277	0.7%	2.59	2.65

Source: 2000 Census complied by DCP, and Bureau of the Census, 2011-2015 Five-Year ACS Estimates

Income characteristics for the Mount Eden subarea population are described below using three parameters: median household income, average or mean household income, and poverty rate. The median household income represents the mid- point of all household incomes in a study area. The average household income is calculated by dividing aggregate income by the total number of households in a study area. The presence of high income households raises the average or mean income, sometimes substantially higher than the median or mid-point of household incomes in a study area.

As shown in Tables 3-19 to 3-21, Mount Eden is within a predominantly low-income area, where income levels are considerably lower and poverty levels are higher as compared to the borough and City as a whole. In 2011-2015, Mount Eden had a median household income of $25,890, which was approximately 25 percent lower than the median in the Bronx ($34,709) and more than 54 percent lower than the median in New York City ($54,011). The median income of Mount Eden was also slightly lower than the median income of Bronx CD4 ($27,330) - a community district within the City that has one of the lowest median household incomes. Between 1999 and 2011-2015, the median household income in Mount Eden decreased by more than 16 percent, compared with an approximately 15.5 percent decrease in the Bronx and 5.2 percent decrease in New York City.

[8] According to the Bureau of the Census, a family household consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. Total households includes households consisting of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together.

Table 3-19: Household Income Characteristics - 1999 and 2011 – 2015

	Median Household Income		Percent	Mean Household Income		Percent
	1999	2011-2015	Change	1999	2011-2015	Change
Mount Eden Subarea	$30,996	$25,890	-16.5%	$40,688	$35,523	-12.7%
Bronx CD4	$31,656	$27,330	-13.7%	$45,738	$39,303	-14.1%
Bronx	$41,083	$34,709	-15.5%	$57,970	$50,791	-12.4%
New York City	$56,978	$54,011	-5.2%	$87,052	$86,728	-0.4%

Notes: Inflation adjusted 2016 dollars
Source: 2000 Census complied by DCP, and Bureau of the Census, 2000 Census and 2011-2015 Five-Year ACS Estimates

As also shown in Table 3-19, "Household Income Characteristics – 1999 and 2011 – 2015," the average household income is higher than the median for Mount Eden (approximately 37 percent higher), indicating that the neighborhood contains a population that is earning significantly more than the median household income. Mount Eden had a mean household income of $35,523, which was approximately 30 percent lower than the mean household income in the Bronx ($50,791) and 59 percent lower than the mean household income in the City ($86,728).

Table 3-20 provides the distribution of household incomes within the Mount Eden neighborhood subarea according to 2011-2015 Five-Year ACS estimates. Although there is a range of household incomes in Mount Eden, there is a disproportionate percentage of lower income households in the neighborhood, as compared to the borough and City as a whole. Nearly 50 percent of the residential population within the Mount Eden area earned less than $25,000 in 2011-2015, as compared to roughly 40 percent of households in the borough and 27 percent citywide. Close to 75 percent of households within Mount Eden had incomes below $50,000. In comparison, approximately 64 households in the Bronx and 47 percent in New York City had incomes below $50,000. Higher income households were also underrepresented within Mount Eden. Approximately four percent of households within Mount Eden had incomes above $100,000, as compared to more than 12 percent of households in the Bronx and more than 26 percent of households in the City as a whole.

Table 3-20: Household Income Distribution- 2011-2015

	Total Households	Households Earning Less than $25,0000		Households Earning $25,000 to $49,999		Households Earning $50,000 to $99,999		Households Earning $100,000 or more	
	Number	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Mount Eden Subarea	9,159	4,567	49.9%	2,283	24.9%	1,938	21.2%	371	4.1%
Bronx	484,902	191,838	39.6%	118,168	24.4%	114,867	23.7%	60,029	12.4%
New York City	3,113,535	841,490	27.0%	631,267	20.3%	819,358	26.3%	821,420	26.4%

Source: Bureau of the Census, 2011-2015 Five-Year ACS Estimates

As shown in Table 3-21, "Percent of Population Below the Poverty Level -1999 and 2011 – 2015," the poverty rate in Mount Eden is high. Mount Eden experienced an approximately two percent decrease in the percentage of the persons below poverty level between 1999 and 2011- 2015, however, poverty levels in Mount Eden are higher than the larger CD4, the overall borough, and the City as a whole. As shown in Table 3-21, the poverty rate in Mount Eden in 2011-2015 was slightly less than 40 percent, approximately

nine percentage points higher than the borough-wide rate, and roughly 19 percentage points higher than the poverty rate for New York City as a whole. As also shown in Table 3-21, the percent of persons below 50 percent of the poverty level in Mount Eden was almost 16 percent, which is consistent with the Bronx CD4, but higher than the Bronx and City as a whole. In the Bronx and New York City, approximately 13 percent and nine percent of persons were below 50 percent of the poverty level, respectively.

Table 3-21: Percent of Population below the Poverty Level - 1999 and 2011 – 2015

	Percent of Persons Below Poverty Level			Percent of Persons Below 50% of Poverty Level		
	1999	2011-2015	Percent Change	1999	2011-2015	Percent Change
Mount Eden Subarea	41.7%	39.7%	-2.0%	24.4%	15.5%	-8.9%
Bronx CD4	39.7%	38.1%	-1.6%	23.3%	15.6%	-7.7%
Bronx	30.7%	30.7%	0.0%	17.5%	13.4%	-4.1%
New York City	21.2%	20.6%	-0.6%	11.3%	8.9%	-2.4%

Source: Bureau of the Census, 2000 Census, Summary File 3, ACS 2009-2013 5-year Estimates

Housing Stock

The housing inventory of Mount Eden primary consists of older multiunit five-to six-story apartment buildings, with some lower rise brownstones and two-and three-family detached and attached houses scattered throughout the neighborhood. The neighborhood has also received a significant amount of new residential construction in recent years. As shown in Table 3-22, "Housing Characteristics," the housing stock in Mount Eden increased considerably since 2000 as compared to the borough and New York City as a whole. As shown in Table 3-22, the number of housing units in Mount Eden increased by nearly 16 percent (from 8,291 units to 9,599 units) between 2000 and 2011-2015, a greater percentage increase than in Bronx CD4 (10 percent), the Bronx (6.0 percent), and New York City (6.9 percent).

Table 3-22: Housing Characteristics

	2000		2011-2015		Change 2000 to 2011-2015			
	Total	Vacant	Total	Vacant	Total Housing units		Vacant Housing Units	
	Housing Units	Housing Units	Housing Units	Housing Units	Number	Percent	Number	Percent
Mount Eden Subarea	8,291	266	9,599	440	1,308	15.8%	174	65.4%
Bronx CD 4	48,083	2,031	52,885	3,083	4,802	10.0%	1,052	51.8%
Bronx	490,659	27,447	520,329	35,427	29,670	6.0%	7,980	29.1%
New York City	3,200,912	179,324	3,422,225	308,690	221,313	6.9%	129,366	72.1%

Source: 2000 Census complied by DCP, and Bureau of the Census, 2011-2015 Five-Year ACS Estimates

Despite the considerable increase in the number of housing units, the vacancy rate in Mount Eden continues to remain relatively low. As also shown in Table 3-22, vacancy rates in Mount Eden are low. Mount Eden had a 4.6 percent housing vacancy rate in 2011-2015, which was lower than Bronx CD4 (5.8 percent), the larger borough (6.8 percent), and New York City (9.0 percent). Typically, a vacancy rate of five percent or lower is considered a housing shortage, and may exert upward pressure on housing prices.

According to 2011-2015 Five-Year ACS Estimates, there were approximately 9,159 occupied housing units in Mount Eden (see Table 3-23, "Housing Tenure of Occupied Units, 2000 and 2011 – 2015"). Of these, less than two percent were owner-occupied and more than 98 percent were renter-occupied (see Table 3-23). Mount Eden's owner-occupancy rate was lower than Bronx CD4 (approximately seven percent), the Bronx (approximately 19 percent), and New York City (32 percent).

Table 3-23: Housing Tenure of Occupied Units, 2000 and 2011-2015

	Owner-Occupied Housing Units				Renter-Occupied Housing Units			
	2000		2011-2015		2000		2011-2015	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Mount Eden Subarea	86	1.1%	144	1.6%	7,939	98.9%	9,015	98.4%
Bronx CD 4	3,071	6.7%	3,668	7.4%	42,981	93.3%	46,134	92.6%
Bronx	90,522	19.5%	91,993	19.0%	372,690	80.5%	392,909	81.0%
New York City	912,133	30.2%	991,350	31.8%	2,109,455	69.8%	2,122,185	68.2%

Source: 2000 Census complied by DCP, and Bureau of the Census, 2011-2015 Five-Year ACS Estimates

The housing stock of Mount Eden consists largely of older apartment buildings, the majority of which were built prior to 1939. Based on 2011-2015 ACS data, the overall age of the housing stock in Mount Eden is similar to Bronx CD4 and greater Bronx, with most housing units built before 1939 (see Table 3-24, "Description of Housing Units by Year Built"). Within Mount Eden, the highest proportion of homes was built before 1939 (approximately 42 percent). The next highest share of housing units were built between 1940 and 1959 (20.3 percent). As shown in Table 3-24, Mount Eden contains a slightly higher percentage of housing units built since 2000 (approximately nine percent) as compared to Bronx CD4 (seven percent), the borough (six percent) and City as a whole (seven percent).

Table 3-24: Description of Housing Units by Year Built

	Built 1939 or earlier		Built 1940 to 1959		Built 1960 to 1979		Built 1980 to 1999		Built 2000 or Later		Total DU	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Mount Eden Subarea	4,055	42.2%	1,944	20.3%	1,217	12.7%	1,485	15.5%	898	9.4%	9,599	100.0%
Bronx CD 4	26,185	49.5%	11,014	20.8%	7,713	14.6%	4,174	7.9%	3,799	7.2%	52,885	100.0%
Bronx	204,913	39.4%	132,598	25.5%	112240	21.6%	36535	7.0%	34,043	6.5%	520,329	100.0%
New York City	1,397,052	40.8%	822,608	24.0%	677928	19.8%	280603	8.2%	244,034	7.1%	3,422,225	100.0%

Source: Bureau of the Census, ACS 2011-2015 5-year Estimates

Table 3-25 shows median gross rent in Mount Eden, the Bronx, and New York City. In 2011-2015, the median gross rent in Mount Eden ($1,054) was comparable with the Bronx ($1,074) and roughly $200 less than New York City as a whole ($1,255). As shown in Tables 3-25, "Median Gross Rent," and 3-19, "Household Income Characteristics," rental rates are increasing at a faster rate as compared to household incomes in Mount Eden. The median gross rents in Mount Eden increased by slightly more than 19 percent from 2000 to 2011-2015, which was consistent with the City as a whole, and a slightly faster rate than experienced in the borough.

Table 3-25: Median Gross Rent

	Median Gross Rent		Percent
	1999	2011-2015	Change
Mount Eden Subarea	$883	$1,054	19.3%
Bronx CD 4	$882	$1,054	19.5%
Bronx	$923	$1,074	16.4%
New York City	$1,049	$1,255	19.6%

Notes: Inflation adjusted 2016 dollars
Source: Bureau of the Census, 2000 Census, ACS 2011-2015 5-year Estimates

According to HUD, families and households that pay more than 30 percent of their respective incomes for housing are typically rent burdened. As rents are increasing at a faster rate than incomes, households are forced to pay more and more of their income towards rent. This has resulted in a significant number of households that are rent burdened. According to the *Social Indicators Report* prepared by the NYC Mayor's Office of Operations in April 2016, the Bronx had the largest share of households facing severe rent burden (i.e., paying more than 50 percent of income to housing), despite having the lowest median rent in the City. The percentage of severely rent burdened households is also increasing from approximately 29 percent households in 2005 to nearly 39 percent in 2014.

As shown in Table 3-26, "Rent as a Percentage of Household Income – 2011 – 2015," approximately 34 percent of households in Mount Eden spent less than 30 percent of their household income on rent in 2011-2015, which is slightly lower household percentage than in Bronx CD 4 (35.2 percent), the Bronx (39.3 percent), and New York City (45.9 percent). Further, nearly 58 percent of households in Mount Eden spent 35 percent or more of their household income on rent, which is a higher household percentage than in Bronx CD4 (56.3 percent), the Bronx (50.8 percent) and New York City (44.8 percent). The combination of low vacancy rates, low incomes, and increasing rent trends continues to make it more difficult for households to find and maintain stable housing. Therefore, it is likely that many existing residents are not able to afford rents in Mount Eden, and are currently experiencing displacement pressures.

Table 3-26: Rent as a Percentage of Household Income - 2011 – 2015

	Less than 30 Percent	30.0 to 34.9 percent	35.0 percent or more
	Percent of Households	Percent of Households	Percent of Households
Mount Eden Subarea	34.1%	8.0%	57.9%
Bronx CD 4	35.2%	8.5%	56.3%
Bronx	39.3%	10.0%	50.8%
New York City	45.9%	9.3%	44.8%

Source: Bureau of the Census, ACS 2011-2015 Five-Year Estimates

Current Residential Real Estate Market Conditions and Trends

Given the recent rise in rental rates in the boroughs of Manhattan, Brooklyn and Queens, the Bronx and in particular the South Bronx, has become an area of interest, as it is located in close proximity to Manhattan with good transit accessibility and more affordable rents. In 2016, neighborhoods in the South Bronx experienced substantial increases in one-bedroom asking rents according to data gathered by Zumper.com for an article in the Real Estate section of *The New York Times* on March 3, 2017[9]. However, median asking rents in the South Bronx continue to remain more affordable than most neighborhoods in the City. For example, the asking rent for one-bedroom apartments in the Hunts Point neighborhood of the South Bronx experienced the greatest increase in the overall City, with asking rental rates increasing by roughly 15 percent (see Table 3-27). Table 3-27, "Rent Increases in the South Bronx," provides the increases in average asking rental rates experienced in several South Bronx neighborhoods in 2016. Once considered a blighted and crime infested area of the City, the South Bronx has also experienced a recent surge in development. The vast majority of new residential development in the Bronx has been affordable housing developed with public subsidy. Despite this new development, the vacancy rate has continued to remain low and is currently less than five percent (see Table 3-22, "Housing Characteristics").

Table 3-27: 2016 Rent Increases in the South Bronx

South Bronx Neighborhood	Previous Asking Rent	Current Asking Rent	Percent Increase
Hunts Point	$1,100	$1,260	15
Mott Haven	$1,300	$1,480	14
Melrose	$1,250	$1,390	11
Foxhurst	$1,200	$1,325	10
Woodstock	$1,180	$1,300	10
Notes: Median one-bedroom rent data collected by Zumper.com in 2016.			

Source: Kolomatsky, Michael. *South Bronx Rent Increases Greatest in the City,* The New York Times Real Estate Section, March 3, 2017.

As noted above, the Mount Eden neighborhood subarea has seen considerable development in the last two decades. Based on 2016 PLUTO data, more than 1,000 housing units have been constructed in Mount Eden since 2000. The vast majority of the new residential development in Mount Eden has been subsidized, affordable rental housing in multiunit residential buildings. Table 3-28, "Recent Residential Development in Mount Eden," provides a listing of some of the recent developments in Mount Eden that contain affordable housing units. Some of the larger residential developments have included the 127-unit The Shakespeare at 1382 Shakespeare Avenue, the 275-unit Highbridge Apartments at 1401, 1404 and 1450 Jesup Avenue, and the 106-unit East Clarke Place Court Apartments at 12 Clarke Place East and 27 East 169th Street.

Table 3-28: Recent Residential Development in Mount Eden

Block/Lot	Address	Development	Number of DUs	Year Built
2839/10 & 36	27 E. 169th St/12 Clarke Pl. E.	East Clarke Place Court	106 DUs	2012
2872/7	1382 Shakespeare Ave.	The Shakespeare	127 DUs	2009
2872/281	1530 Jesup Ave.	Jesup Heights Apartments	75 DUs	2007
2872/36, 58 & 189	1401, 1404, 1450 Jesup Ave.	Highbridge Apartments	275 DUs	2006
2840/38	15 Clarke Pl.	East Clarke Place Apartments	102 DUs	2005

Source: 2016 PLUTO

[9] Kolomatsky, Michael. "South Bronx Rent Increases Greatest in the City" *The New York Times.* Real Estate Section. March 3, 2017

One of the largest affordable residential developments in Mount Eden is the New Settlement Apartments, which includes more than 1,000 affordable housing units for a range of household income levels and offers a wide array of community programming. Construction began on these apartments in the mid-1990s and has continued since that time with the acquisition and renovation of a number of abandoned buildings, as well as the construction of a single new building. The New Settlement Apartments currently accommodate an estimated 3,500 people in Mount Eden and Highbridge, including 30 percent of whom are formerly homeless persons. The 18th building of the New Settlement Apartments is currently under construction at 1561 Walton Avenue in the Mount Eden subarea, and is anticipated to add an additional 60 units of mixed-income affordable housing. Public financing for the project includes 9 percent Low Income Housing Tax Credits (LIHTC), State Low Income Housing Tax Credits, and Project-Based Vouchers from New York State, as well a low-interest loan from the City of New York. It will include apartments for formerly homeless families, and households with very low through moderate incomes. It is anticipated that the new apartments at 1561 Walton Avenue would be affordable to households earning between 40 to 90 percent of the Area Median Income (AMI).[10]

Another major real estate development and property management company located in Mount Eden is the Highbridge Community Development Corporation (HCDC). Established in 1984, HCDC initially concentrated its efforts in the Highbridge neighborhood, however, it currently manages and operates more than 2,500 moderate-and low-income housing units throughout numerous neighborhoods in the Bronx. According to 2016 PLUTO records, HCDC manages 18 buildings containing 875 apartments in Mount Eden, including the recently developed Highbridge Apartments, Jesup Heights Apartments, and The Shakespeare, which combined have added more than 500 rental apartments.

Estimate of Non-Rent Regulated Housing and Low-Income Renters in Mount Eden

The objective of a detailed analysis of indirect residential displacement is to identify existing populations that may be subject to potential displacement in the future, both with and without the Proposed Actions. According to the *CEQR Technical Manual*, at risk populations are defined as people living in privately held units that are not protected by rent regulations, who, based on income or poverty status, may not be able to afford substantial rent increases. This analysis of indirect residential displacement, however, does not take into account households that are low-income or below poverty level and hold Section 8 vouchers or other rent-based subsidies and thus have a higher rent-paying capacity than their documented income suggests, as a result of subsidies received. This population might still be at risk of rent increases, but to a lesser extent than those without a subsidy. This section ("Estimate of Non-Rent Regulated Housing and Low-Income Renters") describes existing conditions in Mount Eden in terms of the status (rent- regulated or non-regulated) of housing stock. The following section identifies if it is likely that a low-income population lives in unprotected housing in Mount Eden.

Rental rates in New York City are controlled through several mechanisms. These include rent regulation (either rent control or rent stabilization), direct public subsidies to landlords, and public ownership. In

[10] In 2016, 40 to 90 percent of AMI ranged from roughly $32,640 to upwards of $73,440 for a family of three.

New York City, the rent control program applies to apartments in residential buildings that contain three or more units and were constructed before February 1947. Only apartments in which the tenant has lived continuously since before July 1, 1971 may fall under rent control. When a rent controlled apartment becomes vacant, it either becomes rent stabilized or, if it is in a building with fewer than six units, it is removed from regulation. Rent stabilization limits the annual rate at which property owners may increase rents. In New York City, rent stabilization generally applies to apartments in buildings containing six or more units that were built between February 1, 1947 and January 1, 1974. An apartment is no longer protected by rent stabilization if it becomes vacant and could be offered at a legal regulated rent of $2,700 or more, or if the legal rent is $2,700 and the apartment is occupied by tenants whose total annual household income exceeded $200,000 for each of the past two years.[11]

Other types of rent regulated housing include project-based Section 8 housing, Section 202 housing, public housing, Mitchell-Lama developments, other HUD financed mortgages, and other New York City Department of Housing Preservation and Development (HPD) owned housing. Section 202 supportive housing for the elderly, consists of federally subsidized housing with supportive services for very low income elderly persons and families. Section 8 housing units are rental units owned by landlords who participate in the low-income rental assistance program. Landlords receive subsidies from the government on behalf of low-income tenants, and the tenants then pay the difference between the actual rent charged by the landlord and the amount that is subsidized by the program. Section 8 housing enables the tenants to pay a limited proportion of their incomes toward rent.

As noted above, Mount Eden includes a considerable inventory of affordable rent regulated housing units, which accommodate many low and moderate income households. Several factors have contributed to this situation. Among them is the presence of housing units, and of entire residential developments, that are reserved for low or moderate income households (through income restrictions) or for disadvantaged populations requiring supportive housing. These include public housing, housing owned and managed by not-for-profit organizations, and housing built with the help of public funds or tax credits in return for commitments to abide by rent limits and tenant income limits established by the funding programs. A number of multiunit residential buildings have been rehabilitated through various HPD programs. In addition, the area supports a significant number of rent stabilized buildings. The presence of these inventories – housing reserved for lower income tenants and rent regulated housing – insulates tenants from displacement pressures that occur when changing market conditions drive an area's rents upward.

As shown in Table 3-29, "Estimate of Rent Regulated Housing Units in Mount Eden," there are approximately 8,478 affordable housing units in Mount Eden. This high share of publicly subsidized housing indicates that the vast majority of existing residents in Mount Eden reside in rental housing that is subject to rent protections.

[11] Rent regulations obtained from the New York State Division of Housing and Community Renewal, Office of Rent Administration and the New York City Rent Guidelines Board.

Table 3-29: Estimate of Rent Regulated Housing Units in Mount Eden

Rent Regulated Programs	Number of Dwelling Units (DUs)
Rent-Stabilized apartments in buildings built before 1974 with six or more units listed on the NYSHCR Building Registry for 2016	3,241 DUs
Residential Building with J-51 property tax exemption containing rent regulated units	3,669 DUs
HUD's Section 202 affordable senior housing units and HUD's Section 221d	292 DUs
Units financed by HPD and/or HDC's various programs and tax incentives	1,276 DUs
Total	8,478 DUs

Source: 2016 PLUTO Data, Furman Center, NYC Department of Finance Assessment Roll, NYS Division of Housing and Community Renewal, HPD, HDC

In accordance with the *CEQR Technical Manual*, the number of unregulated units in Mount Eden was estimated based on census data and data obtained from 2016 PLUTO data. Table 3-30 shows the estimated count of unregulated units in Mount Eden. As shown in the table, the estimate was based on the number of units in Mount Eden that met the following criteria and was therefore assumed to be unprotected from rent increases:

- The units are in buildings that are privately owned (i.e., not public housing units or HPD-owned housing);
- The units are in buildings that have not filed records with the New York State Division of Housing and Community Renewal (DHCR) in 2016; and
- The units are in buildings too small to be subject to rent control or rent stabilization (i.e., have five units or fewer), nor are the units protected housing units, such as Section 202 and Section 8).

Table 3-30 shows the distribution of unprotected units across the seven census tracts, which comprise the Mount Eden neighborhood subarea. As shown in Table 3-30, "Estimated Unprotected Rental Housing Units in the Mount Eden Subarea by Census Tract," Mount Eden contains approximately 9,015 renter-occupied units, of which approximately 1,098 are currently unprotected from rent increases (see Table 3-30). This number of unprotected units represents approximately 12 percent of the total renter-occupied units and 11 percent of all residential units in the study area. In comparison, according to the 2014 New York City Housing and Vacancy Survey, approximately 48 percent of renter-occupied units in New York City were rent protected in 2013. The June 2014 Furman Center's *Profile of Rent-Stabilized Units and Tenants in New York City* indicated that approximately 44 percent of the renter-occupied units in the Bronx were rent-stabilized/controlled. As shown in Table 3-30, tract 223 has the highest number of unprotected units in Mount Eden (527 units). These units represent approximately 29 percent of the total renter-occupied units in the tract and about 48 percent of all unprotected units in Mount Eden. With the exception of census tract 223, the unprotected units in each tract represent 13 percent or less of total rental units in that respective tract.

Table 3-30: Estimated Unprotected Rental Housing Units in the Mount Eden Subarea by Census Tract

Census Tract	Total Renter-Occupied Units	Total Unprotected Rental Units	Percent of Total Unprotected Units	Unprotected Units as a Percentage of Total Renter Units in the Study Area
209	1,537	75	6.8	0.8
213.02	1,881	252	23.0	2.8
219	403	44	4.0	0.5
221.01	1,193	7	0.6	0.1
221.02	1,535	189	17.2	2.1
223	1,830	527	48.0	5.9
227	636	4	0.4	0.0
Total	9,015	1,098	100.0%	12.2%

Source: 2016 PLUTO database; U.S. Department of Commerce, Bureau of the Census, 2011-2015 5-year ACS

Populations who are the subject of the indirect residential displacement analysis are defined as people living in privately held units that are not protected by rent regulations, whose income or poverty status indicates that they could not afford to pay substantial rent increases and who live in locations that could be affected by market changes caused by the Proposed Actions. Again, this analysis did not take into account how many of those low-income households utilize Section 8 vouchers or other tenant-based rent subsidy programs that may provide them with higher rent-paying capacity than their recorded income suggests. In order to identify the subject population in the Mount Eden neighborhood subarea, the population of low-income renters in Mount Eden was estimated and then adjusted according to the estimated proportion of rental units that were unprotected. The following steps were used to identify this population, and the calculations are shown in Table 3-31, "Estimated Unprotected Rent Burdened Population in the Mount Eden Neighborhood Subarea."

Table 3-31: Estimated Unprotected Rent Burdened Population in the Mount Eden Neighborhood Subarea

Row	Population Identified	Components	Total for Study Area	Notes
1	Low-income population in renter-occupied housing units	Total population in renter-occupied housing units in Mount Eden	26,526	2011-2015 5-year ACS
2		Proportion of low-income renter population in PUMA	83.8%	PUMA 3708 (Bronx CD4)
3		Mount Eden low-income renters	22,229	(Row 1) x (Row 2)
4	Low-income population in unprotected rental housing units	Total unprotected rental housing units in Mount Eden	1,098	From Table 3-30 above
5		Total rental units in Mount Eden	9,015	2011-2015 5-year ACS
6		Proportion of rental units in Mount Eden	12.2%	(Row 4) / (Row 5)
7		Low-income population living in unprotected rental units in Mount Eden	2,707	(Row 3) x (Row 6)
8	Percentage of Mount Eden subarea population potentially subject to indirect residential displacement	Total Population	27,176	2011-2015 5-year ACS
9		Proportion of total population who are low-income renters living in unprotected rental units	9.96%	(Row 7) / (Row 8)

Notes:
[1] The PUMA data gives household income in the past 12 months (in 2015 inflation-adjusted dollars) for renter-occupied housing units.

Source: 2016 PLUTO database; U.S. Department of Commerce, Bureau of the Census, 2011-2015 5-year ACS

1. Estimate the low-income population in renter-occupied housing units in Mount Eden.

The low-income population in renter-occupied housing units for Mount Eden was estimated using PUMS data, which is available for specific geographies called Public Use Microdata Areas (PUMAs). PUMS data on household income for renter-occupied housing units by household size were collected for the PUMA that encompasses Mount Eden.[12] The PUMS data were used to calculate the total number of low-income renters in the PUMA. The share of low-income renter households in the PUMA was then calculated (83.3 percent).[13] This proportion was applied to the total renter population in Mount Eden to estimate the low- income renter population in the study area (26,526 residents).

2. Estimate the low-income population living in unprotected rental units in Mount Eden.

The low-income population living in unprotected rental units was estimated by multiplying the proportion of rental units in Mount Eden that are unprotected (12.2 percent) by the low-income renter population calculated above (22,229). As shown in Table 3-31, "Estimated Unprotected Rental Burdened Population in the Mount Eden Neighborhood Subarea," based on this methodology there are an estimated 2,707 low-income residents living in unprotected units in Mount Eden.

The Mount Eden subarea includes seven census tracts (209, 213.02, 219, 221.01, 221.02, 223, and 227.02), and is roughly bounded by the Cross Bronx Expressway to the north, the Grand Concourse to the east, East Clarke Place and East 168th Street to the south, and Edward L. Grant Highway to the west with Jerome Avenue forming its central spine. The area is predominantly residential and consists of older multiunit five-to six-story apartment buildings, with some lower rise brownstones and two-and three-family detached and attached houses. The neighborhood has also experienced a significant amount of new residential construction in recent years. Most of the commercial and light industrial uses in the neighborhood are concentrated along the Jerome Avenue corridor.

As described above, the population increased in Mount Eden by slightly more than five percent from 2000 to 2011-2015, a comparable rate to the City as a whole, but lower rate than the larger borough. As of 2011-2015 five-year ACS estimates, Mount Eden contains nearly 9,600 housing units, with less than five percent vacant and roughly 98 percent of housing renter occupied. Approximately 98 percent of the housing inventory consists of multiunit residential apartment buildings containing six or more housing units.

Since 2000, the number of housing units in Mount Eden has increased by nearly 16 percent a greater percentage increase than in both the borough and the City overall, which indicates significant housing demand in the area. The vast majority of the new residential development in Mount Eden have been subsidized, affordable rental housing in multiunit residential buildings.

[12] PUMS data for PUMA 3708 was used for this analysis. PUMA 3708 approximates Bronx CD 4, which includes the neighborhoods of Highbridge, Mount Eden, and Concourse though the areas are not coterminous. PUMA 3708 is roughly bounded by the Cross Bronx Expressway/Mount Eden Avenue to the north, Webster Avenue to the west, East 138th Street to the south, and Harlem River to the east.

[13] Low-income households are defined as those that meet the HUD-defined low income limits (roughly 80 percent of AMI; up to $65,280 for a family of three), by household size, for the Bronx for FY2016.

Household income levels in Mount Eden are generally low and poverty rates are high relative to the Bronx and New York City as a whole. The median household income in Mount Eden is $25,890 in 20016 dollars– approximately 25 percent lower than the median household income in the Bronx. Census tract 219 within Mount Eden has the highest median income ($31,666), which was still lower than the median for the Bronx ($34,709), while census tract 221.02 has the lowest ($18,887). Almost 40 percent of people in Mount Eden are below the poverty level – approximately nine percentage points higher than the borough-wide rate – with census tract 219 having the least amount of people living below the poverty level (29.1 percent). Within Mount Eden, only about 34 percent of households spend less than 30 percent of their household income on rent, which is lower than in the larger borough (39.3 percent), while approximately 41 percent of households spend 50 percent or more of their household income on rent, which is seven percentage points higher than in the Bronx (33.6percent).

The average asking rents for apartments, approximately $1,400 for a one-bedroom and upwards of $1,900 for a two- bedroom, in Mount Eden, Highbridge and Concourse are not currently affordable to many current residents in the primary study area. Given recent trends in the average asking rents in the study area, it is likely that the average incomes for renters in unregulated units would in general be higher than the average income for renters in regulated units. It can also be inferred from these data that higher-income households are likely moving into the study area.

As described above, Mount Eden includes a large inventory of income-reduced supportive and rent-regulated housing where tenants are protected from steep and rapid rent increases that could otherwise result in changes to market conditions. This protected affordable housing targets low and moderate income renters, and accommodates the majority of existing residents in Mount Eden. There are a total of roughly 8,487 protected housing units in Mount Eden (approximately 88 percent of the total housing units). There are an estimated 1,098 unprotected housing units in Mount Eden containing approximately 2,700 residents (approximately 9.96 percent of the total population).

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

In the 2026 future without the Proposed Actions, it is expected that the current land use trends and general development patterns will continue in Mount Eden. These trends and patterns are characterized by a mix of uses, including residential, commercial, industrial, automotive, and warehouse uses. Mount Eden is anticipated to experience a little growth by 2026 due to general background growth and a few planned or approved developments, including new construction and enlargements pursuant to current zoning. Most of this growth is expected to consist of further development of residential, commercial, and community facility space.

Mount Eden Subarea

Given the existing zoning in the primary study area within Mount Eden, none of the 15 projected development sites located within this neighborhood subarea are expected to change in the 2026 future without the Proposed Actions. As described in Chapter 2, “Land Use, Zoning and Public Policy” and in Table 3-32, “2026 No-Action Development in Mount Eden Neighborhood Subarea,” there are six known and anticipated developments expected to occur within the neighborhood, which would introduce a mix of

residential, community facility and commercial space by 2026. Combined, these six developments would add a net increase of 309 DUs, most of which would be affordable housing units, 35,253 sf of community facility space, and 89,078 sf of commercial space. Three of the No-Build developments containing residential use within Mount Eden are part of the City's *Housing New York* plan, and will introduce nearly 250 affordable housing units. Of these affordable housing units, approximately 52 percent would be affordable to extremely low income households (households earning 0 to 30 percent of the AMI; up to $24,480 for a family of three), 11 percent would be affordable to very low income households (households earning 31 to 50 percent of the AMI or up to $40,500 for a family of three), and 35 percent would be affordable to low income households (households earning 51 to 80 percent of the AMI or up to $65,280 for a family of three)

In absence of the Proposed Actions, Mount Eden is anticipated to gain 309 dwelling units by 2026, for a total of 9,908 housing units (increase of 3.2 percent). Assuming that all new residential units would be occupied and have an average household size of 2.92 persons per unit (2010 Census average household size for Bronx CD4), the No-Action developments would introduce an estimated 902 new residents. This residential development would represent an approximately 3.3 percent increase in the residential population of Mount Eden by 2026 with the No-Action conditions.

Table 3-32: 2026 No-Action Development in Mount Eden Neighborhood Subarea

Address	Block; Lot	Residential	Community Facility Space	Commercial Space
111 E. 172nd Street	2835; 12	126 DUs		
1337 Inwood Avenue	2864; 21		12,696 sf	
10452 Plimpton Avenue	2874; 10	61 DUs	22,557 sf	
1302 Edward L. Grant Highway	2871; 61			89,078 sf
1448-1450 Plimpton Avenue	2874; 27	62 DUs		
1561 Walton Avenue	2845; 47	60 DU		
	Totals	309 DUs	35,253 sf	89,078 sf

Source: DCP

¼-Mile Secondary Study Area

As described in Chapter 2, "Land Use, Zoning, and Public Policy," given existing zoning and land use trends, some new development is anticipated in the secondary study area in absence of the Proposed Actions. Land uses on nine of the 45 projected development sites are expected to change in the 2026 No-Action condition. Projected Development Sites 10, 13, 17, 41, 42, and 44 would be redeveloped with new mixed-use residential and commercial developments, site 31 with a new community facility, and sites 38 and 45 with new residential buildings.

Combined, these No-Action changes on the projected development sites would result in a net increase of 674 DUs, 36,120 sf of community facility space, and 61,096 sf of commercial space, and a net reduction of 364 public parking spaces on the projected development sites (compared to existing conditions). These developments are discussed and summarized in Chapter 2, "Land Use, Zoning, and Public Policy." No changes are anticipated on the remaining 36 projected development sites in the future without the Proposed Actions. In addition, there are 21 known and anticipated developments expected to occur within the ¼-mile secondary study area in the future without the Proposed Actions. Fifteen of these 21 developments would introduce new residential uses to the study area. These 15 developments would

result in a net increase of 1,040 DUs, the majority of which are anticipated to be affordable housing units. In total, No-Action development is estimated to add 1,714 DUs and 5,094 residents to the study area as compared to existing conditions (refer to Table 3-33 below).

Table 3-33: 2026 No-Action and With-Action Residential Development in the ¼-Mile Secondary Study Area

	Total DUs	Residents
Net Increment No-Action	1,714	5,094
Net Increment With-Action	3,230	9,573

Source: DCP

In absence of the Proposed Actions, the secondary study area is anticipated to gain 1,714 dwelling units by 2026, for a total of 73,496 housing units. Assuming that all new residential units would be occupied and have an average household size of 2.92 persons per unit for residential units located in Bronx CD4, 3.06 persons per unit for residential units located in Bronx CD5, and 2.87 persons per unit for residential units located in Bronx CD7 (based on 2010 Census average household sizes for Bronx CD4, CD5, and CD7), this amount of residential development would add up to 5,094 residents to the secondary study area. This residential development would represent an approximately two percent increase in the housing stock and an approximately 2.5 percent increase in the residential population within the ¼-mile secondary study area by 2026 with the No-Action conditions.

The No-Action developments that would occur throughout the ¼-mile secondary study area in the subareas of Fordham Heights, Morris Heights, Mount Hope, Highbridge, Mount Eden, and Concourse would continue the trend of increased residential development throughout much of the study area. New residential development has, and will continue to, affect all portions of the study area. This trend is driven in large part by excess demand from buyers and renters seeking affordable housing with easily accessible transit options in the Bronx.

Much of the new housing in the future without the Proposed Actions is expected to be targeted to a mix of incomes and would provide new opportunities for a variety of housing types. As noted above, the study area as a whole has been experiencing significant development of subsidized and mixed-income housing. Some of the new housing anticipated in absence of the Proposed Actions would be targeted to households that exceed typical income levels in the study area. Given that a considerable amount of the anticipated No-Action developments would introduce affordable DUs into the study area, it is anticipated that a portion of the new population would have similar incomes relative to the existing population in the study area.

Given the secondary study area's low vacancy rates, affordability, and its proximity to transit and accessibility to Manhattan, it is likely that rents within the study area would increase in the future without the Proposed Actions. Demand for housing in the study area is expected to continue to rise. The greater City is facing a housing crisis. Vacancy rates in the study area are low and are anticipated to continue to remain low, which is anticipated to exert pressure on housing pricing in the area.

Current real estate data in the greater South Bronx show a trend towards higher property values, increasing rents, and household incomes. The majority of existing residents (nearly 90 percent) in rental apartments in Mount Eden are subject to some type of rent protection, which largely insulates these tenants from displacement pressures that occur when changing market conditions drive an area's rents upward. However, based on upward trends in income and real estate values and the limited stock of available apartments in Mount Eden and the secondary study area, it is likely that low-income renter households living in unprotected rental housing units would continue to experience indirect residential displacement pressures in the No-Action condition and could potentially move out of the area and therefore, decrease in proportion to other households in the study area.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

This section considers the effects of the Proposed Actions and associated RWCDS along with conditions expected in the future without the Proposed Actions, in order to determine whether the identified low-income population living in unprotected rental units would be potentially subject to displacement as a result of the Proposed Actions. According to the *CEQR Technical Manual*, the assessment of the effects of the Proposed Actions should consider how the real estate market conditions in the study area would change as a result of the Proposed Actions, including whether land use or real estate market conditions would reduce the likelihood that a low-income population in unprotected rental units would be subject to indirect displacement.

As detailed in Chapter 1, "Project Description," the Proposed Actions would foster economic and residential growth by creating opportunities for new affordable housing and community facilities, and diversifying area retail, services and other commercial uses throughout the approximately 73-block primary study area along the Jerome Avenue corridor between East 184th Street and East 165th Street. As shown in Table 3-33 above, the Proposed Actions would result in the development of a net increase of 3,230 DUs in the study area in the 2026 With-Action condition, of which, on average, a majority are expected to be affordable. Assuming that all new units would be occupied and have an average household size of 2.92 persons per housing unit for Bronx CD4, 3.06 persons per housing unit for Bronx CD5 and 2.87 persons per housing unit for Bronx CD7 (the 2010 Census average household sizes), the Proposed Actions would introduce a net increase of up to 9,573 residents in the study area. As shown in Table 3-34, "Population and Housing Growth – 2026 Future with the Proposed Actions," the Mount Eden neighborhood subarea would experience a disproportionately higher increase in population with the introduction of 1,761 housing units and 5,141 new residents.

Table 3-34: Population and Housing Growth - 2026 Future with the Proposed Actions

	Housing Units				Population			
	2026 No-Action Condition	RWCDS Net Increment	Total	Percent Change	2026 No-Action Condition	RWCDS Net Increment	Total	Percent Change
University Heights Subarea	7,782	210	7,992	2.7	22,009	633	22,642	2.9
Fordham Heights Subarea	13,938	337	14,275	2.4	39,050	1,032	40,082	2.6
Mount Hope Subarea	7,769	252	8,021	3.2	23,029	771	23,800	3.3
Morris Heights Subarea	11,203	272	11,475	2.4	30,728	834	31,562	2.7
Highbridge Subarea	6,411	135	6,546	2.1	18,305	394	18,699	2.1
Mount Eden Subarea	9,908	1,761	11,669	17.8	28,081	5,141	33,222	18.3
Concourse	16,394	263	16,657	1.6	47,469	768	48,237	1.6
¼-Mile Secondary Study Area	73,405	3,230	76,635	4.4	208,671	9,573	218,244	4.6

Development as a result of the Proposed Actions is expected to occur over a 10-year period by private developers on a site-by-site basis, rather than all at once. As the 45 identified projected development sites within the primary study area are predominantly in private ownership, the timing of the development of those sites is unknown. According to Chapter 19, "Construction," the most underutilized land near transit was weighted greater for redevelopment, with earlier construction dates, such as Projected Development Sites 3, 8, 33, 34, 35, and 36 (refer to Appendix H, "Construction"). In addition, the larger projected development sites where there are known plans are assumed to begin construction earlier, closer to the time of project approvals. The Proposed Actions' overall effect on socioeconomic conditions would, thus, not be fully realized until 2026.

Indirect Residential Displacement Analysis

The objective of an indirect displacement analysis is to determine whether a proposed action may introduce a trend or accelerate a trend of changing socioeconomic conditions that may potentially displace a population of renters living in apartments not protected by rent stabilization, rent control, or other government regulation restricting rents. According to the *CEQR Technical Manual*, indirect displacement of a residential population most often occurs when an action increases property values and thus rents throughout a study area, making it difficult for some existing residents to continue to afford to live in the community.

As mentioned above, the Proposed Actions would increase the Mount Eden neighborhood subarea population by greater than five percent over the future without the Proposed Actions. Although the *CEQR Technical Manual* does not specify thresholds for determining the significance of an indirect residential displacement impact, it does indicate that an impact could generally be considered significant and adverse if households or individuals would be displaced and would not be likely to receive relocation assistance, and, given the trend created or accelerated by a proposed action, they would not be likely to find comparable replacement housing in their neighborhood. This detailed analysis of the potential for an indirect residential displacement impact estimates that Mount Eden contains approximately 1,098 units (approximately 2,707 residents). This constitutes the existing residential population that is vulnerable to rent increases today, and that could be vulnerable to rent increases in the future with or without the Proposed Actions. As discussed below, although the Proposed Actions and associated RWCDS would increase the housing stock in Mount Eden by nearly 18 percent and the residential population by

approximately 18 percent over the No-Action condition, they are not anticipated to substantially change the demographic composition and/or alter the real estate market conditions in Mount Eden.

The Proposed Actions are expected to introduce substantial amounts of affordable housing, which is not expected to have the effect of increasing rents in the surrounding area or introducing a high-income population as compared to the future without the Proposed Actions. The Proposed Actions are expected to ameliorate rather than exacerbate the need for affordable housing in the area. As such, the Proposed Actions are not expected to result in a significant adverse indirect residential displacement impact per the *CEQR Technical Manual* thresholds as explained further below.

As is described above, Mount Eden household income levels are generally low, and poverty rates are high, relative to both the Bronx and the City as a whole. The neighborhood also has a large share of households that are severely rent burdened, as rental rates are increasing more rapidly as compared household incomes. The neighborhood has experienced a considerable amount of new residential development since 2000, as compared to the larger borough and citywide, and much of this residential development has been subsidized. Despite this increase in the neighborhood's housing stock, Mount Eden has maintained relatively low vacancy rates. This low vacancy rate indicates an imbalance between the demand for housing and what is available to rent. In addition, Mount Eden contains a large inventory of income-restricted, supportive, and rent regulated rental housing, where tenants are protected from steep and rapid rent increases that could otherwise result from changes in market conditions, such as might be stimulated by an influx of higher income households into the area. Nearly 90 percent of all existing housing units in Mount Eden are protected from steep and rapid rent increases. All of these factors influence the number of vulnerable households in the area. As noted above, the identified vulnerable population represents slightly less than ten percent of the Mount Eden population.

As described above, there has been little new multi-family housing built in Mount Eden, and there has thus not been significant government subsidy; this is due in large part to the current restrictive zoning and relatively low rents that could be achieved in the market. Current market conditions do not support the construction of new housing without subsidy. In the foreseeable future, after the rezoning goes into effect, the construction of multi-family housing is still projected to be infeasible without government subsidy, to which affordability requirements would be attached. It is therefore expected that the first projects constructed pursuant to the Proposed Actions would necessitate government subsidy and likely be 100 percent affordable.

The proposed zoning changes would create new development opportunities along major corridors that currently contain few residential units, but have the capacity for significant growth. The proposed zoning districts would permit residential development in areas where it is not currently permitted and would increase residential density in areas where it is permitted. The proposed zoning text amendment would establish the proposed R7A, R7D, R8A, R9A, and C4-4D zoning districts as MIH areas, which would mandate that a provision of at least 25 to 30 percent of new residential development in these zoning districts as permanently affordable to achieve the maximum permitted floor area. The production of affordable housing in these proposed zoning districts would be a condition of residential development.

The MIH program includes two primary options that pair set-aside percentages with different affordability levels to reach a range of low and moderate incomes while accounting for the financial feasibility trade-

off inherent between income levels and size of the affordable set-aside. Option 1 would require 25 percent of residential floor area to be for affordable housing units for residents with incomes averaging 60 percent of the AMI (approximately $48,960 for a family of three). Option 1 also includes a requirement that 10 percent of residential floor area be affordable at 40 percent AMI (approximately $32,640 for a family of three). Option 2 would require 30 percent of residential floor area to be for affordable housing units for residents with incomes averaging 80 percent AMI (approximately $65,280 for a family of three). For either option, no units could be targeted to residents with incomes above 130 percent AMI. In addition, the City Council and CPC could decide to apply a Deep Affordability Option in conjunction with Options 1 and 2. The Deep Affordability Option would require that 20 percent of the residential floor area be affordable to residents at 40 percent AMI instead of ten percent.

It is expected that MIH would promote diverse neighborhoods and help the seven neighborhood subareas in the secondary study area meet the needs of a range of low-and moderate-income residents and address housing instability in the neighborhood. There would be no expiration to the affordability requirement of apartments generated by MIH, and therefore, the affordable MIH housing units are expected to serve as a long-term stable reservoir of affordable housing. As noted in the preliminary assessment, MIH represents the floor not the ceiling of affordability that is expected to be achieved in the new residential development in the rezoning area.

The Proposed Actions and associated RWCDS are expected to introduce a substantial amount of affordable housing and a mixed-income population to the area. According to the *CEQR Technical Manual* if the proposed action would introduce a mixed-income population to an area with a recent history of affordable housing investment, it is possible that the new population would serve to stabilize the real estate market rather than change it in such a way that rents would be expected to rise substantially in the surrounding area. The RWCDS associated with the Proposed Actions is expected to add a net increase of 3,230 housing units, including a substantial number of affordable units, which would be expected to ameliorate the need for affordable housing in the area. The Proposed Actions are intended to create the capacity for the construction of new residential development that would provide new housing options at a greater diversity of price points. It is expected that approximately 2,234 affordable housing units would be introduced to the primary study area, considerably expanding the supply of affordable housing. The affordable housing units would help to ensure that a considerable portion of the new households would have incomes that would more closely reflect existing incomes in the study area and help ensure that the neighborhoods continue to serve diverse housing needs. The projected increase in housing units overall is expected to decrease rent pressures and capturing some of those for affordable housing would also create additional housing for those in most need.