2.B SOCIOECONOMIC CONDITIONS

INTRODUCTION

This chapter examines the Proposed Action's potential effects on the area's socioeconomic conditions. Socioeconomic conditions consist of demographics, housing characteristics, economic activity and employment, and real estate market conditions. According to the *CEQR Technical Manual*, the purpose of the socioeconomic assessment is to determine whether the action would be reasonably likely to cause significant adverse impacts on socioeconomic conditions by (1) direct displacement of residential population, (2) indirect displacement of residential population, (3) direct displacement of existing businesses, (4) indirect displacement of businesses, or (5) adverse effects on one or more of the city's economic sectors.

As is described in Chapter 1, Project Description, the Proposed Action is the approval of a package of zoning changes and special permits, including the rezoning of all or part of 11 blocks in the south central Bronx from manufacturing to residential districts and, to a lesser extent, from residential to higher density residential districts. Under the reasonable worst case development scenario (RWCDS) presented in Chapter 1, 49 tax lots would be redeveloped by the 2022 analysis year (as opposed to 2 in the future without the Proposed Action), resulting in an incremental increase of 2,635 housing units (including 923 subsidized units reserved for low- and moderate-income households), 93,000 square feet of commercial space and an approximately 12,000 square foot child care center over the future without action condition. The RWCDS projects that 923 of the new housing units would be reserved for low and moderate income households in reflection of the applicant's stated goal of providing affordable floor area in excess of the minimum 20 percent required in order to achieve the maximum bonus under the Inclusionary Housing program. However, for purposes of the assessments in this chapter, it is conservatively assumed that both the Proposed Project and non-applicant residential development would provide only the 20 percent minimum required affordable housing, for a total of approximately 525 units. The RWCDS would also result in a net loss of square feet of industrial space, including approximately 302,000 square feet of active warehouse, manufacturing, automotive repair, vehicle storage, and certain types of commercial space and 84,381 square feet of vacant space formerly used for industrial purposes.

PRINCIPAL CONCLUSIONS

Direct Residential Displacement

Impacts from residential displacement may occur if the numbers and types of people being displaced would be enough to alter the socioeconomic character of a neighborhood and perhaps lead to indirect displacement of remaining residents. Under CEQR guidelines, a detailed assessment of direct residential displacement is only required if a preliminary assessment of the Proposed Action shows that:

1. The Proposed Action would directly displace more than 500 residents;
2. The displaced residents represent more than 5 percent of the study area population; and
3. The average income of the directly displaced population is markedly lower than the average income of the rest of the study area population.

Under the RWCDS, three existing residential buildings, containing a total of six housing units, would be demolished and replaced by new development. Six households containing an estimated 18

residents would be directly displaced. Because the number of displaced residents would be fewer than 500 and less than 5 percent of the study area population, the two thresholds provided in the *CEQR Technical Manual*, the Proposed Action would not have a significant adverse impact as a result of direct residential displacement.

Direct Business Displacement

The *CEQR Technical Manual* specifies that the pertinent considerations for the assessment of direct business displacement 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. The Proposed Action is expected to displace 26 businesses now operating within the proposed rezoning area and employing a total of 274 workers. The businesses consist of auto repair shops, garages housing ambulette service vehicles, a meatpacker, manufacturers, warehouses, contractors' facilities, a wholesaler, a tow pound for repossessed vehicles, and a small office. Only the seven automotive repair shops appear to serve the local community, and numerous other auto repair shops are located in suitably zoned nearby locations. There are no publicly adopted plans or policies to preserve, enhance, or otherwise protect manufacturing, warehousing, or automotive sector activity in Crotona Park East or West Farms. Accordingly, the Proposed Action would not have a significant adverse socioeconomic impact as a result of direct business displacement.

Indirect Residential Displacement

The *CEQR Technical Manual* specifies that the objective of the indirect residential displacement analysis is to determine whether the Proposed Action may either introduce a trend or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population. Such an impact could occur if (1) the Proposed Action would introduce new market rate housing into a predominantly low and moderate income area; (2) the number of new action-generated residents would exceed 5 percent of the future no-action study area population, indicating the potential for changes in demographic and real estate market conditions, and (3) a substantial number of households (more than 5 percent of the households in the study area) are at risk of involuntary displacement because they have incomes sufficiently low to be vulnerable to sharp rent increases and live in unprotected rental housing units (i.e., rental units that are not reserved for low or moderate income families and are not protected by rent control, rent stabilization or other government regulations restricting rent increases). The preliminary analysis concludes that the study area is a predominantly low and moderate income area and that the number of housing units to be constructed as a result of the Proposed Action is expected to exceed 5 percent of the number of households anticipated in the study area in 2022 without the Proposed Action. The detailed analysis, which includes a census tract by census tract evaluation of the population that may be at risk of involuntary displacement as a result of the Proposed Action, concludes that the number of at-risk households represents only 1.6 percent of all study area households, a percentage that is below the threshold of 5 percent of study area households. Therefore, the Proposed Action would not result in a significant adverse indirect residential displacement impact.

Indirect Business Displacement

Although the Proposed Action would directly displace a number of businesses, would alter the land use character of the proposed rezoning area from predominantly industrial to predominantly residential, and would introduce a concentration of new commercial development, it would not have a significant adverse impact as a result of indirect business displacement. The businesses that would likely be displaced do not have strong linkages to the local business or residential community, so their

displacement would not have a significant adverse impact on the operations or viability of other nearby businesses. The directly affected businesses are also not the type that would relocate to typical commercial streets in the area, and thus would not increase demand for space and thus rents at those locations. The businesses within the proposed rezoning area are not representative of economic concentrations in the study area as a whole, and the ongoing economic trends within the study area, similar to the trends as in the borough and the city as a whole, show a shift away from industrial activity. The approximately 93,000 square feet of new commercial space anticipated under the RWCDS would accommodate retail stores, restaurants, and service establishments that are expected to absorb much of the demand created by the new residential population, averting the potential for substantial increases in commercial rents that could occur if the existing commercial space inventory would absorb the increased demand. Finally, the *CEQR Technical Manual* sets a threshold of 200,000 square feet with regard to retail saturation impacts from new commercial space. The Proposed Action would generate a net increase of 93,000 square feet of commercial space, well short of the threshold.

Adverse Effects on Specific Industries

A significant adverse impact on a specific industry would generally occur only in the case of a regulatory change affecting the city as a whole, but it can also occur in the case of a local action that affects an area in which a substantial portion of that sector is concentrated, relative to the city as a whole. The Proposed Action would not affect citywide policy or regulatory mechanisms, and the affected businesses are mainly small warehouses and automotive repair shops of the sort that are common throughout the city. The Proposed Action would not have a significant adverse impact on any of the city's economic sectors.

METHODOLOGY

Data Sources

The principal data sources for this analysis consist of the decennial Census Bureau enumeration of population and housing and the Census Bureau's County and Zip Code Business Patterns, the Department of City Planning's Primary Land Use Tax Lot Output (PLUTO) computer database, land use and business inventories conducted by Stantec Consulting and HR&A Advisors in 2010, and lists of income-restricted and other protected housing maintained by various City and State agencies. Local realtors were also consulted about local market conditions.

Study Area Definitions

Throughout this section information is presented and analysis is performed both for the proposed rezoning area, in which potential direct effects would occur, and for a larger study area in which potential indirect effects are likely to occur.

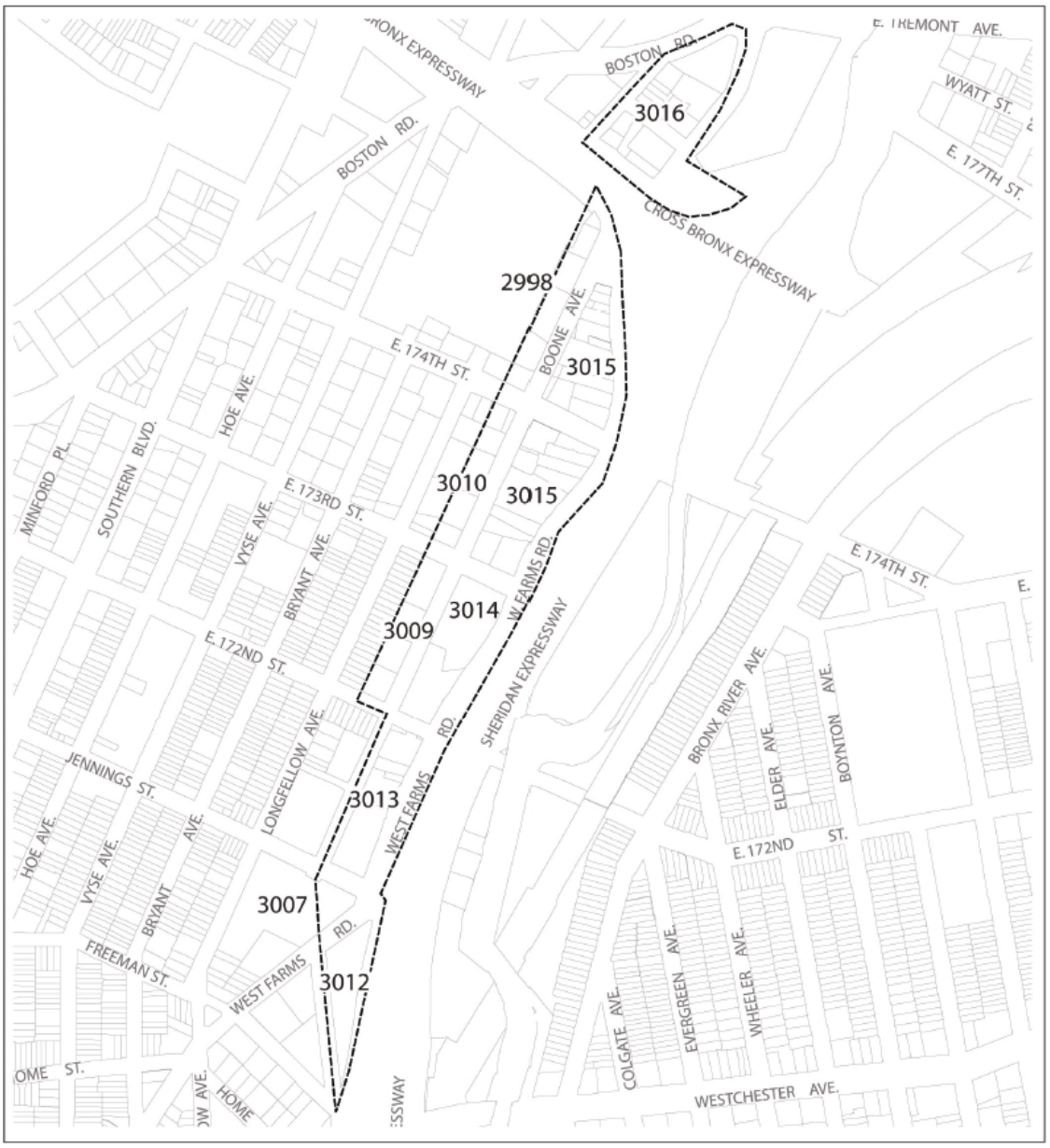
The 11-block proposed rezoning area shown in Figure B-1, extends from West Farms Road one to 1½ blocks to the west, from Freeman Street on the south to East Tremont Avenue on the north. The area includes Blocks 3012, 3013, and 3014, the two physical blocks that comprise Block 3015, the two physical blocks that comprise Block 3016, the eastern halves of Blocks 3009 and 3010, and small portions of Blocks 2998 and 3007. This is the area in which the direct effects of the Proposed Action can be clearly quantified, but it is too small for a meaningful assessment of potential direct or indirect impacts or for the presentation of socioeconomic data drawn from the United States Census Bureau (which, for the most part, are not available below the census tract level).

The *CEQR Technical Manual* states that the socioeconomic study area boundaries are typically similar to those for the land use study area, except that it may be appropriate to adjust the size of the study area to make its boundaries contiguous with those of census tracts or zip codes if the data sets presented for the study area are based on these geographic units. In this case the land use study area extends a quarter-mile from the edges of the proposed rezoning area. The Manual suggests that:

> "A project that would result in a relatively large increase in population may be expected to affect a larger study area. Therefore, a 0.5 mile study area is appropriate for projects that would increase population by 5 percent compared to the expected No-Action population in a quarter-mile (0.25 mile) study area. When the percent increase will not be known until after a preliminary analysis is conducted, the applicant may begin with a 0.25 mile study area for the preliminary analysis and then increase it to a 0.5 mile study area if the analysis reveals that the increase in population would exceed 5 percent in the 0.25 mile study area."

Accordingly, this analysis uses a quarter-mile study area for the preliminary assessment but, since the preliminary assessment of the potential for secondary residential displacement reveals that the Proposed Action is expected to increase the population of both that study area and a larger half-mile study area by more than the 5 percent threshold, a half-mile study area is used for the detailed assessment of indirect residential displacement. Figure B-2 shows the boundaries of both the quarter-mile and half-mile study areas.

Figure B-1: Proposed Rezoning Area



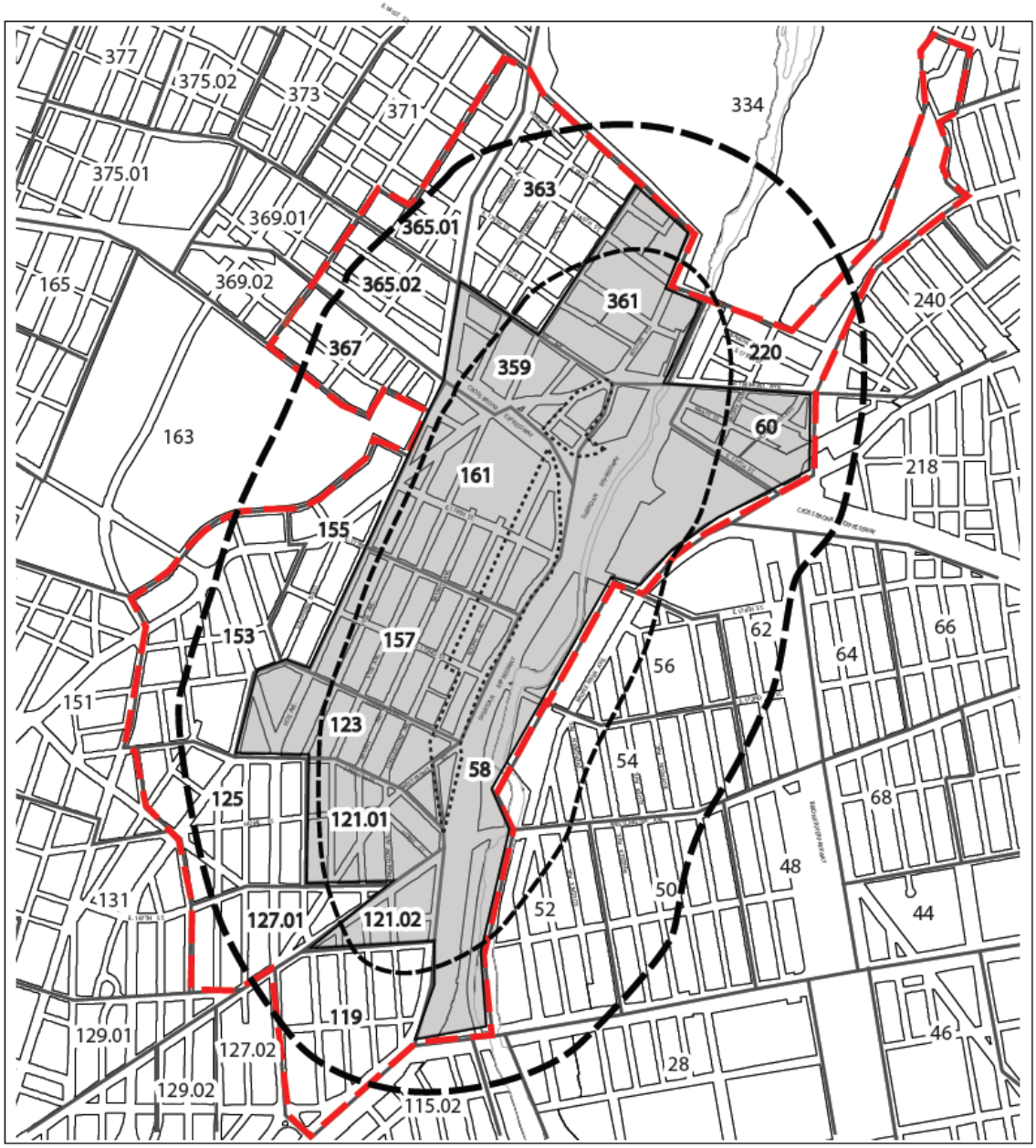
----- Proposed Rezoning Area

2998 Block Number

CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

Figure B-2: Socioeconomic Study Area



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

Although the study areas extend approximately a quarter-mile or a half-mile about the proposed rezoning area, they are both truncated on their eastern side to respect physical barriers and neighborhood boundaries. To the immediate east of the proposed rezoning area are the Sheridan Expressway and, adjacent to the rezoning area's northern end, the interchange between the Sheridan and Cross Bronx Expressways. To the east of these are the Bronx River and a surface railroad. Along the more than eight-tenths of a mile length of the proposed rezoning area, only one bridge crosses the physical barrier to the east, with additional physical connections just north and south of the proposed rezoning area. On the other side of the expressway, river, and railroad is the Soundview community, which has a different neighborhood character and different housing stock from that of the area in which the Proposed Action would occur, and which is served by different transit lines. The development that would occur as a result of the Proposed Action would not be expected to have a significant impact on conditions in Soundview, and it has therefore been excluded from the study area.

The study areas were also adjusted to coincide with census tract boundaries. If at least half of a tract's area is within the quarter-mile or half-mile radius, it is included; if less than half of the tract is within the radius, it is excluded. As Figure B-2 shows, the quarter-mile study area consists of nine census tracts: 58, 60, 121.01, 121.02, 123, 157, 161, 359, and 361. The half-mile study area consists of these same census tracts plus an additional 10 tracts: 119, 125, 127.01, 153, 155, 220, 363, 365.01, 365.02, and 367. One of these, Tract 58, is entirely nonresidential and is therefore excluded for purposes of population and housing data and analyses.

For the preliminary assessment of the potential for indirect business displacement, some of the data are not available at the census tract level, and zip code data must be used. The proposed rezoning area and the study area are divided between two zip codes, 10459 and 10460, and thus some of the analysis focuses on an area consisting of these two zip codes (shown in Figure B-3).

Figure B-3: Zip Codes 10459 and 10460



Proposed Rezoning Area

Zip Code Boundary

10459 Zip Code

CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

Assessment Methodology

The assessments in this section were performed in accordance with the *CEQR Technical Manual*. Explanations of the methodology are presented at the start of each assessment section.

PRELIMINARY ASSESSMENT

For each of the potential socioeconomic impacts, 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 Action might cause a significant adverse impact.

Direct Residential Displacement

Introduction

Direct residential displacement is not by itself a significant socioeconomic impact under CEQR. Impacts from residential displacement may occur if the numbers and types of people being displaced would be enough to alter the socioeconomic character of a neighborhood and perhaps lead to indirect displacement of remaining residents. Under CEQR guidelines, a detailed assessment of direct residential displacement is only required if a preliminary assessment of the Proposed Action shows that:

1. The Proposed Action would directly displace more than 500 residents;
2. The displaced residents represent more than 5 percent of the study area population; and
3. The average income of the directly displaced population is markedly lower than the average income of the rest of the study area population.

The current populations of the proposed rezoning area and of the projected development sites were estimated through a land use inventory, the HPD online Building, Registration & Violation database's listing of the number of residential units per building, and housing occupancy and average household size statistics from the 2000 census. The current study area population was estimated through use of the PLUTO database, which provides information on every parcel's location, land use, and, if applicable, number of residential units. The total number of residential units for the study area was multiplied by the occupancy rate from the 2000 census for the study area to determine the number of occupied housing units, and this number was multiplied by the study area's average household size in 2000 to estimate population. The number of residents who would be displaced was then divided by the total number of residents in the study area to determine the percentage facing displacement.

Existing Conditions

Land uses within the proposed rezoning area are predominantly industrial, automotive, and institutional; residential development occupies only 6 percent of the 19 acres comprising the rezoning area (including City-owned schoolyards and playgrounds). There are 11 residential buildings, containing a total of 143 dwelling units, plus two small, formerly residential buildings that are now derelict and vacant.[1] Eighty of the units are located in two five- and six-story buildings that face each other on opposite sides of East

[1]The number of buildings is based on a February 2009 field survey, and the number of residential units is based on the HPD's online database. PLUTO, which relies on Department of Finance Real Property Assessment Data (RPAD), lists 137 units. The HPD figure was used for assessment purposes because it identifies a slightly higher number of households potentially at risk of displacement.

174th Street on the west side of Boone Avenue, and 50 of the units are in two five-story buildings on the east side of Longfellow Avenue on the block also bounded by the Cross Bronx Expressway, West Farms Road, and Rodman Place. The other housing consists of small, one- to three-unit buildings, the majority of which are located in a cluster just north of Rodman Place.

Of the four larger apartment buildings, three are housing development fund corporation (HDFC) limited equity co-ops; that is, they are former rental buildings that passed into City ownership and were then conveyed to HDFCs formed by the buildings' tenants, with income restrictions permanently in place on future purchasers. The fourth is a rent regulated building that appears on the New York State Department of Housing and Community Renewal's Bronx Rent Stabilized Building List. The RWCDS assumes that these buildings are on lots that would not be redeveloped in the future with the Proposed Action.

Three of the smaller residential buildings, at 1815 and 1821 West Farms Road and 1295 Rodman Place, containing a total of six housing units, are located on Projected Development Sites 6B, 6C, and 9E respectively. They are not rent regulated, and it is not known whether any of the units are owner-occupied. For assessment purposes, it is assumed that all six housing units are unprotected rental units.

Future Conditions without the Proposed Action

None of the residential properties would be redeveloped in the future without the Proposed Action.

Future Conditions with the Proposed Action and Its Potential Impact

Direct Displacement Projections

Under the RWCDS, three existing residential buildings, at 1815 and 1821 West Farms Road and 1295 Rodman Place, containing a total of six housing units, would be demolished and replaced by new development on Sites 6B, 6C, and 9E. Based on the study area's average household size of 3.01 persons, according to the 2000 census, approximately 18 people would be displaced. According to the, *CEQR Technical Manual* displacement of less than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.

Percentage of Study Area Population

According to Census Bureau data, 24,452 people resided in the quarter-mile study area as of the last decennial enumeration in 2000. (See Table B-1.) Almost all (24,287) lived in households rather than institutional or non-institutional group quarters. There were 8,075 households, with an average size of 3.01 persons.

Table B-1: Residents and Households in 2000: Quarter-Mile Study Area

Census Tract	Residents	Households	Residents in Households	Persons Per Household
60	1,081	370	1,081	2.92
121.01	2,878	848	2,865	3.38
121.02	1,619	496	1,619	3.26
123	2,919	986	2,827	2.87
157	3,571	1,087	3,557	3.27
161	4,755	1,733	4,733	2.73
359	1,346	420	1,346	3.20
361	6,283	2,135	6,259	2.93
Study Area	**24,452**	**8,075**	**24,287**	**3.01**

Source: 2000 Census of Population and Housing (SF 2 Tables PCT1, PCT6, PCT7, and PCT8)

As is shown in Table B-2, 93.9 percent of the study area's 8,595 housing units were occupied in 2000, and 6.1 percent were vacant.

Table B-2: Housing Units in 2000 Quarter-Mile Study Area

Census Tract	Housing Units	Occupied Housing Units		Vacant Housing Units	
60	403	370	91.8%	33	8.2%
121.01	928	848	91.4%	80	8.6%
121.02	516	496	96.1%	20	3.9%
123	1,100	986	89.6%	114	10.4%
157	1,218	1,087	89.2%	131	10.8%
161	1,808	1,733	95.9%	75	4.1%
359	438	420	95.9%	18	4.1%
361	2,184	2,135	97.8%	49	2.2%
Study Area	**8,595**	**8,075**	**93.9%**	**520**	**6.1%**

Source: 2000 Census of Population and Housing (SF1 Tables H3 and H4)

The latest PLUTO data show that there are 9,712 housing units in the quarter-mile study area. Applying the occupancy rate from the 2000 census for the study area, it is estimated that there are 9,120 occupied housing units, or households. Using the 2000 average household size of 3.01 persons, it has been estimated that the population has increased to 27,450 residents. This is shown in Table B-3.

Table B-3: Current Housing Units and Residents - Quarter-Mile Study Area

Housing Units (1):	
Census Tract 60	406
Census Tract 121.01	1,142
Census Tract 121.02	521
Census Tract 123	1,717
Census Tract 157	1,198
Census Tract 161	1,880
Census Tract 359	610
Census Tract 361	2,238
Study Area	9,712
Occupancy Rate (2)	93.9%
Households	9,120
Average Household Size (3)	3.01
Residents	27,450

(1) Per NYC DCP PLUTO database

(2) Per 2000 census, for the study area

(3) Per 2000 census, for the study area

Under the future without action condition, a total of 961 new housing units are anticipated in the quarter-mile study area by 2022. The units would be within one anticipated project within the proposed rezoning area (140 units on Site 9C at the northern end of the rezoning area), 11 known development projects elsewhere in the study area (identified in Section 2A, Land Use, Zoning, and Public Policy), and the development of one projected development site identified in the environmental assessment for the recent Third Avenue/Tremont Avenue rezoning. Applying the study area's 2000 Census housing occupancy rate, 902 new households are anticipated. Applying the 2000 average household size, they would contain 2,715 persons, bringing the study area population to an estimated 30,165 residents. That would be an approximately 10 percent increase in housing units and population.

The directly displaced population would constitute 0.06 percent of the study area population under future no-action conditions.

Conclusion

Because the number of displaced residents would be fewer than 500 and less than 5 percent of the study area population, the two thresholds provided in the *CEQR Technical Manual*, no further analysis is required to conclude that the Proposed Action would not have a significant adverse impact as a result of direct residential displacement.

Direct Business Displacement

Introduction

Under CEQR 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 (as in the case of a designated Industrial Business Zone).

To determine whether either of these conditions exists, a survey identified the occupied and unoccupied commercial, industrial, and automotive space in the proposed rezoning area, and the businesses were surveyed to determine their type and the number of employees. PLUTO data were used to determine the amount of space occupied by each establishment and located within each vacant building. Through these steps, the existing economic activity within the proposed rezoning area was quantified. The establishments were characterized by type of business for the sake of a more complete and meaningful portrait of existing conditions and so that it could be determined which ones serve the local economy and which serve a larger trade area. For those establishments located on sites designated as projected development sites in the RWCDS, the number of businesses, the number of employees, and the amount of space occupied were tabulated, for each type of business and for each development site identified under the RWCDS. For those businesses of a type that serve the local community, the number of other nearby establishments was determined from the Census Bureau's Zip Code Business Patterns. With regard to the second consideration, the list of Industrial Business Zones in the Bronx was consulted to determine whether the proposed rezoning area was in one, and statements of land use policy for the area (discussed in the Land Use, Zoning, and Public Policy section) were consulted to determine whether the proposed rezoning area is within an area designated for the protection of light industrial or automotive uses.

Existing Conditions

The number and types of businesses in the proposed rezoning area were determined through an employment and business survey conducted by HR&A Advisors in April and May 2010. Those businesses located on applicant-controlled properties had been contacted by the applicant to obtain information that included employee counts. HR&A staff then performed an in-person, business-by-business and parcel-by-parcel field survey, identifying businesses and estimating numbers of employees through questioning and observation. HR&A also consulted business listings for addresses in the proposed rezoning area that had been obtained from Nielson Claritas and from InfoUSA, two national firms that aggregate data on business locations and activities, including business name, address, telephone number, type of business, employee count, and annual sales. HR&A phoned businesses that appeared on either listing but had not been identified during the field survey, to confirm whether the businesses were still present at the listed location and to inquire about the number of employees. In those cases in which the businesses did not provide employee counts, the Claritas data were used.

Based on the HR&A information, there are 32 private businesses employing an estimated 343 workers in the proposed rezoning area, plus another 141 employees at New York City Department of Education and Department of Sanitation facilities. Four employees of a nonprofit organization, the Children's Aid Society, work at a public school, and the superintendents of four residential buildings bring the total number of workers to 492. Most of the businesses are industrial (light manufacturing, a meatpacking plant, warehouses, self-storage, wholesalers, and construction contractors) and automotive (auto repair shops, a tow pound that is a repossession service's storage area for repossessed automobiles, and

ambulette services). Table B-4 shows the nonresidential, nongovernmental properties in the proposed rezoning area, with the amount of occupied and unoccupied floor area, and providing information about the businesses that are present.

Table B-4: Businesses and Vacant Commercial and Industrial Space in the Proposed Rezoning Area (Existing Conditions)

Address	Block	Lot	Sq, Ft.	Jobs	Business
Occupied					
Auto Repair Shops					
1006 E 173 St	3009	25	4,925	4	A & B Automotive
1711 Boone Ave	3010	26	2,500	3	Boone Auto Body
1661 Boone Ave	3010	46	15,000	1	PJK
1471 W Farms Rd	3013	12	1,200	4	Chavez Auto Electric
1717 W Farms Rd	3015	5	16,912	3	Five Star Auto
1704 Boone Ave	3015	17	1,850	3	Evolution Auto Body
1779 W Farms Rd	3015	95	2,112	3	Metric Mechanic Automotive
			44,499	21	
Ambulette Services					
1006 E. 173 St.	3009	25	14,775	23	Hope Ambulette Service/General Ambulette
1521 Boone Ave	3009	44	12,500	13	Friendship Ambulette
			27,275	36	
Meatpacking					
1559 Boone Ave	3009	33	10,000	NA	Used by PRG Packing Corp.
1552 Boone Ave	3014	15	65,850	20	PRG Packing Corp.
			75,850	20	
Light Manufacturing					
1829 Boone Ave	2998	97	4,125	17	Zecca Mirror & Glass
1743 W Farms Rd	3015	26	11,535	34	Champion Paint Manufacturing
1759 W Farms Rd	3015	97	12,160	20	North Eastern Fabricators
			27,820	71	
Warehouses					
1801 Boone Ave	2998	113	19,888	40	Good-O-Beverages
1549 Boone Ave	3009	37	10,000	5	Coastal Restoration
1701 Boone Ave	3010	29	10,000	18	Premium Grade Millwork Corp.
1669 Boone Ave	3010	40	14,975	4	Starcel Waterproffing
1660 Boone Ave	3015	1	22,371	16	Caserta General Contract
1777 W Farms Rd	3015	96	7,518	5	Dykes Lumber
1903 W Farms Rd	3016	13	16,500	4	Acer Packaging & Supplies
1927 W Farms Rd	3016	60	16,000	10	Fordham Marble
			117,252	102	
Self-Storage					
1725 W Farms Rd	3015	34	65,324	2	Secure Self Storage
Contractors					
1704 Boone Ave	3015	17	1,850	2	Minch Construction
1735 W Farms Rd	3015	29	2,360	20	Daso Restoration
1735 W Farms Rd	3015	29	2,360	4	Pofi Construction
1817 W Farms Rd	3015	87	NA	4	Walison Corp.
			6,570	30	

Table B-4 (continued)
Businesses and Vacant Commercial and Industrial Space in the Proposed Rezoning Area
(Existing Conditions)

Address	Block	Lot	Sq, Ft.	Jobs	Business
Wholesale					
1735 W Farms Rd	3015	29	7,090	5	Ace Windows
Tow Pound for Repossessed Vehicles					
1508 Boone Ave	3013	31	16,357	20	J & S Recovery
1512 Boone Ave	3013	35	1,170	NA	J & S Recovery
1544 Boone Ave	3014	9	NA	10	J & S Recovery
			17,527	30	
Laundromat					
1720 Boone Ave	3015	19	4,539	8	1720 Laundromat
Office					
1735 W Farms Rd	3015	29	2,360	3	Rod Riggins Solution
Hotel					
1941 W Farms Rd	3016	42	15,000	15	Howard Johnson
Subtotal			**411,106**	**343**	
Vacant					**Former Use**
1817 Boone Ave	2998	104	16,252		Sheet metal works
1769 Boone Ave	2998	124	14,019		Hardware warehouse and wholesaler
1529 Boone Ave	3009	38	13,700		Cabinetry factory
1695 Boone Ave	3010	33	17,525		Garage, warehouse, and manufacturing uses
1680 Boone Ave	3015	3	3,505		Part of an adjacent factory
1735 W Farms Rd	3015	25	3,700		Garage for an adjacent factory
1731 W Farms Rd	3015	31	6,480		Machine shop, then laundry machine parts retailer
1820 Boone Ave	3015	67	500		Auto repair
1823 W Farms Rd	3015	83	1,278		Auto repair
1819 W Farms Rd	3015	85	3,680		Auto repair
1817 West Farms R	3015	87	1,000		Ironworks
1899 West Farms F	3016	21	5,292		Factory, then drycleaner
Subtotal			**86,931**		
Total			**498,037**	**343**	

Sources: HR&A West Farms Employment Analysis Memo (June 3, 2010); Stantec land use survey; PLUTO file for floor area, and Sandstone Environmental Associates' Hazrdous Materials report prepared for this EIS for previous uses.

Note: Table 3 in Chapter 1, Project Description, counts another 8,872 sf in two vacant, formerly residential buildings on Block 3013, Lots 29 and 46, as industrial space.

As Table B-4 shows, there is a considerable amount of vacant space, including buildings that were occupied as of an earlier land use survey in 2009. As of the spring of 2010, approximately 86,931 of the approximately 498,037 square feet, or 17 percent, was vacant.[2]

Future Conditions without the Proposed Action

One business, a 15,000 square foot hotel with 15 workers located on Boston Road on Site 9C at the north end of the rezoning area, would be displaced in the future without the Proposed Action. A residential building with ground floor retail space would displace the hotel and its parking lot and would also occupy an adjacent vacant site. Approximately 39,000 square feet of retail space is anticipated, which, assuming three workers per thousand square feet, would provide 117 jobs.

New space will also be added by an existing business at another location: Block 3015, Lot 89, which is a through lot extending from West Farms Road to Boone Avenue on the block between 174th Street and the Cross Bronx Expressway. A contractor now uses the portion of the lot fronting on West Farms Road as a storage yard, and a vacant former iron works is located on the Boone Avenue frontage, which is at a different elevation. The contractor, the owner of which lives next door on Lot 87, has been issued a building permit to construct 4,960 square feet of accessory office and storage space.

Even though occupancy of the light industrial and commercial buildings within the proposed rezoning area has been declining, for the sake of this analysis it is conservatively assumed that all existing businesses except the hotel would remain in operation or be replaced by similar businesses in the future without the Proposed Action, and that the amount of vacant space would remain stable.

Future Conditions with the Proposed Action and Its Potential Impact

Direct Displacement and Job Creation under the Reasonable Worst Case Development Scenario

Of the 31 businesses that are expected to remain in the future without the Proposed Action, 26 would be displaced under the RWCDS. The analysis conservatively assumes that these businesses would not be subject to leases or contracts that would preclude the development sites on which they are located from being redeveloped. These businesses employ an estimated 274 workers, mostly in the light industrial and automotive sectors. The Department of Education and Department of Sanitation facilities, the Children's Aid Society workers at the school, and the residential apartment buildings with superintendents would not be affected.

Tables B-5 and B-6 show the businesses and vacant space that would be displaced, with information about the number of workers and the amount of space. Table B-5 organizes them by business category, while Table B-6 organizes them by development site.

[2] Table 3 in Chapter 1, Project Description, which presents the RWCDS, includes another 8,872 square feet as industrial space, but that space is located in two vacant, formerly residential buildings, which are mentioned above under Direct Residential Displacement. If that space were included in the non-residential space inventory, then 95,803 of the 506,909 square feet, or 19 percent, would be vacant. Inclusion would distort and artificially increase the vacancy rate.

Table B-5: Anticipated Direct Displacement of Currently Non-Residential Properties, by Type of Business

Address	Block	Lot	Jobs	Sq. Ft.	Business
Auto Repair Shops					
1006 E 173 St	3009	25	4	4,925	A & B Automotive
1711 Boone Ave	3010	26	3	2,500	Boone Auto Body
1661 Boone Ave	3010	46	1	15,000	PJK
1471 W Farms Rd	3013	12	4	1,200	Chavez Auto Electric
1717 W Farms Rd	3015	5	3	16,912	Five Star Auto
1704 Boone Ave	3015	17	3	1,850	Evolution Auto Body
1779 W Farms Rd	3015	95	3	2,112	Metric Mechanic Automotive
			21	44,499	
Ambulette Services					
1006 E. 173 St.	3009	25	23	14,775	Hope Ambulette Service/General Ambulette Service
1521 Boone Ave	3009	44	13	12,500	Friendship Ambulette
			36	27,275	
Meatpacking					
1559 Boone Ave	3009	33	NA	10,000	PRG Packing Corp.
1552 Boone Ave	3014	15	20	65,850	PRG Packing Corp.
			20	75,850	
Light Manufacturing					
1829 Boone Ave	2998	97	17	4,125	Zecca Mirror & Glass
1759 W Farms Rd	3015	97	20	12,160	North Eastern Fabricators
			37	16,285	
Warehouses					
1801 Boone Ave	2998	113	40	19,888	Good-O-Beverages
1701 Boone Ave	3010	29	18	10,000	Premium Grade Millwork Corp.
1669 Boone Ave	3010	40	4	14,975	Starcel Waterproffing
1660 Boone Ave	3015	1	16	22,371	Caserta General Contract
1903 W Farms Rd	3016	13	4	16,500	Acer Packaging & Supplies
1927 W Farms Rd	3016	60	10	16,000	Fordham Marble
			92	99,734	
Contractors					
1704 Boone Ave	3015	17	2	1,850	Minch Construction
1735 W Farms Rd	3015	29	20	2,360	Daso Restoration
1735 W Farms Rd	3015	29	4	2,360	Pofi Construction
1817 W Farms Rd	3015	87	4	4,960	Walison Corp.
			30	11,530	
Wholesale					
1735 W Farms Rd	3015	29	5	7,090	Ace Windows
Tow Pound for Repossessed Vehicles					
1508 Boone Ave	3013	31	20	16,357	J & S Recovery
1512 Boone Ave	3013	35	NA	1,170	J & S Recovery
1544 Boone Ave	3014	9	10	NA	J & S Recovery
			30	17,527	
Office					
1735 W Farms Rd	3015	29	3	2,360	Rod Riggins Solution
Subtotal			**274**	**302,150**	

Table B-5 (continued)
Anticipated Direct Displacement on Currently Non-Residential Properties, by Type of Business

Address	Block	Lot	Jobs	Sq. Ft.	Business
Vacant					
1817 Boone Ave	2998	104		16,252	
1769 Boone Ave	2998	124		14,019	
1529 Boone Ave	3009	38		13,700	
1695 Boone Ave	3010	33		17,525	
1680 Boone Ave	3015	3		3,505	
1731 W Farms Rd	3015	31		6,480	
1820 Boone Ave	3015	67		500	
1823 W Farms Rd	3015	83		1,278	
1819 W Farms Rd	3015	85		3,680	
1817 West Farms Rd	3015	87		1,000	
1899 West Farms Rd	3016	21		5,292	
Subtotal				**83,231**	
Total			**274**	**385,381**	

Note: Table 3 in Chapter 1, Project Description, counts another 8,872 sf in two vacant, formerly residential buildings on Block 3013, Lots 29 and 46, as industrial space. If included here, the space would bring the total to 394,253 s

Table B-6: Anticipated Direct Displacement on Currently Non-Residential Properties, by Development Parcel

	Address	Block	Lot	Jobs	Sq. Ft.	Business
Parcel 1						
	1471 W Farms Rd	3013	12	4	1,200	Chavez Auto Electric
	1508 Boone Ave	3013	31	20	16,357	J & S Recovery
	1512 Boone Ave	3013	35	NA	1,170	J & S Recovery
				24	18,727	
Parcel 2						
2B	1544 Boone Ave	3014	9	10	NA	J & S Recovery
2A	1552 Boone Ave	3014	15	20	65,850	PRG Packing Corp.
				30	65,850	
Parcel 3						
3A	1006 E 173 St	3009	25	4	4,925	A & B Automotive
3A	1006 E. 173 St.	3009	25	23	14,775	Hope Ambulette Service/General Ambulette Service
3B	1559 Boone Ave	3009	33	NA	10,000	PRG Packing Corp.
3D	1529 Boone Ave	3009	38	0	13,700	Vacant
3E	1521 Boone Ave	3009	44	13	12,500	Friendship Ambulette
				40	55,900	
Parcel 4						
4A	1660 Boone Ave	3015	1	16	22,371	Caserta General Contract
4B	1680 Boone Ave	3015	3	0	3,505	Vacant
4B	1717 W Farms Rd	3015	5	3	16,912	Five Star Auto
4C	1704 Boone Ave	3015	17	3	1,850	Evolution Auto Body
4C	1704 Boone Ave	3015	17	2	1,850	Minch Construction
4C	1735 W Farms Rd	3015	29	20	2,360	Daso Restoration
4C	1735 W Farms Rd	3015	29	4	2,360	Pofi Construction
4C	1735 W Farms Rd	3015	29	5	7,090	Ace Windows
4C	1735 W Farms Rd	3015	29	3	2,360	Rod Riggins Solution
4C	1731 W Farms Rd	3015	31	0	6,480	Vacant
				56	67,138	

Table B-6 (continued)
Anticipated Direct Displacement on Currently Non-Residential Properties, by Development Parcel

	Address	Block	Lot	Jobs	Sq. Ft.	Business
Parcel 5						
5A	1711 Boone Ave	3010	26	3	2,500	Boone Auto Body
5B	1701 Boone Ave	3010	29	18	10,000	Premium Grade Millwork Corp.
5C	1695 Boone Ave	3010	33	0	17,525	Vacant
5D	1669 Boone Ave	3010	40	4	14,975	Starcel Waterproffing
5E	1661 Boone Ave	3010	46	1	15,000	PJK
				26	60,000	
Parcel 6						
6B	1817 W Farms Rd	3015	87	4	4,960	Walison Corp.
6B	1817 W Farms Rd	3015	87	0	1,000	Vacant
6C	1820 Boone Ave	3015	67	0	500	Vacant
6C	1823 Boone Ave	3015	83	0	1,278	Vacant
6C	1819 Boone Ave	3015	85	0	3,680	Vacant
6E	1779 W Farms Rd	3015	95	3	2,112	Metric Mechanic Automotive
6G	1759 W Farms Rd	3015	97	20	12,160	North Eastern Fabricators
				27	25,690	
Parcel 7						
7A	1829 Boone Ave	2998	97	17	4,125	Zecca Mirror & Glass
7B	1817 Boone Ave	2998	104	0	16,252	Vacant
7B	1801 Boone Ave	2998	113	40	19,888	Good-O-Beverages
7B	1769 Boone Ave	2998	124	0	14,019	Vacant
				57	54284	
Parcel 8						
	1903 W Farms Rd	3016	13	4	16,500	Acer Packaging & Supplies
	1899 W Farms Rd	3016	21	0	5,292	Vacant
				4	21,792	
Parcel 9						
9D	1927 W Farms Rd	3016	60	10	16,000	Fordham Marble
	Total			**274**	**385,381**	

Note: Table 3 in Chapter 1, Project Description, counts another 8,872 sf in two vacant, formerly residential buildings on Block 3013, Lots 29 and 46, as industrial space. If included here, the space would bring the total to 394,253 sf.

In total, there are an estimated 274 workers employed in 26 businesses that are projected to be displaced by the rezoning. The businesses consist of seven auto repair shops, employing an estimated 21 workers and occupying 44,500 square feet; three ambulette services, employing an estimated 36 workers and occupying 27,000 square feet of garage space; a meatpacker, employing an estimated 20 workers and occupying 76,000 square feet; two manufacturers, employing an estimated 37 workers and occupying 16,000 square feet; six warehouses, employing an estimated 92 workers and occupying 100,000 square feet; four contractors' facilities, employing an estimated 30 workers and occupying 11,500 square feet; a wholesaler with an estimated five workers and 7,000 square feet; a tow pound employing an estimated 30 workers and occupying 18,000 square feet plus open lot area; and an office with an estimated three workers and 2,000 square feet.

A total of approximately 302,150 square feet of active non-residential space is expected to be directly displaced, as well as approximately 83,231 square feet of vacant non-residential space, a vacancy rate of approximately 22 percent.. The vacancy rate for the displaced space would thus be somewhat higher than that for the total privately controlled non-residential space inventory within the proposed rezoning area (which is 17 percent).

The projected net change in non-residential space as described in the RWCDS is expected to result in an incremental increase of 93,000 square feet of commercial space and an approximately 12,000 square foot

child care facility compared to the future without action condition. Assuming three workers per thousand square feet of retail space, the new commercial development would generate approximately 279 jobs. For child care facilities, the employment estimate is based on the number of children, which is estimated at 120, based on a standard of 100 square feet per child. The staff-to-children ratio varies by age, from one-to-four for infants to one-to-nine for five-year-olds, with an average of one-to-seven.[3] The facility would have approximately 17 workers. In addition, assuming one worker for each 22 apartments, the projected 2,635 housing units would require building staffs totaling 120 employees. The total action-generated employment within the proposed rezoning area is estimated at 416 workers.

The Proposed Action would thus result in a net gain of an estimated 142 jobs. It would also result in a shift from light industrial and automotive repair jobs to retail jobs.

Connection to the Local Economy

Although the Proposed Action would result in a net gain in employment, it must be determined whether the displacement of existing businesses would constitute a significant adverse impact, either because the businesses provide locally important goods or services that would not otherwise be available or because adopted public plans call for the preservation of such businesses in this area.

Most of the affected businesses do not serve the local economy or community. The meatpacker, manufacturers, warehouses, and repossession service tow pound lack such ties and could relocate in any suitably zoned location in the city. If there is any particular advantage to their current location, it would appear to be ready access to the city's highway system rather than the presence of local customers or suppliers. The contractors' facilities and ambulette garages are bases of operations for services that are performed elsewhere. Only the automotive repair shops appear to serve the local community.

Automotive repair shops are common in nearby M1 and C8 districts. As of 2008 there were 118 auto repair and maintenance establishments in zip codes easily accessible to the proposed rezoning area, according to the Census Bureau's Zip Code Business Patterns. (See Table B-7.) The loss of these seven shops would not adversely affect local residents or businesses.

Table B-7: Auto Repair and Maintenance Establishments

Zip Code	Establishments
10456	11
10457	34
10458	15
10459	7
10460	14
10462	25
10472	12
Total	118

Source: U. S. Census Bureau, Zip Code Business Patterns (2008)

[3] Information for the state of New York at National Child Care Information and Technical Assistance Center, "State Requirements for Child-Staff Ratios and Maximum Group Sizes for Child Care Centers in 2007 " (2009), at nccic.acf.hhs.gov.

Public Plans and Policies

For many years, New York City's economic development policy regarding the industrial sector has focused on identifying and supporting areas where such businesses are concentrated to ensure that they remain viable. At the core of this industrial policy is the support of the city's 16 Industrial Business Zones (IBZs). These geographic areas were built largely upon the preexisting In-Place Industrial Parks to better reflect industrial land uses within the city. They are areas in which New York City provides expanded assistance services to industrial firms in partnership with local development groups. In addition, IBZs reflect a commitment by the City not to support the re-zoning of industrial land for residential use within these areas.[4]

There are five designated Industrial Business Zones (IBZs) in the Bronx (Bathgate, Hunts Point, Port Morris, Zerega, and Eastchester). The proposed rezoning area is not located in any of the zones.

Local plans, such as the adopted 197-a plan for Bronx Community District 3, do not call for retention of industrial or automotive uses in the area of the proposed rezoning. As is discussed in Section 2A, Land Use, Zoning, and Public Policy, the 197-a plan focuses on increasing the community's residential population and encouraging residential zoning changes that would promote higher density residential development.

In summary, there are no publicly adopted plans to preserve, enhance, or otherwise protect manufacturing, warehousing, or automotive sector activity in Crotona Park East or West Farms.

Conclusions

The businesses likely to face direct displacement as a result of the Proposed Action have been identified and analyzed, and maps reflecting the city's relevant public economic policies have been examined. The businesses to be displaced do not provide products or services essential to the local economy that would no longer be available to local residents or businesses, and no adopted public plans call for the preservation of such businesses in the area in which they are located.

Moreover, relocation of those businesses potentially displaced may be accommodated in C8 or Manufacturing districts nearby or elsewhere in the Bronx. Most, particularly the auto repair shops and contractors, have modest space needs; the median floor area occupied is less than 10,000 square feet. As of February 2011, the New York Industrial Retention Network listed 554,000 square feet of available industrial space in the Bronx.[5] Industrial vacancy rates in the city have been persistently high for years; as of 2007, the vacancy rate was close to 9 percent.[6]

In summary, the Proposed Action would not have a significant adverse socioeconomic impact as a result of direct business displacement.

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[4] This statement is taken from the website of the Mayor's Office of Industrial and Manufacturing Businesses (IMB), at http://www.nyc.gov/html/imb/html/home/home.shtml.

[5] Nyirn.org.

[6] New York City Economic Development Corporation, *Economic Snapshot: A Summary of New York City's Economy* (February 2008). The EDC does not regularly report the industrial space vacancy rate in its newsletters, so more recent figures are not available.

Indirect Residential Displacement

Introduction

The objective of the indirect residential displacement preliminary assessment is to determine whether the Proposed Action would introduce or accelerate a trend of changing real estate market conditions that might displace a vulnerable population to the extent that the socioeconomic character of a neighborhood would change. The *CEQR Technical Manual* outlines a three-step analysis for this assessment:

Step 1: Determine if the Proposed Action 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 without the project. If so, move on to –

Step 2: Determine if the Proposed Action'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. An increase equal to at least 5 percent of the study area's no-action population would be considered substantial. If so, move on to –

Step 3: Determine whether the study area potentially contains a substantial population at risk of indirect displacement resulting from rent increases due to changes in the real estate market caused by the new population. A number of unprotected, renter-occupied units equal to at least 5 percent of the total number of study area housing units would be considered substantial.

To answer the question in Step 1, income and poverty rate data from the 2000 census were obtained for the study area and compared with that for the Bronx and the city as a whole. Since this assessment is based on the assumption that only 20 percent of the proposed floor area (i.e. 20 percent of the proposed housing units) would be reserved for low and moderate income households, the assumption is that 80 percent of the new households would need incomes high enough to afford newly developed unsubsidized, market rate housing.. For the purposes of the assessment, it is assumed that their average incomes would be higher than those in a low to moderate income area.

To answer the question in Step 2, the current study area population was estimated through use of the PLUTO database, which provides information on every parcel's location, land use, and, if applicable, number of residential units. The total number of residential units for the study area was multiplied by the occupancy rate from the 2000 census for the study area to determine the number of occupied housing units, and this number was multiplied by the study area's average household size in 2000 to estimate the population. The number of anticipated new housing units that would be built in the study area by 2022 without the Proposed Action was then multiplied by same occupancy rate and average household size, and the result was added to the estimated existing population to estimate the future no-action study area population. The number of action-generated new residents was then estimated by multiplying the projected number of new housing units by the occupancy rate and average household size for the study area as of the 2000 census, and this number was divided by the estimated future no-action study area population to determine whether it would exceed the threshold of 5 percent of that population.

If the analysis shows that the Proposed Action would be located in an area with a substantial low income population and if the action would introduce a "substantial" new population (equaling more than 5 percent of the households in the study area in the future without the Proposed Action) with higher incomes than are prevalent in the area, then a detailed analysis is warranted. The detailed analysis must assess the number of households at risk of involuntary displacement and assess its significance according to CEQR Technical Manual guidelines. Only households occupying unprotected rental units who would be vulnerable to involuntary displacement as a result of considerations related to income, the nature of the housing, and geography would be considered at risk. According to the *CEQR Technical Manual*, if the detailed assessment identifies a vulnerable population potentially subject to indirect displacement that

exceeds 5 percent of the study area, it may substantially affect the socioeconomic character of the study area and a significant adverse impact may occur.

Income Levels and Poverty Rate within the Quarter-Mile Study Area

Table B-8 provides income range distributions, median and average household incomes, and poverty rates as of the 2000 census for the quarter-mile study area, the borough, and the city. To make the income figures more meaningful to a contemporary reader, they are presented both as reported in the 2000 census and as adjusted to account for the intervening decade of inflation (that is, both in 1999 and 2010 dollars).[7] Note, however, that the figures in 2010 dollars do not represent estimates of current median incomes or income ranges in the study area, but rather the current worth of the income ranges used and the incomes reported in the 2000 census.

As the table shows, study area income levels were low, and poverty rates were high, in 2000, relative to both the Bronx and the city as a whole. The study area's median household incomes was only $18,218 ($23,460 in 2010 dollars), a figure that was one-third lower than that for the Bronx ($27,611, or $36,139 in 2010 dollars) and less than half of that for New York City ($38,293, or $50,120 in 2010 dollars). The study area's average household income was $27,244 ($35,083 in 2010 dollars), a figure that was 30 percent lower than that for the Bronx ($38,960, or $50,993 in 2010 dollars) and 54 percent lower than that for New York City ($58,505, or $76,575 in 2010 dollars). The study area's poverty rate was 42 percent – that is, 42 percent of the area's household population lived in households with incomes below the poverty rate – compared with rates of 31 percent for the borough and 21 percent for the city.

The proposed rezoning area is within a predominantly low income study area. It is assumed that the residents of the new market rate housing would have higher average incomes than the existing study area households.

[7] The conversion was performed using the United States Bureau of Labor Statistics (BLS) online Consumer Price Index (CPI) Inflation Calculator. The reported incomes are presumed to represent prior year's incomes, which is why 1999 rather than 2000 dollars were used as the basis of the conversion.

Table B-8: Income Levels and Poverty Rates in 1999 and 2000: Quarter-Mile Study Area

Households Earning (In 1999 Dollars):	(In 2010 Dollars):	Study Area		Bronx		New York City	
Less than $10,000	Less than $13,089	2,701	34%	109,177	24%	485,306	16%
$10,000 to $14,999	$13,089 to $19,632	858	11%	40,001	9%	214,421	7%
$15,000 to $19,999	$19,633 to $26,176	687	9%	31,884	7%	176,367	6%
$20,000 to $24,999	$26,177 to $32,721	655	8%	31,990	7%	178,046	6%
$25,000 to $29,999	$32,722 to $39,265	586	7%	31,254	7%	174,531	6%
$30,000 to $34,999	$39,266 to $45,809	504	6%	29,705	6%	172,246	6%
$35,000 to $39,999	$45,810 to $52,353	319	4%	24,852	5%	156,749	5%
$40,000 to $44,999	$52,354 to $58,898	368	5%	22,392	5%	147,132	5%
$45,000 to $49,999	$58,899 to $65,442	248	3%	17,784	4%	126,416	4%
$50,000 to $59,999	$65,443 to $78,531	426	5%	32,324	7%	233,102	8%
$60,000 to $74,999	$78,532 to $98,163	335	4%	33,587	7%	270,620	9%
$75,000 to $99,999	$98,164 to $130,895	221	3%	30,029	6%	273,552	9%
$100,000 to $124,999	$130,896 to $163,606	59	1%	13,356	3%	154,331	5%
$125,000 to $149,999	$163,607 to $196,328	31	0%	6,262	1%	80,222	3%
$150,000 to $199,999	$196,329 to $261,771	21	0%	4,351	1%	75,626	3%
$200,000 or more	$261,772 or more	32	0%	4,294	1%	103,810	3%
Total households		8,051	100%	463,242	100%	3,022,477	100%
Median household income:							
As reported, in 1999 dollars		$18,218		$27,611		$38,293	
Converted to 2010 dollars		$23,460		$36,139		$50,120	
Average household income:							
As reported, in 1999 dollars		$27,244		$38,960		$58,505	
Converted to 2010 dollars		$35,083		$50,993		$76,575	
Persons below poverty level		10,132		395,263		1,668,938	
Poverty rate		42%		31%		21%	

Source: 2000 Census of Population and Housing (SF 3 Tables P52, P53, P54, P87 and DCP online Table SF3 LF P-1)
Conversion to 2010 dollars using the United States Bureau of Labor Statistics CPI Inflation Calculator

Percentage Change in Population As a Result of the Proposed Action within the Quarter-Mile Study Area

The existing study area population and the projected population in 2022 without the Proposed Action were computed above under Direct Residential Displacement. It was estimated that the study area would be home to 30,165 residents in the future without the Proposed Action.

Under the RWCDS, construction of 2,635 housing units is anticipated as a result of the Proposed Action. Applying the quarter-mile study area's occupancy rate, it is estimated that 2,474 of the units would be occupied. Applying the study area's average household size, it is estimated that the 2,474 households would contain 7,447 residents. That would be equal to 24.7 percent of the estimated future baseline study area population.

Conclusion

The number of new action-induced households would be substantial relative to the study area population (exceeding the *CEQR Technical Manual* 5 percent threshold) and would include a sizeable component of households more affluent than those in this substantially low income community, so a detailed analysis of indirect residential displacement is warranted.

Population Change Analysis for the Half-Mile Study Area

As is discussed above under Study Area Definitions, the *CEQR Technical Manual* suggests that the study area be enlarged to one with a half-mile radius around the proposed rezoning area if the preliminary assessment reveals that the increase in population would exceed 5 percent in the quarter-mile study area. It is therefore necessary to repeat the population change analysis for a half-mile study area to determine whether the population added by the Proposed Action would still exceed the 5 percent threshold, in which case the half-mile study area would become the basis for the detailed assessment of the assessment of the potential for an indirect residential displacement significant adverse impact.

Existing Conditions

According to Census Bureau data, 55,019 people resided in the half-mile study area as of the 2000 census. (See Table B-9.) Almost all (54,245) lived in households rather than institutional or non-institutional group quarters. There were 17,955 households, with an average size of 3.02 persons.

Table B-9: Residents and Households in 2000: Half-Mile Study Area

Census Tract	Residents	Households	Residents in Households	Persons Per Household
60	1,081	370	1,081	2.92
119	4,793	1,642	4,765	2.90
121.01	2,878	848	2,865	3.38
121.02	1,619	496	1,619	3.26
123	2,919	986	2,827	2.87
125	2,271	704	2,253	3.20
127.01	2,309	753	2,201	2.92
153	2,962	1,035	2,913	2.81
155	2,779	893	2,758	3.09
157	3,571	1,087	3,557	3.27
161	4,755	1,733	4,733	2.73
220	1,445	506	1,445	2.86
359	1,346	420	1,346	3.20
361	6,283	2,135	6,259	2.93
363	6,571	2,085	6,571	3.15
365.01	3,421	1,137	3,338	2.94
365.02	1,793	525	1,706	3.25
367	2,223	600	2,008	3.35
Study Area	**55,019**	**17,955**	**54,245**	**3.02**

Source: 2000 Census of Population and Housing (SF 2 Tables PCT1, PCT6, PCT7, and PCT8)

As is shown in Table B-10, 93.1 percent of the study area's 19,286 housing units were occupied in 2000, and 6.9 percent were vacant.

Table B-10: Residents and Households in 2000: Half-Mile Study Area

Census Tract	Housing Units	Occupied Housing Units		Vacant Housing Units	
60	403	370	92%	33	8.2%
119	1720	1642	95%	78	4.5%
121.01	928	848	91%	80	8.6%
121.02	516	496	96%	20	3.9%
123	1,100	986	90%	114	10.4%
125	790	704	89%	86	10.9%
127.01	812	753	93%	59	7.3%
153	1,161	1,035	89%	126	10.9%
155	1,021	893	87%	128	12.5%
157	1,218	1,087	89%	131	10.8%
161	1,808	1,733	96%	75	4.1%
220	562	506	90%	56	10.0%
359	438	420	96%	18	4.1%
361	2,184	2,135	98%	49	2.2%
363	2,194	2,085	95%	109	5.0%
365.01	1,217	1,137	93%	80	6.6%
365.02	571	525	92%	46	8.1%
367	643	600	93%	43	6.7%
Study Area	**19,286**	**17,955**	**93%**	**1,331**	**6.9%**

Source: 2000 Census of Population and Housing (SF1 Tables H3 and H4)

The latest PLUTO data show that there are 22,777 housing units in the half-mile study area. Applying the occupancy rate from the 2000 census for this study area, it is estimated that there are 21,205 occupied housing units, or households. Using the 2000 average household size of 3.02 persons, it has been estimated that the population has increased to 64,040 residents. This is shown in Table B-11.

Table B-11: Current Housing Units and Residents: Half-Mile Study Area

Housing Units (1):	
Census Tract 60	406
Census Tract 119	1,956
Census Tract 121.01	1,142
Census Tract 121.02	521
Census Tract 123	1,717
Census Tract 125	1,289
Census Tract 127.01	895
Census Tract 153	1,498
Census Tract 155	1,017
Census Tract 157	1,198
Census Tract 161	1,880
Census Tract 220	653
Census Tract 359	610
Census Tract 361	2,238
Census Tract 363	2,604
Census Tract 365.01	1,463
Census Tract 365.02	821
Census Tract 367	869
Study Area	22,777
Occupancy Rate (2)	93.1%
Households	21,205
Average Household Size (3)	3.02
Residents	64,040

(1) Per NYC DCP PLUTO database

(2) Per 2000 census, for the study area

(3) Per 2000 census, for the study area

Future Conditions without the Proposed Action

Under the future without action condition, a total of 1,902 new housing units are anticipated in the half-mile study area by 2022. The units would be within one anticipated project within the proposed rezoning area (140 units to be built on Site 9C at the northern tip of the rezoning area, fronting on West Farms

Square), 21 known development projects elsewhere in the study area (identified in Chapter 2.D, Open Space), and the development of three projected development sites identified in the environmental assessment for the recent Third Avenue/Tremont Avenue rezoning (also included in the list in Chapter 2.D). Applying the study area's 2000 Census housing occupancy rate, 1,771 new households are anticipated. Applying the 2000 average household size, they would contain 5,348 persons. This would bring the study area population to an estimated 69,388 residents, an increase of approximately 5 percent.

Future Conditions with the Proposed Action and Its Potential Impact: Half-Mile Study Area

Under the RWCDS, construction of 2,635 housing units is anticipated as a result of the Proposed Action. Applying the half-mile study area's occupancy rate, it is estimated that 2,453 of the units would be occupied. Applying the study area's average household size, it is estimated that the 2,453 households would contain 7,408 residents. That would be equal to 10.7 percent of the estimated future baseline study area population, or a projected increase of 10.7 percentage points.

The number of new action-induced households would exceed the *CEQR Technical Manual* threshold of 5 percent of the future no-action population in the half-mile study area. The detailed assessment therefore concentrates exclusively on the half-mile study area.

Indirect Business Displacement

Introduction

The objective of the indirect business and institutional displacement preliminary assessment is to determine whether the Proposed Action 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 rents and property values in the area (such as by stimulating the demand for more lucrative land uses and thus redevelopment or by increasing the demand for new commercial or retail services with which the existing businesses cannot compete). Additionally, it 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).

To determine whether the Proposed Action would have a significant adverse indirect business displacement impact, the types of directly affected businesses were examined to determine whether they have strong linkages to the local community and whether they are likely to relocate to nearby commercial or industrial areas in sufficient number to significantly affect commercial rents. To understand existing economic and land use trends, the historical contraction and decline of the industrial enclave within the proposed rezoning area was examined, and employment characteristics within the study area were examined using data from the Census Transportation Planning Package for 2000. Because trend data by economic sector were not available at the census tract level, this information was examined at the zip code level, using the 1998 and 2008 Zip Code Business Patterns. The amount of projected new commercial space within the rezoning area was then compared against the accepted threshold for a detailed market saturation impact study.

Existing Conditions

Proposed Rezoning Area

There are 32 private businesses currently operating in the proposed rezoning area, employing 343 workers and occupying 411,106 square feet of floor area plus, in some cases, open storage or parking areas. They are discussed in detail above under Direct Business Displacement. As is discussed there, the businesses are mostly in the light industrial, automotive, and building contractor sectors. As is discussed under Direct Business Displacement, 26 of the firms, with 274 employees and occupying 302,150 square feet of floor area, are on Proposed Project sites or other projected development sites and are expected to be displaced as a result of the Proposed Action. The concentrations are in the economic sectors identified above. Nine of the 12 industrial firms are on such sites; they employ 149 workers and occupy 191,869 square feet.

In addition to the active businesses, the proposed rezoning area contains approximately 86,931 square feet of vacant industrial space. That includes 83,231 square feet on projected development sites.

The light industrial enclave is neither as active nor as extensive as it was half a century ago, when the current Zoning Resolution and its map were adopted.

Historically, the proposed rezoning area formed the western edge of an industrial corridor, with residential uses predominating to the west and northwest of the rezoning area. South of the Cross Bronx Expressway, in Crotona Park East, the area to the immediate west of the proposed rezoning area has been solidly residential since the early twentieth century. The one exception is Block 2998, between 174th Street and the expressway, where M-1 zoning extended westward to Hoe Avenue, but this area had been vacant for years, except for residential, institutional, and retail uses on the periphery, until it was rezoned and developed with the New Horizons Shopping Center, which opened in 2001. North of the expressway, in West Farms, the area to the west and northwest of the proposed rezoning area is solidly residential, except for commercial and institutional uses along Tremont Avenue. Here, the area's residential character was strongly reinforced by the multi-block Lambert Houses and a New York City Housing Authority development built during the 1970s.

Although during the mid twentieth century the proposed rezoning area was part of a larger industrial corridor along the Bronx River south of Bronx Park, a series of public actions has isolated and diminished this light industrial and automotive enclave. The construction of the limited access Sheridan Expressway during the late 1950s and early 1960s directly eliminated part of the industrial corridor and also severed the rezoning area from the larger industrial area to the east and southeast, leaving it as the eastern edge of the residential neighborhoods identified above. In 1963 the block bounded by the expressway, Boone Avenue, and West Farms Road was cleared and turned into a playground; it had previously contained a gas station, two warehouses, and a contractor's garage. Later in the 1960s, Boone Avenue was de-mapped between West Farms Road and Jennings Street; the formerly separate block to its east (which had contained a gas station, several auto repair shops, and a parking garage) was cleared, and it and the former roadbed became the parking lot for a new school that was built to the immediate west on the south side of Jennings Street. In 1985 a cluster of buildings between Boone Avenue and West Farms Road north of Jennings Street, which had been a garment factory, was acquired and renovated to become the Fannie Lou Hamer Freedom High School. These actions further diminished and isolated the industrial area west of the expressway and hemmed it in with a new institutional enclave to its immediate south. At the northern end of the rezoning area, another public school and its playground were constructed on the eastern side of West Farms Road between the Cross Bronx Expressway and East Tremont Avenue in 1976, on a block that had formerly been occupied by a combination of commercial and automotive uses, creating another institutional barrier that separates the proposed rezoning area from commercial uses to the east.

The vitality of the remaining industrial area has diminished over time, so that currently 17 percent of the floor area is vacant. Furthermore, much of the occupied space has shifted from manufacturing uses to lower intensity storage and automotive uses: On Block 3009 a former iron works has become a warehouse, and a former metal can factory has become an ambulette garage; on Block 3010 former factories are now a warehouse and an auto repair shop; on Block 3013 a former iron works is now used by the tow pound across the street; and on Block 3015 a former rubber cement factory has become part warehouse and part vacant space, a former factory has become part auto repair shop and part contractor's establishment, a former factory has become a self-storage facility, and a former iron works has become a warehouse.[8] The decline reflects both the effects of the public actions discussed above and broader changes in the city's economy.

Study Area

Within the study area, another concentration of automotive, light industrial, and commercial businesses is located in an M-1 district on the other (eastern) side of the Sheridan Expressway from the southern part of the proposed rezoning area. West of the Sheridan Expressway, at the southern edge of the study area, is an M1-1 area containing a mix of parking, automotive repair, light industrial, commercial, and residential uses. Auto repair and commercial uses and a slaughterhouse flank Westchester Avenue, and warehouses and light manufacturing are located along Whitlock Avenue. Blocks of institutional and recreational uses and residential apartment buildings separate this area from the industrial and automotive uses within the rezoning area. Another area within the study area, located east of the Bronx River and north of the Cross Bronx Expressway, is also zoned for industrial use, but no actual industrial uses are located in the portion within the quarter-mile study area (as seen in the land use map, Figure A-2 in Section 2A of the EIS).

A portrait of employment conditions in the study area as a whole has been drawn from the Census Transportation Planning Package (CTPP) table of workers by place of work (generally known as the CTPP reverse commute table). A total of 3,870 people worked in the quarter-mile study area as of 2000. A breakdown by census tract is shown in Table B-12. There are no major employment centers in the study area. No single census tract had more than 785 workers.

[8] Information on previous uses is drawn from the Hazardous Materials report that Sandstone Environmental Associates prepared for this EIS.

Table B-12: Employment in 2000: Quarter-Mile Study Area

Census Tract	Workers
58	390
60	175
121.01	175
121.02	280
123	635
157	620
161	785
359	350
361	460
Study Area	**3,870**

Source: 2000 Census Transportation Planning Package (Tables CTPP2 P-3, 4, and 5)

Since the 2000 census, 33,440 square feet of office space, 155,120 square feet of retail space, and 101,491 square feet of storage space has been built in the study area, according to the PLUTO database. The New Horizons Shopping Center in Tract 161 contains 134,000 square feet of the new retail space. Almost all of the new storage space is in a single self-storage facility also in Tract 161. Assuming four workers per thousand square feet for office space, three workers per thousand square feet for retail space, and one-half worker per thousand square feet for warehouse space, the new development is estimated to have added 650 workers. Since PLUTO does not provide information on demolitions or shutterings of once active businesses, there is no way to determine what subtractions from the inventory have occurred, as certainly has happened within the proposed rezoning area, and so no way of estimating the current number of workers.

In terms of economic sectors, the study area's employment profile does not differ substantially from that of the Bronx or New York City as a whole, with one exception: Educational, health, and social services dominate employment in the study area, as they do in the Bronx as a whole but not the city. In 2000 this sector employed 41 percent of workers in the study area and 43 percent of Bronx workers; in the entire city, the sector employed only 22 percent of workers. (See Table B-13.) Study area employment is thus concentrated in a sector that does not require M-1 zoning and could continue to operate under the proposed action. The construction, manufacturing, and transportation and warehousing sectors employed similar percentages of workers in the study area, the borough, and the city as a whole.

Table B-13: Workers in 2000 by Economic Sector: Quarter-Mile Study Area

Sector	Study Area		Bronx		New York City	
Agriculture and forestry	0	0%	410	0%	2,190	0%
Construction	253	7%	14,435	5%	171,880	5%
Manufacturing	154	4%	12,205	4%	226,420	6%
Wholesale trade	205	5%	9,585	3%	119,075	3%
Retail trade	329	9%	24,500	9%	306,865	8%
Transportation, warehousing, and utilities	279	7%	16,995	6%	248,485	7%
Information	14	0%	5,720	2%	219,010	6%
Finance, insurance, and real estate	159	4%	14,635	5%	488,170	13%
Professional, scientific, management, administrative, and waste management services	275	7%	12,910	5%	475,170	13%
Educational, health, and social services	1,580	41%	121,330	43%	838,210	22%
Arts, entertainment, recreation, accommodation, and food services	115	3%	14,430	5%	276,230	7%
Other services	263	7%	16,340	6%	189,985	5%
Public administration	212	5%	17,140	6%	191,285	5%
Armed forces	0	0%	300	0%	2,150	0%
Total	3,870	100%	280,940	100%	3,755,130	100%

Source: 2000 Census Transportation Planning Package (Table CTPP2 P-3)

Because trend data by economic sector are not available at the census tract level, this information was examined at the zip code level, using the 1998 and 2008 Zip Code Business Patterns. The proposed rezoning area and the study area are both divided between zip codes 10459 and 10460 (shown on Figure B-3 on page 2B-7 above). The information does not show employment but does show the number of business establishments. As Table B-14 shows, the total number of business establishments increased, and there were increases in the construction, retail, finance and insurance, professional and technical services, health care and social assistance, and accommodation and food service sectors, but the number of establishments decreased in the manufacturing and wholesale trade sectors. Note, however, that the sector classification, by the North American Industry Classification System (NAICS), refers to the parent company's chief line of business rather than to the nature of the activity being performed at any particular location.

Table B-14: Business Establishments in 1998 and 2008 in Zip Codes 10459 and 10460

Business Sector	2008			1998			Change	
	10459	10460	Total	10459	10460	Total	Total	
Construction	21	41	62	10	30	40	22	55.0%
Manufacturing	9	12	21	11	19	30	-9	-30.0%
Wholesale trade	14	19	33	19	17	36	-3	-8.3%
Retail trade	159	130	289	152	107	259	30	11.6%
Transportation and warehousing	11	6	17	7	7	14	3	21.4%
Information	4	6	10	2	1	3	7	233.3%
Finance and insurance	19	6	25	13	3	16	9	56.3%
Real estate	87	82	169	91	83	174	-5	-2.9%
Professional, scientific & technical services	11	6	17	4	2	6	11	183.3%
Management	1	1	2	0	4	4	-2	-50.0%
Admin, support, waste mgt, remediation	11	8	19	10	7	17	2	11.8%
Educational services	9	5	14	5	6	11	3	27.3%
Health care and social assistance	44	58	102	46	29	75	27	36.0%
Arts, entertainment, and recreation	2	2	4	0	2	2	2	100.0%
Accommodation and food services	38	35	73	25	20	45	28	62.2%
Other services	64	52	116	62	47	109	7	6.4%
Unclassified	0	0	0	8	5	13	-13	-100.0%
Total	504	469	973	465	389	854	119	13.9%

Source: U. S. Census Bureau, Zip Code Business Patterns, 2008 and 1998

The NAICS codes include some broad categories, so for certain sectors it is more useful to present the information by subcategory. In this area, that is particularly true of "transportation and warehousing" (NAICS code 48) and "other services (except public administration)" (NAICS code 81), and details regarding these two categories are presented in Table B-15. Although there was a net increase in the number of transportation and warehousing establishments, that resulted from the addition of two taxi services (NAICS 485310), a local messenger service (NAICS 492210), a special needs transportation establishment (NAICS 485991), and a motor vehicle towing operation (NAICS 488410). These gains offset the loss of three truck transportation operations (NAICS 484) and a marine cargo handler (NAICS 488320). No establishment in either zip code was classified as being in the warehousing and storage sector (NAICS 493) in either 1998 or 2008. "Other services" is a catchall that includes automotive repair and maintenance, equipment and appliance repair, repair of clothing and other household articles, personal care services, funeral homes, laundry and dry cleaning services, and religious, civic,

professional, and similar organizations. In this area the net increase occurred because the increase in personal care establishments (mainly nail salons, NAICS 812113) and to a lesser extent laundries and dry cleaners (NAICS 8123) offset the loss of auto repair and maintenance establishments (NAICS 8111) and to a lesser extent consumer electronics and commercial equipment repair (NAICS 811211 and 811311).

Table B-16 compares the changes from 1998 to 2008 in the two zip codes with those in the Bronx and the city as a whole. The area's decrease in manufacturing and wholesale trade establishments and its increase in retail trade establishments and health care and social assistance reflected broader trends. In percentage terms the area's increase in transportation and warehousing establishments was similar to that in the Bronx and larger than that in the city, but its net increase was only three establishments, as detailed above, with a decline in truck transportation. In certain sectors (information; professional, scientific, and technical services; and arts, entertainment, and recreation), the two zip codes had a much higher percentage increase than the borough or city because the sectors were almost nonexistent in this area in 1998. The local area had a substantial increase in the number of accommodation and food service establishments, with a percentage increase that was substantially greater than in the borough or the city.

Across the board, in the decade between 1998 and 2008 there were steep declines in the number of manufacturing establishments (24 percent in the Bronx, 30 percent in the two zip codes, and 38 percent in the city) and smaller declines in wholesale trade (7 percent in the city and 8 percent in the two zip codes). Those are two of the sectors, along with construction and some of the uses classified as other services, in which establishments may require manufacturing zoning. Growth occurred in construction (18 percent in the Bronx, 33 percent in the city, and 55 percent in the two zip codes); information services (17 percent in the city and higher percentages at the borough and local levels); professional, scientific, and technical services (again, 17 percent citywide and much higher percentages at the borough and local levels); educational services (27 to 37 percent); health care and social assistance (23 to 36 percent); arts, entertainment, and recreation (13 percent to 100 percent); and accommodation and food services (33 to 62 percent). With the exception of construction, none of these sectors require manufacturing zoning.

In summary, the study area's economic trends do not differ substantially from those for the Bronx or New York City as a whole. As in the borough and the city, the economic sectors in which growth has been occurring are not ones that require M1 zoning.

Table B-15: Details for Certain Economic Categories

NAICS Code	Business Sector	2008			1998			Change	
		10459	10460	Total	10459	10460	Total	Total	
48	Transportation and Warehousing	11	6	17	7	7	14	3	21.4%
484	Truck transportation	4	3	7	4	6	10	-3	-30.0%
485	Transit and ground Transportation	3	3	6	2	0	2	4	200.0%
4851	Urban transit system	0	0	0	0	0	0	0	NA
4853	Taxi and limousine Service	3	1	4	2	0	2	2	100.0%
4854	School or employee bus transportation	0	0	0	0	0	0	0	NA
4859	Other	0	1	1	0	0	0	1	NA
487	Scenic/sightseeing	0	0	0	0	0	0	0	NA
488	Transportation support services	2	0	2	1	1	2	0	0.0%
492	Couriers/messengers	1	0	1	0	0	0	1	NA
493	Warehousing/storage	0	0	0	0	0	0	0	NA
81	Other services	64	52	116	62	47	109	7	6.4%
811	Repair/maintenance	7	18	25	14	18	32	-7	-21.9%
8111	Automotive repair and maintenance	7	14	21	12	14	26	-5	-19.2%
8112-4	Other	0	4	4	2	4	6	-2	-33.3%
812	Personal and laundry Services	32	18	50	25	16	41	9	22.0%
8121	Personal care	20	9	29	13	7	20	9	45.0%
8122	Death care services	2	0	2	2	0	2	0	0.0%
8123	Drycleaning/laundry	9	8	17	8	7	15	2	13.3%
8129	Other	1	1	2	2	2	4	-2	-50.0%
813	Religious, civic, professional, and like organizations	25	16	41	23	13	36	5	13.9%

Source: U. S. Census Bureau, Zip Code Business Patterns, 2008 and 1998

Table B-16: Business Establishments in 1998 and 2008 in Zip Codes 10459 and 10460, the Bronx, and New York City

Business Sector	Zip Codes 10459 and 10460				Bronx				New York City			
	2008	1998	Change		2008	1998	Change		2008	1998	Change	
Construction	62	40	22	55.0%	1,056	892	164	18.4%	12,847	9,676	3,171	32.8%
Manufacturing	21	30	-9	-30.0%	386	508	-122	-24.0%	6,426	10,396	-3,970	-38.2%
Wholesale trade	33	36	-3	-8.3%	729	730	-1	-0.1%	17,229	18,577	-1,348	-7.3%
Retail trade	289	259	30	11.6%	3,507	3,096	411	13.3%	31,423	28,585	2,838	9.9%
Transportation and warehousing	17	14	3	21.4%	371	287	84	29.3%	4,937	4,637	300	6.5%
Information	10	3	7	233.3%	183	125	58	46.4%	5,776	4,953	823	16.6%
Finance and insurance	25	16	9	56.3%	439	393	46	11.7%	11,980	13,132	-1,152	-8.8%
Real estate	169	174	-5	-2.9%	2,238	2,193	45	2.1%	18,746	16,525	2,221	13.4%
Professional, scientific & technical services	17	6	11	183.3%	630	443	187	42.2%	25,353	21,668	3,685	17.0%
Management	2	4	-2	-50.0%	28	26	2	7.7%	1,259	1,433	-174	-12.1%
Admin, support, waste mgt, remediation	19	17	2	11.8%	419	403	16	4.0%	8,532	8,347	185	2.2%
Educational services	14	11	3	27.3%	269	202	67	33.2%	3,134	2,283	851	37.3%
Health care and social assistance	102	75	27	36.0%	2,023	1,650	373	22.6%	21,279	16,969	4,310	25.4%
Arts, entertainment, and recreation	4	2	2	100.0%	136	120	16	13.3%	5,378	3,938	1,440	36.6%
Accommodation and food services	73	45	28	62.2%	1,441	1,041	400	38.4%	18,219	13,647	4,572	33.5%
Other services	116	109	7	6.4%	1,943	1,834	109	5.9%	22,433	20,197	2,236	11.1%
Unclassified	0	13	-13	-100.0%	21	275	-254	-92.4%	403	3,299	-2,896	-87.8%
Total	973	854	119	13.9%	15,827	14,233	1,594	11.2%	215,537	198,822	16,715	8.4%

Source: U. S. Census Bureau, Zip Code Business Patterns and County Business Patterns, 2008 and 1998

Future Conditions without the Proposed Action

One of the businesses now located within the proposed rezoning area on Development Site 9C, a hotel with approximately 15 employees, is expected to be displaced by an anticipated new residential and retail development whether or not the Proposed Action is taken. Except for this change, it has been conservatively assumed that further declines in business activity and industrial space occupancy would not occur between now and 2022 in the absence of the Proposed Action. In general, however, the ongoing trends discussed above are expected to continue within the study area.

Future Conditions with the Proposed Action and Its Potential Impact

The Proposed Action would have several direct effects that merit consideration with regard to the potential for indirect business displacement. It would directly displace a number of businesses, it would alter the land use character of the proposed rezoning area from predominantly industrial to predominantly residential, and it would introduce a concentration of new commercial development. The purpose of this assessment is to determine whether the changes would have the potential to markedly increase commercial and industrial rents and property values in the study area, whether other study area businesses depend on the displaced businesses for goods or services, and whether the new commercial development would potentially have a retail saturation effect.

As is discussed above under Direct Business Displacement, the 26 businesses that would likely be displaced do not, for the most part, have strong linkages to the local business or residential community. They include independent warehouses (as opposed to ones associated with businesses located nearby), automotive repair shops (a small fraction of the number located in the general area), contractors' establishments, ambulette garages, two light manufacturers, a meatpacker, and a tow pound. Their displacement would not have a significant adverse impact on the operations or viability of other nearby businesses.

The directly affected businesses are not generally permitted and would not be expected to relocate to commercially-zoned streets in the area, and thus would not increase demand for space and rents at those locations. With regard to other nearby industrial areas, the locational requirements of the directly displaced businesses are not sufficiently tied to the immediate area for them to be expected to substantially alter demand for space and thus commercial rents. As is noted above under Direct Business Displacement, in February 2011 the New York Industrial Retention Network listed 554,000 square feet of available industrial space in the Bronx, and citywide industrial vacancy rates have been persistently high for years; as of 2007, the vacancy rate was close to 9 percent.

The Proposed Action includes not just the mapping of new residential zoning districts, but also the mapping of commercial overlays to allow for new commercial space that would serve the new population as well as the existing community. Approximately 93,000 square feet of new commercial space is assumed under the RWCDS, which would accommodate retail stores, restaurants, and service establishments. The new establishments are expected to absorb much of the demand created by the anticipated 2,453 new households, averting the potential for substantial increases in commercial rents that could occur if the existing commercial space inventory would absorb the increased demand.

As has been discussed, the Proposed Action would follow rather than introduce trends away from industrial and automotive use, which are underway in the study area and the city as a whole. Study area employment is concentrated in the educational, health, and social services sector, which does not require M1 zoning, and not in the sectors represented by the businesses facing direct displacement. In the study area, as in the borough and the city, the economic sectors in which growth has been

occurring are not ones that typically locate M1 districts or would be adversely affected by the Proposed Action.

With regard to the new commercial space, the question is whether the Proposed Action would introduce enough of a new economic activity to alter existing economic patterns. In discussing whether a preliminary assessment of the potential for a retail saturation impact is needed, the *CEQR Technical Manual* states that such an assessment may be needed if "the project would 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. Projects resulting in less than 200,000 square feet of regional-serving retail in the study area or less than 200,000 square feet of local-serving or regional-serving retail on a single development site would not typically result in socioeconomic impacts. Retail that is regional-serving draws primarily from a customer base located the immediate neighbor-hood. For projects exceeding these thresholds, an assessment of the indirect business displacement due to market saturation is appropriate." The Proposed Action would generate an estimated 93,000 square feet of commercial space, well short of the threshold. Furthermore, as noted above, the new commercial space would largely serve to absorb the new demand generated by the anticipated 2,453 new households.

In summary, the Proposed Action would not have a significant adverse impact as a result of indirect business displacement.

Adverse Effect on a Specific Industry

The final socioeconomic impact potential addressed in the *CEQR Technical Manual* is the possibility that a given action could affect the operation and viability of a specific economic sector, not necessarily tied to a specific location. This would generally occur only in the case of a regulatory change affecting the city as a whole, which the Proposed Action would not do. It can also occur, however, in the case of a local action that affects an area in which a substantial portion of that sector is concentrated, relative to the city as a whole. According to the *CEQR Technical Manual*, an industry-specific significant adverse impact might occur if an action would –

- significantly affect business conditions in any industry or any category of businesses within or outside the study area; or

- indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses.

As is concluded above under Direct and Indirect Business Displacement, the Proposed Action is not expected to significantly affect business conditions in any industry or category of businesses within the study area. The businesses facing direct displacement are small operations scattered among different categories, with no more than seven establishments or 92 employees in any one type of business. The businesses are not tied to the local economy or community. They belong to economic sectors that are already in decline in the study area as well as in the city as a whole.

With regard to conditions in a wider area or citywide, the affected businesses are mainly small warehouses and automotive repair shops of the sort that are common throughout the city. Within any economic sector, their employee counts represent extremely small fractions of the overall borough or city employment. As is discussed above under Indirect Business Displacement, the Proposed Action would occur in an area lacking in notable concentrations of employment, either overall or in any specific sector. Moreover, as has also been addressed, the land use changes resulting from the

Proposed Action would follow trends that are already underway and would not introduce new trends that could impair the economic viability in any industry or category of businesses.

The Proposed Action would not have a significant adverse impact on any of the city's economic sectors.

DETAILED ASSESSMENT OF THE POTENTIAL FOR INDIRECT RESIDENTIAL DISPLACEMENT

Introduction

Because the Proposed Action would introduce new market rate housing into a predominantly low and moderate income area and the number of new action-generated residents would exceed 5 percent of the future no-action study area population, indicating the potential for changes in demographic and real estate market conditions, a detailed analysis was performed. The purpose of the detailed analysis is to determine whether the study area contains a population at risk of indirect displacement resulting from rent increases due to changes in the real estate market caused by the new population. At-risk households are renter households who live in housing units that are not reserved for low or moderate income families or disadvantaged populations and are not protected by rent regulations from precipitous rent increases, who have incomes sufficiently low to be vulnerable to sharp rent increases, and who live in locations that could be affected by market changes caused by the Proposed Action. An at-risk population equal to at least 5 percent of the total study area population would be considered substantial.

The analysis was performed for the half-mile study area shown in Figure B-2 above. To provide a profile of the study area's existing residential population and housing, information was obtained from the 2000 census (the most recent decennial census from which information is available at the local level) about the study area demographics, income levels, poverty rate, and labor force participation rate and about housing tenure, contract rents, gross rents, and the percentage of income paid for rent. Realtors were consulted to determine current market conditions, and online sources were consulted to determine the number of public housing units, Mitchell-Lama units, affordable housing units managed by not-for-profit organizations, and other affordable housing. In this manner, a profile of existing socioeconomic conditions was obtained.

To determine the likely population increase under the future no-action scenario, information about anticipated new residential development was obtained from public agencies (as described in the Land Use, Zoning, and Public Policy section) and, for part of the study area, as projected in the EAS for the recently approved Third Avenue/Tremont Avenue rezoning. Information is then presented about residential development under the RWCDS in the future with the Proposed Action. Using Census Bureau and PLUTO data, the number of study area rental households in non-rent-regulated units was estimated. To determine the number of these households that can be considered at risk of involuntary displacement because of their incomes, the average household income of renter households in small buildings (with four or fewer units) in each census tract was compared with the average income of renter households in larger buildings in the same tract and with the average income of all renter households in the Bronx. The age of the housing stock was also considered, using 2000 census data that cross-tabulates tenure and the year in which the structure was built. A detailed tract-by-tract analysis was conducted using census data, field surveys of housing stock, and geographical and market considerations to determine which census tracts contain at-risk households who could be adversely affected by the Proposed Action. Through this sequence of steps, the number of at-risk households in the study area was determined. This number was then compared to the total number of

study area households to determine whether the number is significant relative to the size of the population (that is, whether it exceeds 5 percent, the threshold cited in the *CEQR Technical Manual*).

Existing Conditions

Population

Size of the Study Area Population

Between 1990 and 2000 the number of study area residents and of households increased by nearly a quarter; in some census tracts, the population increased by more than 50 percent. (See Table B-17.)

As is discussed above in the Preliminary Assessment, the study area's current population is estimated at 64,040, which is 16 percent more than in 2000. Population growth remained strong in the area during the past decade, although at a slower pace than in the 1990s.

Table B-17: Residents and Households in 1990 and 2000

	Residents				Households			
Census Tract	**1990**	**2000**	**Change**		**1990**	**2000**	**Change**	
60	992	1,081	89	9.0%	317	370	53	16.7%
119	4,430	4,793	363	8.2%	1,460	1,642	182	12.5%
121.01	1,670	2,878	1,208	72.3%	493	848	355	72.0%
121.02	1,309	1,619	310	23.7%	446	496	50	11.2%
123	2,163	2,919	756	35.0%	723	986	263	36.4%
125	1,565	2,271	706	45.1%	504	704	200	39.7%
127.01	1,906	2,309	403	21.1%	594	753	159	26.8%
153	2,453	2,962	509	20.8%	800	1,035	235	29.4%
155	1,943	2,779	836	43.0%	669	893	224	33.5%
157	2,184	3,571	1,387	63.5%	666	1,087	421	63.2%
161	4,289	4,755	466	10.9%	1,540	1,733	193	12.5%
220	1,034	1,445	411	39.7%	335	506	171	51.0%
359	1,200	1,346	146	12.2%	370	420	50	13.5%
361	5,997	6,283	286	4.8%	1,978	2,135	157	7.9%
363	5,560	6,571	1,011	18.2%	1,742	2,085	343	19.7%
365.01	3,055	3,421	366	12.0%	973	1,137	164	16.9%
365.02	1,651	1,793	142	8.6%	464	525	61	13.1%
367	1,396	2,223	827	59.2%	397	600	203	51.1%
Study Area	**44,797**	**55,019**	**10,222**	**22.8%**	**14,471**	**17,955**	**3,484**	**24.1%**

Source: 1990 and 2000 Censuses of Population and Housing (SF 2)

Age Characteristics

The 2000 census data show that 36 percent of the study area's residents were under the age of 18, including 9 percent under the age of 5. (See Table B-18.) Children and teenagers represented a higher percentage of the population than in the Bronx as a whole, where 30 percent were under the age of 18, and a considerably higher percentage than in the city as a whole, where 24 percent were younger than 18. At the other end of the age spectrum, 6 percent of study area residents were seniors over the age of 64. Seniors represented a smaller percentage of the population than in the borough (10 percent) or the city as a whole (12 percent). The study area's median age in 2000 was 26.6, compared with 31.2 in the Bronx and 34.2 in New York City. The high percentage of children indicates the presence of families requiring at least two and perhaps at least three bedrooms, limiting their flexibility in housing choice. It also indicates that an unusually large percentage of area residents have not yet entered their income-earning years.

Table B-18: Age Distribution in 2000

Age Group	Study Area		Bronx		New York City	
Under 5	4,813	8.7%	109,732	8.2%	540,878	6.8%
5 - 18	14,807	26.9%	287,640	21.6%	1,399,391	17.5%
18 - 64	31,813	57.8%	801,330	60.1%	5,130,152	64.1%
65 and over	3,586	6.5%	133,948	10.1%	937,857	11.7%
Total	55,019	100.0%	1,332,650	100.0%	8,008,278	100.0%
Median age	26.6		31.2		34.2	

Source: 2000 Census of Population and Housing (DCP online Tables SF1 P-1 and PL-1E)

Income and Labor Force Data

Table B-19 provides income range distributions, median and average household incomes, poverty rates, and labor force participation and employment statistics as of the 2000 census for the study area, the borough, and the city. To make the income figures more meaningful to a contemporary reader, they are presented both as reported in the 2000 census and as adjusted to account for the intervening decade of inflation (that is, both in 1999 and 2010 dollars).[9] Note, however, that the figures in 2010 dollars do not represent estimates of current median incomes or income ranges in the study area, but rather the current worth of the income ranges used and the incomes reported in the 2000 census.

[9] The conversion was performed using the United States Bureau of Labor Statistics (BLS) online Consumer Price Index (CPI) Inflation Calculator. The reported incomes are presumed to represent prior year's incomes, which is why 1999 rather than 2000 dollars were used as the basis of the conversion.

Table B-19: Income Levels, Poverty Rate, and Labor Force Data in 1999 and 2000

Households Earning (In 1999 Dollars):	(In 2010 Dollars):	Study Area		Bronx		New York City	
Less than $10,000	Less than $13,089	6,142	34%	109,177	24%	485,306	16%
$10,000 to $14,999	$13,089 to $19,632	2,054	11%	40,001	9%	214,421	7%
$15,000 to $19,999	$19,633 to $26,176	1,545	9%	31,884	7%	176,367	6%
$20,000 to $24,999	$26,177 to $32,721	1,405	8%	31,990	7%	178,046	6%
$25,000 to $29,999	$32,722 to $39,265	1,330	7%	31,254	7%	174,531	6%
$30,000 to $34,999	$39,266 to $45,809	1,052	6%	29,705	6%	172,246	6%
$35,000 to $39,999	$45,810 to $52,353	634	4%	24,852	5%	156,749	5%
$40,000 to $44,999	$52,354 to $58,898	736	4%	22,392	5%	147,132	5%
$45,000 to $49,999	$58,899 to $65,442	530	3%	17,784	4%	126,416	4%
$50,000 to $59,999	$65,443 to $78,531	871	5%	32,324	7%	233,102	8%
$60,000 to $74,999	$78,532 to $98,163	764	4%	33,587	7%	270,620	9%
$75,000 to $99,999	$98,164 to $130,895	512	3%	30,029	6%	273,552	9%
$100,000 to $124,999	$130,896 to $163,606	240	1%	13,356	3%	154,331	5%
$125,000 to $149,999	$163,607 to $196,328	98	1%	6,262	1%	80,222	3%
$150,000 to $199,999	$196,329 to $261,771	51	0%	4,351	1%	75,626	3%
$200,000 or more	$261,772 or more	118	1%	4,294	1%	103,810	3%
Total households		18,082	100%	463,242	100%	3,022,477	100%
Median household income:							
As reported, in 1999 dollars		$17,693		$27,611		$38,293	
Converted to 2010 dollars		$23,158		$36,139		$50,120	
Average household income:							
As reported, in 1999 dollars		$27,979		$38,960		$58,505	
Converted to 2010 dollars		$36,621		$50,993		$76,575	
Persons below poverty level		23,825		395,263		1,668,938	
Poverty rate		44%		31%		21%	
Labor force participation rate		46.7%		51.3%		57.8%	
Unemployment rate		18.4%		14.3%		9.6%	
Employment-to-population ratio		38.1%		43.9%		52.2%	

Source: 2000 Census of Population and Housing (SF 3 Tables P52, P53, P54, P87 and DCP online Table SF3 LF P-1)

Conversion to 2010 dollars using the United States Bureau of Labor Statistics CPI Inflation Calculator

Study area income levels were low, and poverty rates were high, in 2000, relative to both the Bronx and the city as a whole. The study area's median household incomes was only $17,693 ($23,158 in 2010 dollars), a figure that was 36 percent lower than that for the Bronx ($27,611, or $36,139 in 2010 dollars) and 54 percent lower than that for New York City ($38,293, or $50,120 in 2010 dollars). In other words, the study area's median household income was less than two-thirds of that in the entire Bronx, which is the city's lowest income borough, and less than half of that in the city as a whole. The study area's average household income was $27,979 ($36,621 in 2010 dollars), a figure that was 28 percent lower than that for the Bronx ($38,960, or $50,993 in 2010 dollars) and 52 percent lower than that for New York City ($58,505, or $76,575 in 2010 dollars). The study area's poverty rate was 44 percent – that is, 44 percent of the area's household population lived in households with incomes below the poverty rate – compared with rates of 31 percent for the borough and 21 percent for the city.

With respect to income distribution, more than a third (34 percent) of the study area's households had annual incomes of under $10,000 (the equivalent of approximately $13,000 in 2010), compared with 24 percent and 16 percent of the borough's and the city's households. Fewer than a third of the study area's households (31 percent) had incomes of at least $30,000 (the equivalent of about $39,000 in 2010), compared with almost half (46 percent) of the borough's households and 60 percent of the city's households. That is, roughly a third of the households had incomes of under $10,000, roughly a third had incomes between $10,000 and $30,000, and roughly a third had incomes of $30,000 or more. In the Bronx as a whole, a third (33 percent) had incomes under $15,000 (the equivalent of approximately $20,000 in 2010), roughly a third (32 percent) had incomes between $15,000 and $40,000 (the equivalent of about $52,000 in 2010), and roughly a third (35 percent) had incomes of at least $40,000. In New York City roughly a third (35 percent) of households had incomes below $25,000 (the equivalent of about $33,000 in 2010), a third (33 percent) had incomes between $25,000 and $60,000 (the equivalent of about $78,500 in 2010), and about a third (32 percent) had incomes of at least $60,000. The number of upper income and even upper middle income households in the study area was small. In the study area, 10 percent had incomes of at least $60,000, 6 percent had incomes of at least $75,000 (the equivalent of about $98,000 in 2009), and 3 percent had incomes of at least $100,000 (the equivalent of about $131,000 in 2009). The comparable percentages were 19, 12, and 6 percent for the Bronx and 32, 23, and 14 percent for New York City.

High poverty rates are often associated with low labor force participation rates and high unemployment rates, and that is the case in the study area. As Table B-19 shows, the labor force participation rate for residents aged 16 and over as of the 2000 census was substantially lower in the study area than in the borough and the city as a whole and was under 50 percent. For those who were in the labor force, the unemployment rate was 18.4 percent, considerably higher than the citywide rate at the time. As a result of the low labor force participation and high unemployment, only 38.1 percent of study area residents over the age of 15 were employed.

There is no clear geographic pattern regarding income levels and poverty rates within the study area. Median household incomes in 2000 ranged from a low of $11,190 ($14,646 in 2010 dollars) in Tract 220 in the northeastern corner of the study area (bounded by the Bronx River, Bronx Park, the Bronx River Parkway, and East Tremont Avenue) to a high of $31,767 ($41,579 in 2010 dollars) in Tract 359 (bounded by the Cross Bronx Expressway, Southern Boulevard, East Tremont Avenue, and West Farms Road, and including the northernmost part of the proposed rezoning area). Poverty rates ranged from a high of 54 percent in Tracts 127.01 in the southwestern part of the study area (bounded by Westchester Avenue, East 167th Street, Tiffany Street, and East 165th Street) and 363 in the northwestern part of the study area (bounded by East Tremont Avenue, Vyse Avenue, Bronx Park, and Southern Boulevard) to a low of 17 percent in Tract 60 in the northeast (just south of Tract 220, bounded by the Bronx River, East Tremont Avenue, the Bronx River Parkway, and the Cross Bronx

Expressway). (Median household incomes and poverty rates for the individual tracts are shown in Table B-20.)

Table B-20: 1999 Median Incomes and Poverty Rates by Census Tract

Census Tract	Median Household Income		Poverty Rate
	In 1999 Dollars	In 2010 Dollars	
60	$30,242	$39,583	17%
119	$16,990	$22,238	42%
121.01	$21,424	$28,041	50%
121.02	$17,688	$23,151	45%
123	$17,906	$23,435	40%
125	$27,566	$36,080	32%
127.01	$12,342	$16,154	54%
153	$20,918	$27,379	38%
155	$17,616	$23,057	37%
157	$20,685	$27,074	34%
161	$16,308	$21,345	43%
220	$11,190	$14,646	53%
359	$31,767	$41,579	30%
361	$12,723	$16,653	49%
363	$14,632	$19,151	54%
365.01	$18,125	$23,723	47%
365.02	$18,402	$24,086	45%
367	$17,214	$22,531	45%

Source: 2000 Census of Population and Housing (SF 3 Tables P53 and P87)

Conversion to 2010 dollars using the BLS CPI Inflation Calculator

Although the area's income levels as reported in 2000 were low, they were substantially higher than those reported ten years earlier, particularly in the primary study area. Between 1990 and 2000, the study area's median household income, adjusted for inflation, rose by 8 percent, and the average household income rose by 16 percent. (See Table B-21.)

Table B-21: Income Levels in 1989 and 1999

	Study Area	Bronx	New York City
Median Household Income			
1989:			
As reported, in 1989 dollars	$12,138	$21,944	$29,823
Converted to 1999 dollars	$16,308	$29,483	$40,068
Converted to 2010 dollars	$21,345	$38,589	$52,444
1999:			
As reported, in 1999 dollars	$17,693	$27,611	$38,293
Converted to 2010 dollars	$23,158	$36,139	$50,993
Change	8.5%	-6.3%	-4.4%
Average Household Income			
1989:			
As reported, in 1989 dollars	$17,911	$29,177	$41,741
Converted to 1999 dollars	$24,064	$39,201	$56,081
Converted to 2010 dollars	$31,497	$51,308	$73,402
1999:			
As reported, in 1999 dollars	$27,979	$38,960	$58,505
Converted to 2010 dollars	$36,621	$50,993	$76,575
Change	16.3%	-0.6%	4.3%

Source: 1990 and 2000 Censuses of Population and Housing (SF 3)

Conversion to 1999 and 2010 dollars using the United States Bureau of Labor Statistics CPI Inflation Calculator

Housing

Number and Tenure of Housing Units

Turning from demographic data to a discussion of the area's housing, the 2000 census enumerated 19,286 housing units in the study area, of which 17,955 (93.1 percent) were occupied. Ninety percent of the occupied units were rental, and 10 percent were owner-occupied. In the borough as a whole, 80 percent of the occupied housing was rental and 20 percent was owner-occupied, and in New York City 70 percent was rental and 30 percent was owner-occupied. Tract level information, as well as information for the study area, the borough, and the city as a whole, is presented in Table B-22.

Table B-22: Housing Units and Tenure in 2000

Census Tract	Housing Units	Occupied Housing Units		Ownership Units		Rental Units		Vacant Housing Units	
60	403	370	92%	29	8%	341	92%	33	8.2%
119	1720	1642	95%	148	9%	1494	91%	78	4.5%
121.01	928	848	91%	173	20%	675	80%	80	8.6%
121.02	516	496	96%	10	2%	486	98%	20	3.9%
123	1,100	986	90%	96	10%	890	90%	114	10.4%
125	790	704	89%	245	35%	459	65%	86	10.9%
127.01	812	753	93%	124	16%	629	84%	59	7.3%
153	1,161	1,035	89%	195	19%	840	81%	126	10.9%
155	1,021	893	87%	53	6%	840	94%	128	12.5%
157	1,218	1,087	89%	183	17%	904	83%	131	10.8%
161	1,808	1,733	96%	61	4%	1,672	96%	75	4.1%
220	562	506	90%	36	7%	470	93%	56	10.0%
359	438	420	96%	44	10%	376	90%	18	4.1%
361	2,184	2,135	98%	86	4%	2,049	96%	49	2.2%
363	2,194	2,085	95%	145	7%	1,940	93%	109	5.0%
365.01	1,217	1,137	93%	74	7%	1,063	93%	80	6.6%
365.02	571	525	92%	47	9%	478	91%	46	8.1%
367	643	600	93%	82	14%	518	86%	43	6.7%
Study Area	**19,286**	**17,955**	**93%**	**1,831**	**10%**	**16,124**	**90%**	**1,331**	**6.9%**
Bronx	490,659	463,212	94%	90,687	20%	372,525	80%	27,447	5.6%
NYC	3,200,912	3,021,588	94%	912,296	30%	2,109,292	70%	179,324	5.6%

Source: 2000 Census of Population and Housing (SF 1 Tables H3 and H4)

As is discussed above, the 2000 information is now quite dated, particularly since substantial new residential development has occurred in the study area during the intervening years. The latest PLUTO data show that there are 22,777 housing units in the study area. Applying the vacancy rates from the 2000 census for the study area, it is estimated that there are 21,205 occupied housing units, or households, in the study area.

Rents

Monthly rents tend to be considerably lower in the study area than in the borough or city as a whole. As of the 2000 census, the median contract rent in the study area was $373 a month (the equivalent of $472 in 2010 dollars). (Contract rent ranges and medians for the study area, the borough, and the city are shown in Table B-23.) That was 33 percent lower than the median for the Bronx and 42 percent lower than that for New York City ($560 and $646 respectively, the equivalent of $709 and $818 in 2010). Twenty percent of renter households in the study area paid rents of $600 or more ($760 in 2010 dollars), compared with 35 percent of such households in the Bronx and 57 percent in New York City.

Table B-23: Contract Rents in 2000

Contract Rent		Study Area		Bronx		New York City	
(In 2000 Dollars):	**(In 2010 Dollars):**	**Units**	**Percent**	**Units**	**Percent**	**Units**	**Percent**
Total rental units:		16,210		372,481		2,108,538	
With cash rent:		15,969	100%	365,801	100%	2,066,896	100%
Less than $100	Less than $126	711	4%	7,023	2%	23,356	1%
$100 to $149	$127 to $189	1,468	9%	16,945	5%	62,623	3%
$150 to $199	$190 to $252	1,408	9%	19,623	5%	75,404	4%
$200 to $249	$253 to $316	1,135	7%	12,470	3%	54,341	3%
$250 to $299	$317 to $379	1,232	8%	12,661	3%	50,391	2%
$300 to $349	$380 to $442	883	6%	12,222	3%	58,188	3%
$350 to $399	$443 to $506	749	5%	11,761	3%	52,834	3%
$400 to $449	$507 to $569	1,176	7%	19,209	5%	91,957	4%
$450 to $499	$570 to $632	1,282	8%	28,331	8%	114,938	6%
$500 to $549	$633 to $695	1,400	9%	35,077	10%	159,356	8%
$550 to $599	$696 to $759	1,183	7%	36,342	10%	128,469	6%
$600 to $649	$760 to $822	904	6%	37,482	10%	173,795	8%
$650 to $699	$823 to $885	664	4%	28,966	8%	141,978	7%
$700 to $749	$886 to $949	375	2%	23,298	6%	142,341	7%
$750 to $799	$950 to $1,012	461	3%	15,551	4%	111,395	5%
$800 to $899	$1,013 to $1,139	538	3%	25,168	7%	187,313	9%
$900 to $999	$1,140 to $1,265	145	1%	10,225	3%	111,329	5%
$1,000 to $1,249	$1,266 to $1,582	200	1%	9,969	3%	140,827	7%
$1,250 to $1,499	$1,583 to $1,898	32	0%	1,687	0%	59,233	3%
$1,500 to $1,999	$1,899 to $2,532	23	0%	1,349	0%	64,426	3%
$2,000 or more	$2,533 or more	0	0%	442	0%	62,402	3%
No cash rent		241		6,680		41,642	
Median contract rent:							
In 2000 dollars		$373		$560		$646	
Converted to 2010 dollars		$472		$709		$818	

Source: 2000 Census of Population and Housing (SF 3 Tables H54 and H56)

Whereas contract rent represents the amount actually paid to the landlord each month, gross rent includes both the contract rent and the cost of utilities (gas and electric). It is thus a measure of a household's shelter costs.[10] As of the 2000 census, the median reported gross rent in the full study area was $447 a month (the equivalent of $566 in 2010 dollars). (Gross rent ranges and medians for the study area, the borough, and the city are shown in Table B-24.) That was 28 percent lower than the median for the Bronx and 37 percent lower than that for New York City ($620 and $705 respectively, the equivalent of $785 and $893 in 2010). Whereas 51 percent of renter households in the city and 35 percent in the Bronx paid $700 or more in gross rent in 2000 (the equivalent of $879 in 2009), only 19 percent of study area renter households paid that much in gross rent.

[10] Because contract rent sometimes includes charges for gas and electric, sometimes includes a charge for gas only, and sometimes does not include either utility, gross rents are more readily comparable. However, householders know precisely what contract rent they must pay each month but may or may not be able to accurately estimate monthly utility costs, so contract rents are more accurately reported.

Table B-24: Gross Rents in 2000

Gross Rent		Study Area		Bronx		New York City	
(In 2000 Dollars):	(In 2010 Dollars):	Units	Percent	Units	Percent	Units	Percent
Total rental units:		16,210		372,481		2,108,538	
With cash rent:		15,969	100%	365,801	100%	2,066,896	100%
Less than $100	Less than $127	262	2%	3,232	1%	11,477	1%
$100 to $149	$128 to $189	710	4%	10,381	3%	39,828	2%
$150 to $199	$190 to $252	1,360	9%	20,435	6%	78,859	4%
$200 to $249	$253 to $316	1,164	7%	12,271	3%	51,322	2%
$250 to $299	$317 to $379	1,274	8%	12,257	3%	49,527	2%
$300 to $349	$380 to $442	1,055	7%	11,238	3%	49,815	2%
$350 to $399	$443 to $506	734	5%	10,921	3%	50,018	2%
$400 to $449	$507 to $569	809	5%	13,596	4%	66,463	3%
$450 to $499	$570 to $632	1,239	8%	19,622	5%	85,695	4%
$500 to $549	$633 to $695	1,262	8%	25,483	7%	120,257	6%
$550 to $599	$696 to $759	1,184	7%	29,368	8%	122,860	6%
$600 to $649	$760 to $822	1,028	6%	34,433	9%	146,298	7%
$650 to $699	$823 to $885	1,054	7%	33,388	9%	146,107	7%
$700 to $749	$886 to $949	562	4%	29,220	8%	144,475	7%
$750 to $799	$950 to $1,012	604	4%	23,101	6%	129,366	6%
$800 to $899	$1,013 to $1,139	752	5%	33,202	9%	218,404	11%
$900 to $999	$1,140 to $1,265	378	2%	18,640	5%	147,906	7%
$1,000 to $1,249	$1,266 to $1,582	409	3%	17,687	5%	183,851	9%
$1,250 to $1,499	$1,583 to $1,898	89	1%	4,457	1%	82,517	4%
$1,500 to $1,999	$1,899 to $2,532	38	0%	2,291	1%	74,300	4%
$2,000 or more	$2,533 or more	0	0%	578	0%	67,551	3%
No cash rent		241		6,680		41,642	
Median contract rent:							
In 2000 dollars		$447		$620		$705	
Converted to 2010 dollars		$566		$785		$893	

Source: 2000 Census of Population and Housing (SF 3 Tables H62 and H63)

Information from the 2000 census about the percentage of household income paid in gross rent (presented in Table B-25) also shows that a substantial number of study area households were paying more than 30 percent of income for shelter, a commonly accepted benchmark of affordability.[11] As of 2000 approximately half of study area renter households (50 percent) were paying more than 30 percent of income for gross rent, compared with 46 percent of Bronx renter households and 43 percent of New York City renter households. The median percentage of income paid for gross rent was 30.7 percent in the study area, compared with 28.0 percent in the Bronx and 26.6 percent in New York City.

[11] For example, 30 percent of income is the percentage that public housing residents pay in rent, and it serves as the basis for setting maximum gross or contract rents for housing units created using the Low Income Housing Tax Credit.

Table B-25: Gross Rent as Percentage of Income in 2000

	Study Area		Bronx		New York City	
	Households	**Percent**	**Households**	**Percent**	**Households**	**Percent**
Total rental units computed	15,197		349,643		1,984,955	
Less than 10 percent	1,440	9.5%	29,728	8.5%	183,189	9.2%
10 to 14 percent	1,440	9.5%	41,919	12.0%	249,840	12.6%
15 to 19 percent	1,622	10.7%	43,029	12.3%	262,246	13.2%
20 to 24 percent	1,630	10.7%	39,068	11.2%	232,427	11.7%
25 to 29 percent	1,457	9.6%	34,968	10.0%	199,904	10.1%
30 to 34 percent	1,425	9.4%	26,015	7.4%	146,710	7.4%
35 to 39 percent	776	5.1%	16,829	4.8%	101,000	5.1%
40 to 49 percent	1,168	7.7%	23,097	6.6%	139,268	7.0%
50 percent or more	4,239	27.9%	94,990	27.2%	470,371	23.7%
Median	30.7%		28.0%		26.6%	

Source: 2000 Census of Population and Housing (SF 3 Tables H69 and H70)

There is considerable variation within the study area with regard to median contract rents, gross rents, and gross rent as a percentage of household income (as is shown in Table B-26). In 2000 median contract rents ranged from $278 (the equivalent of $352 in 2010) in Tract 123 (bounded by West Farms Road, Jennings Street, Intervale Avenue, and Freeman Street) to $543 (the equivalent of $688 in 2010) in Tract 367 (bounded by the Cross Bronx Expressway, Southern Boulevard, Crotona Park, and Prospect Avenue). The geographic pattern of higher and lower median gross rents was similar to that for median contract rents. With regard to the rent burden, the percentage of annual income paid for gross rent, the median exceeded 50 percent in one tract, Tract 220 (bounded by the Bronx River, Bronx Park, the Bronx River Parkway, and East Tremont Avenue), and it exceeded 40 percent in two others: Tract 125 (bounded by Freeman Street, Hoe Avenue, 167th Street, and a western edge that ranges from Tiffany Street to Lyman Place), and Tract 367 (bounded by Crotona Park North, Southern Boulevard, East Tremont Avenue, and Prospect Avenue). The lowest median percentage was 23.2 percent in Tract 359 (bounded by the Cross Bronx Expressway, West Farms Road, East Tremont Avenue, and Southern Boulevard).

Table B-26: Rents in 2000 by Census Tract

	Median Contract Rent		Median Gross Rent		Median Gross Rent as a
Census Tract	In 2000 $	In 2010 $	In 2000 $	In 2010 $	Percentage of Income
60	$525	$665	$588	$745	23.5%
119	$346	$438	$413	$523	29.2%
121.01	$499	$632	$561	$710	38.3%
121.02	$288	$365	$384	$486	30.2%
123	$278	$352	$364	$461	27.4%
125	$482	$610	$542	$686	42.6%
127.01	$311	$394	$347	$439	27.2%
153	$353	$447	$451	$571	29.0%
155	$321	$406	$368	$466	24.3%
157	$504	$638	$576	$729	30.4%
161	$387	$490	$445	$564	28.0%
220	$534	$676	$592	$750	More than 50%
359	$479	$607	$547	$693	23.2%
361	$287	$363	$307	$389	28.7%
363	$325	$412	$412	$522	30.9%
365.01	$518	$656	$585	$741	33.7%
365.02	$450	$570	$499	$632	33.4%
367	$543	$688	$608	$770	40.2%

Source: 2000 Census of Population and Housing (SF 3 Tables H56, H63, and H70)

Income Restricted Housing Inventories

The study area contains a considerable inventory of low cost rental housing, which accommodates 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. Another factor is rent regulation, which is discussed below. 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.

The eligibility criteria for almost all shelter assistance programs are defined through reference to federally established income limits for low income and very low income families. As defined in the United States Housing Act of 1937, "low income" and "very low income" households are those with incomes below 80 percent and 50 percent respectively of the median family income for the area, which the Department of Housing and Urban Development (HUD) refers to as the Area Median

Income (AMI) or Median Family Income (MFI), the two terms being interchangeable. HUD defines a "low income" or "very low income" household as one whose annual income is no greater than a limit, calculated annually by HUD, for the area in which the household lives.[12] The general way that HUD calculates income limits is by reference to AMI, but HUD adjusts the limits for areas with particularly high or low housing costs or to prevent a year-to-year drop in an area's income limits.[13] The income limit is assumed to be for a four-person household and is then adjusted for household size; the median income for a one-person household is set at 70 percent of the four-person base median, the median income for a two-person household is set at 80 percent of the four-person base, that for a three-person household is set at 90 percent of the four-person base, that for a five-person household is set at 108 percent of the four-person base, that for a six-person household is set at 116 percent of the base, and so on. Although New York City's definition of "low income" differs from the federal government's, eligibility requirements under City programs are still tied to the HUD income limits.

One type of income-restricted housing that is insulated from real estate pressures is public housing. Public housing consists of residential buildings or projects that have been constructed (or, in some cases, acquired and rehabilitated) by a government entity, the New York City Housing Authority (NYCHA), and that NYCHA oversees and generally manages. Some of these are owner-occupied co-ops, but most are rental complexes owned by NYCHA. To be eligible to reside in NYCHA housing, a household must qualify as low income under the federal definition. For 2010 the public housing income limits in New York City ranged from $43,000 for a one-person household to $81,100 for a family of eight.[14] Although these are the legal limits, lower income targets are used, and residents' actual incomes tend to be considerably lower. Rent is set at 30 percent of a household's income.

There are nine NYCHA rental developments in the study area, containing 935 apartments.[15] (See Figure B-4.) As of February 2010, the average monthly gross rents in these developments ranged from $364 to $522.[16]

Another type, Section 202 supportive housing for the elderly, consists of federally subsidized housing with supportive services for very low income elderly persons and families. For 2009 the income limits were $26,900 for a one-person household and $30,700 for a two-person household.[17]

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[12] The boundaries of the area in which HUD places New York City have been adjusted over the years.

[13] An explanation of where and how these adjustments are made can be found at HUD Office of Policy Development and Research, FY2009 HUD Income Limits Briefing Material (April 20, 2009), or, if available, the Income Limits Briefing Material for any subsequent year. Adjustments have been used to set New York's income low and very low income limits in recent years.

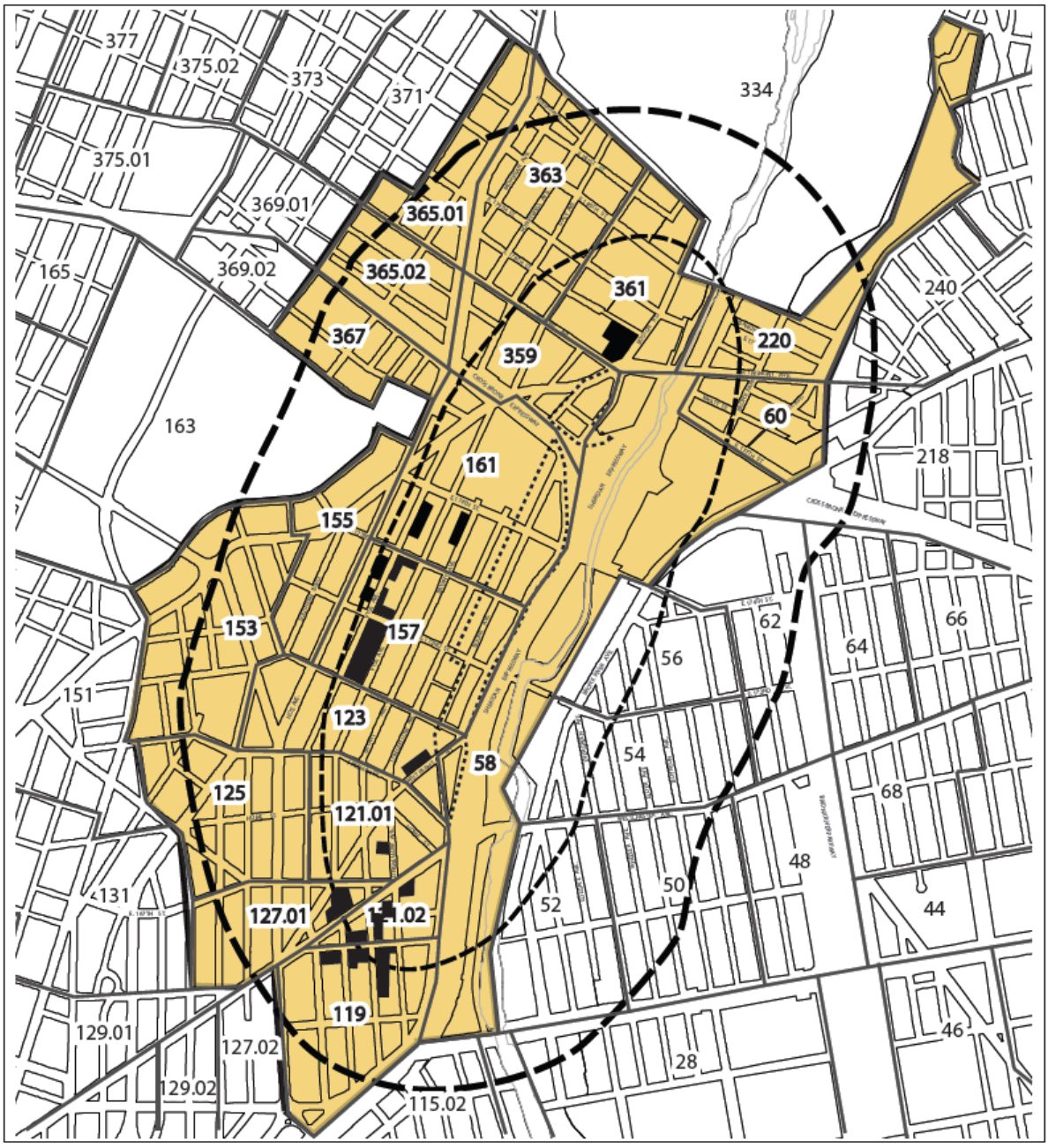
[14] New York City Housing Authority (NYCHA), Development Data Book 2010.

[15] Locations and numbers of housing units were obtained from NYCHA's searchable online database and confirmed in NYCHA's Development Data Book 2010.

[16] NYCHA, Development Data Book 2010. Average annual incomes thus range from $14,560 to $20,880.

[17] HUD, FY 2009 Income Limits Documentation System.

Figure B-4: NYCHA Public Housing



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

There are nine Section 202 supportive housing developments in the study area, with a total of 637 apartments.[18] Approximately half of the housing units are in Tracts 161 (bounded by East 173rd Street, West Farms Road, the Cross Bronx Expressway, and Southern Boulevard) and 361 (bounded by East Tremont Avenue, Vyse Avenue, Bronx Park, and the Bronx River). (See Figure B-5.)

Mitchell-Lama developments provide income-restricted housing for moderate and middle income housing and were constructed under a New York State program that began in the 1950s, under which private developers received low-cost mortgages and/or tax abatements in return for agreement to limit profits and tenant or purchaser incomes for a set minimum number of years (in most cases 20 years) and to abide by government supervision during that period. These included both limited equity co-ops and rental projects. Income limits and rents vary by project.

There is one Mitchell-Lama rental development in the study area: the 408-unit Twin Parks S. E. 3 and 4 at 2111 Southern Boulevard (in Tract 365.01).[19] (See Figure B-6.) It is a State-supervised middle income development.

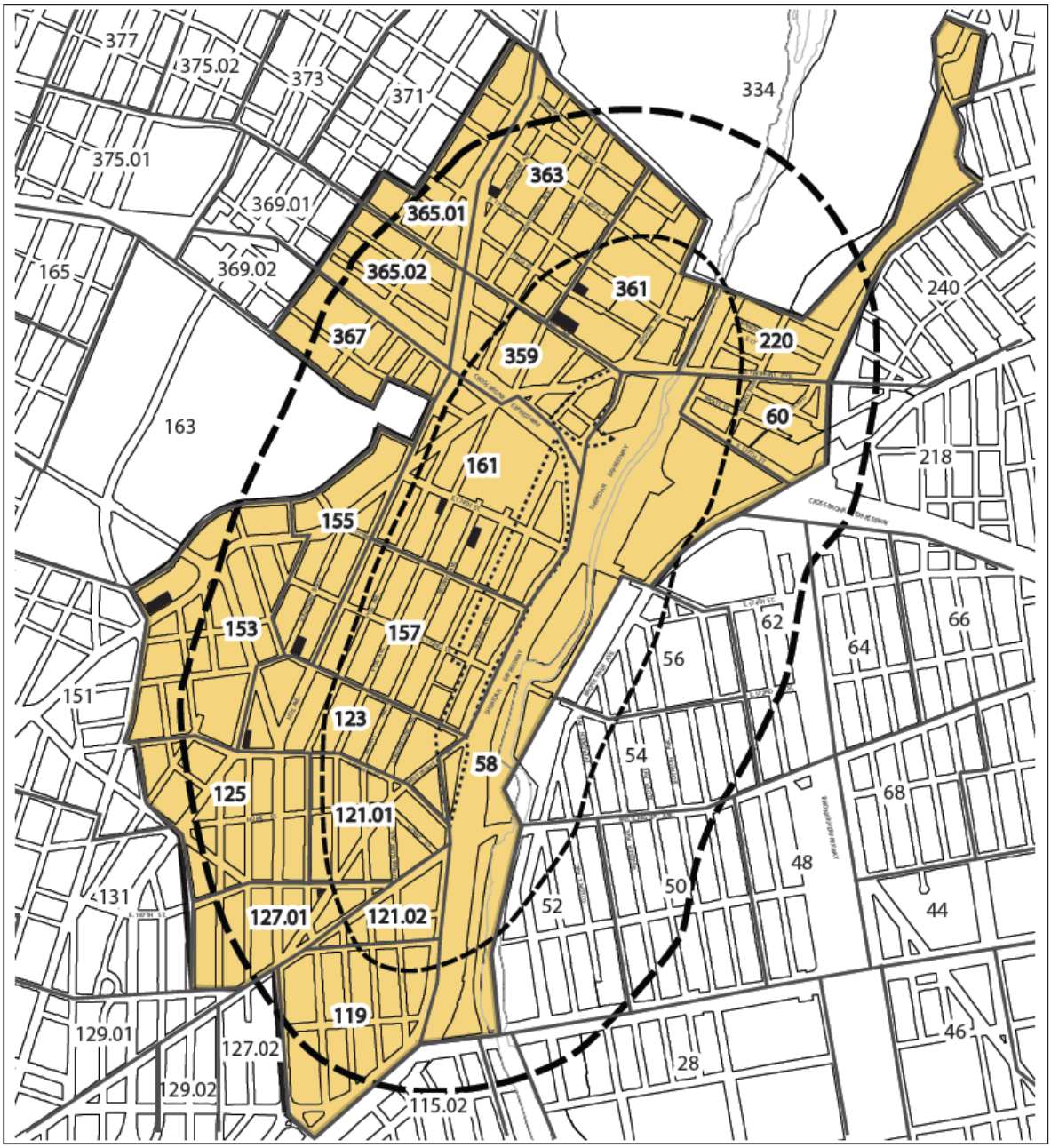
These are the inventories for which there are lists or searchable databases, but there are other private developments, built using various public funding programs, that include housing units set aside for income-restricted households or persons with specified disadvantages. For buildings constructed during the past decade, as determined by the "year built" column in the PLUTO database, online searches, by address, of HPD press releases, HPD and New York City Housing Development Corporation (HDC) announcements of available housing, and news articles yielded pertinent information about certain developments. HPD has also provided a list of projects in the area completed since 2005. These sources identified 16 projects in the study area containing 1,175 units of income restricted or supportive housing not including in any of the previously discussed inventories. (See Figure B-7.) The total includes 186 units in four supportive housing facilities for young adults aging out of foster care, recovering substance abusers, persons needing mental health services, and previously homeless families.[20] Another 783 units in 11 developments are reserved for households meeting the city's definition of low income (that is, with incomes up to 1.2 times the very low income limits set by HUD) or for previously homeless persons or families, using the Low-Income Affordable Marketplace Program (LAMP), the Mixed Income Rental Program (MIRP), and Low Income Housing Tax Credits.[21] Another 206 units are reserved for moderate income households

[18] They were identified using the online list at the website of the New York City Department for the Aging. Six of the nine are also identified as Section 202 housing on the list of properties managed by the MBD Housing Corporation posted on the MBD (aka Mid-Bronx Desperadoes) website (mbdhousing.org). For those six the number of units was taken from the MBD list; for the others the number of units was taken from the PLUTO database.

[19] New York State Department of Housing and Community Renewal (DHCR), State Supervised Middle Income Housing Developments for Families (online list). No additional rental projects are on the list in New York City Department of Housing Preservation and Development (HPD), Division of Housing Supervision, Department Memorandum Re: Mitchell-Lama Housing Companies and Redevelopment Companies, Revised January 2009.

[20] The developments are 1321 Louis Nine Boulevard, 1932 Crotona Parkway, the John G. Hunter Apartments at 806 Fairmount Place, and Fox Point at 1015 Fox Street.

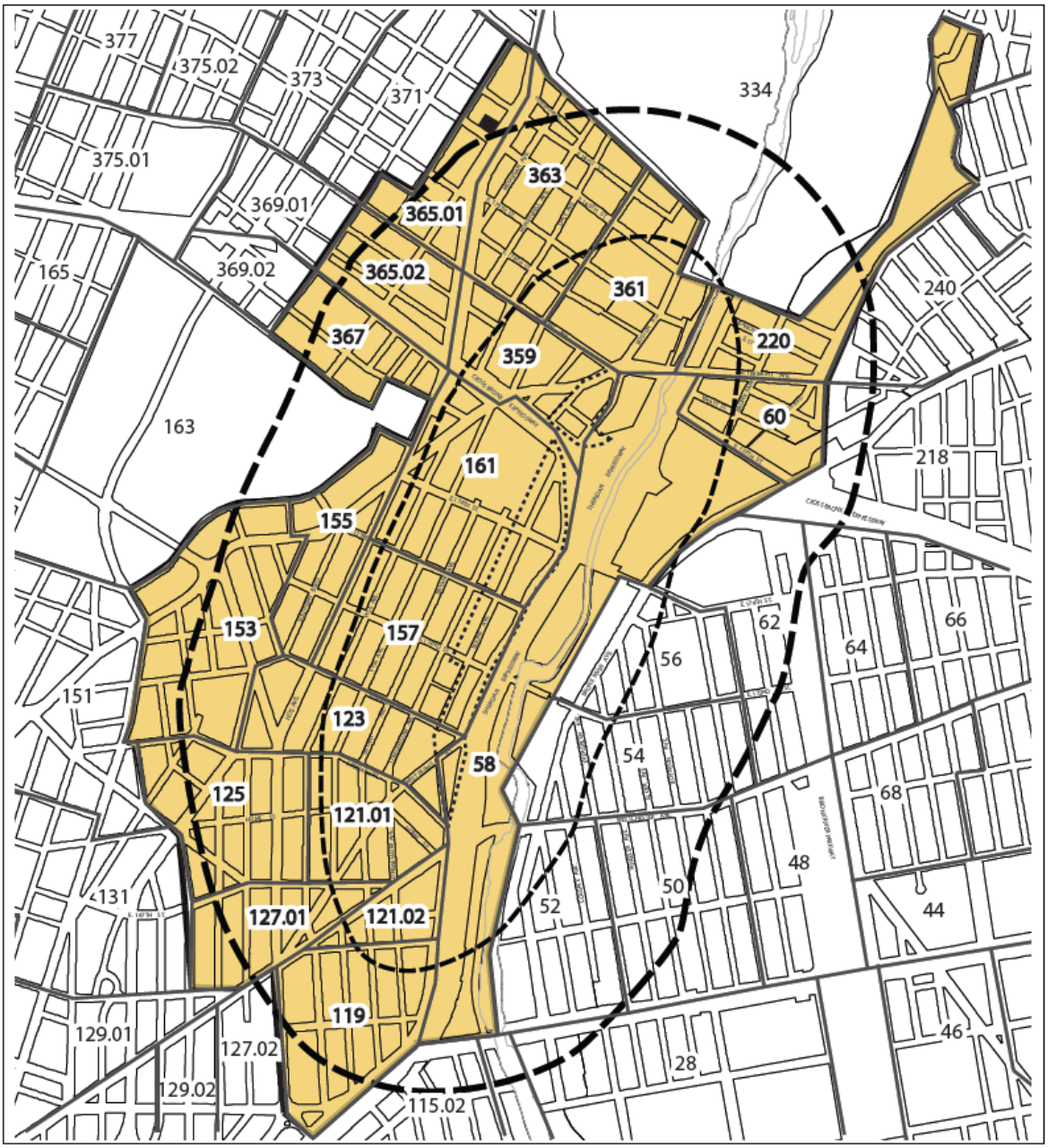
[21] The developments are Intervale Gardens (Urban Horizons II) at 1359 Intervale Avenue, Intervale Green at 1330 Intervale Avenue, Crotona Senior Apartments at 1926 Crotona Parkway, Bristow-Stebbins Apartments at 1402 Bristow Street, 1904 Vyse Avenue, 1211 Southern Boulevard, 1490 Boston Road, 2090 Crotona Parkway, 906 East 178th Street, and Burke Plaza at 871 East 179th Street.



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

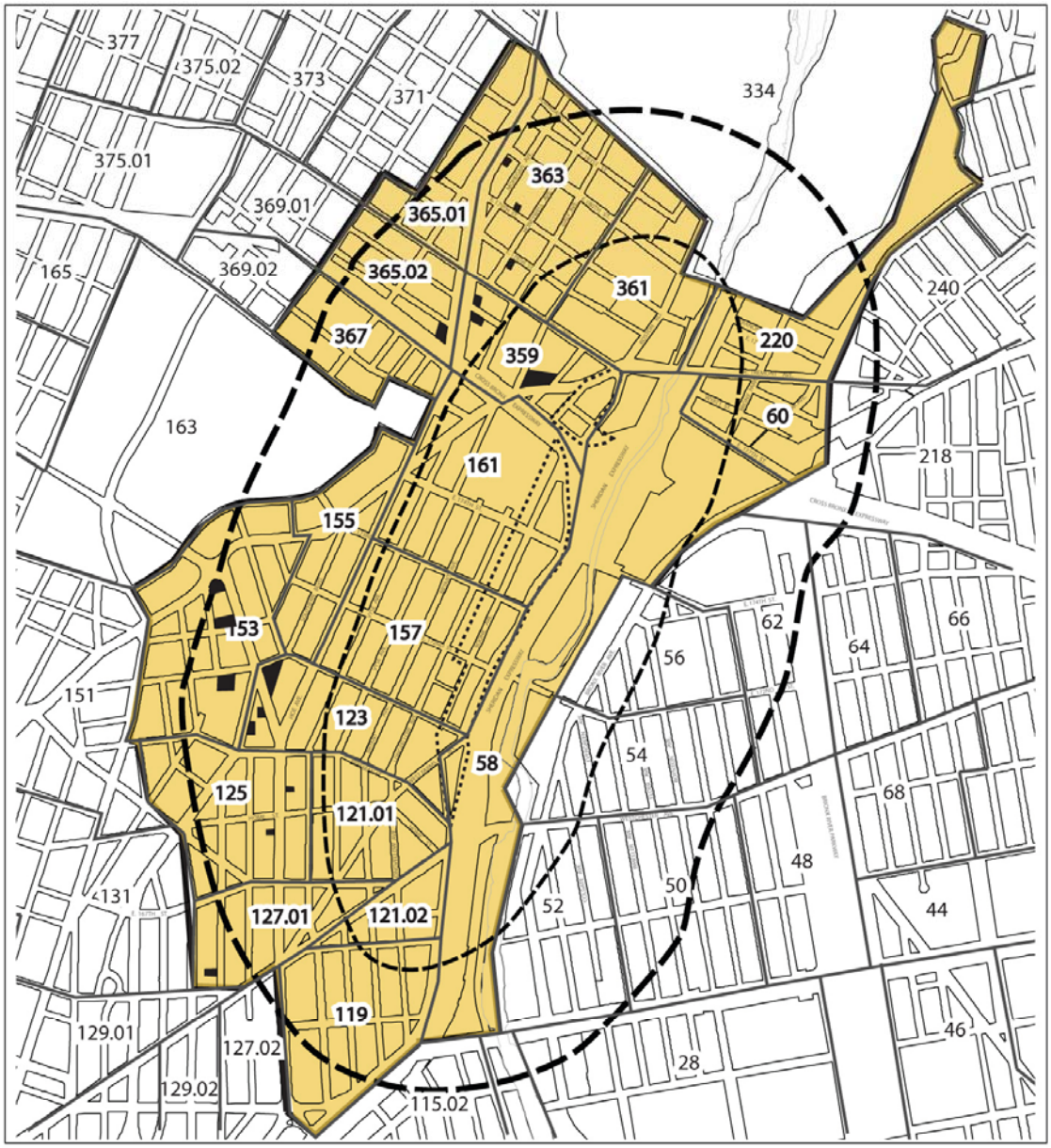
Figure B-6: Mitchell-Lama Housing



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

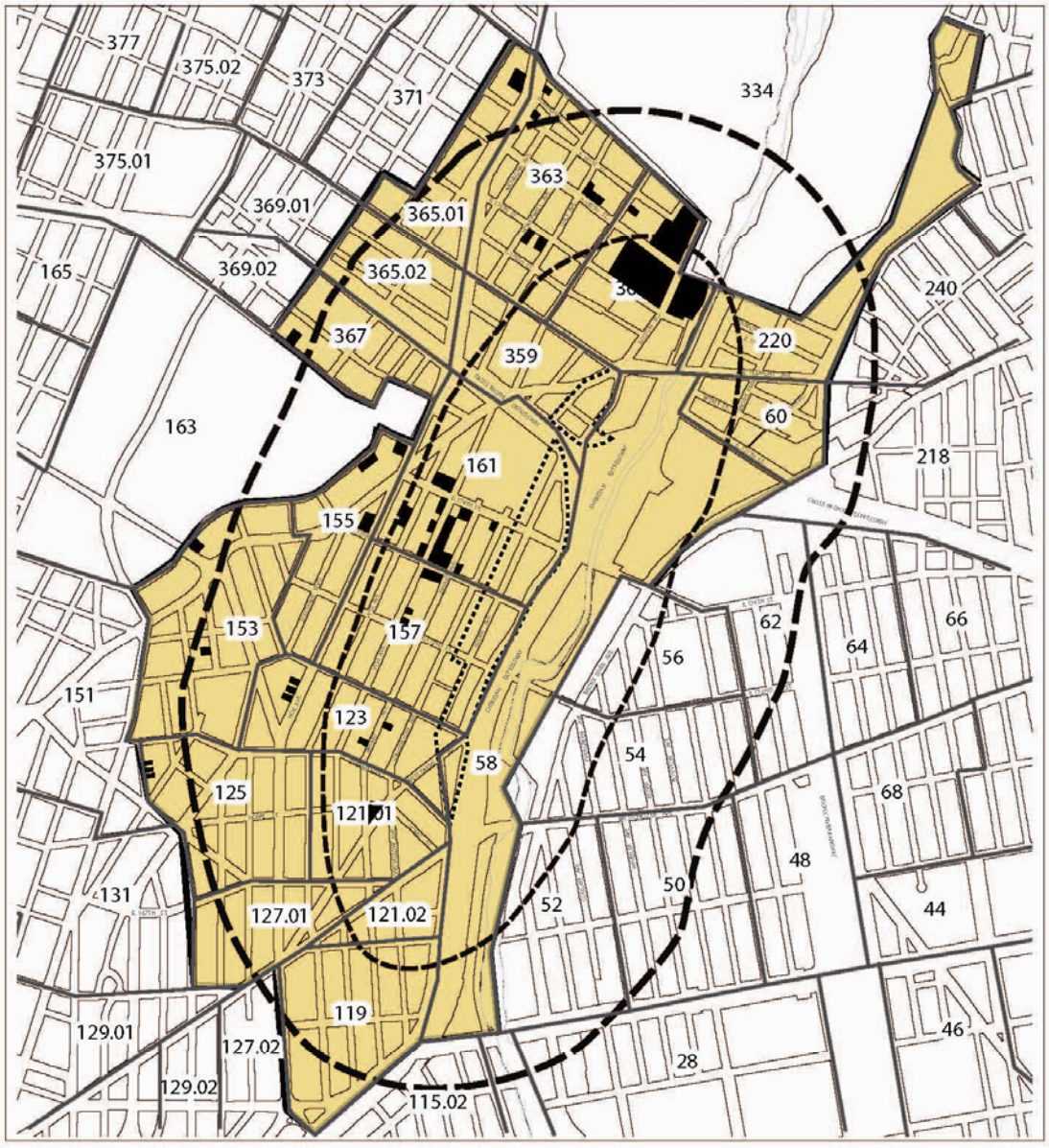
Figure B-7: Recent Income Limited and Supportive Housing



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

Figure B-8: Phipps, MBD, H.E.L.P., and Unique People Services Housing



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

earning up to 1.6 times the very low income limits.[22] One 84-unit development is reserved for households earning up to twice the very low income limit.[23] Maximum rents, which depend on whether or not the rents include utilities, are structured so that tenants pay 30 percent of their income for gross rent.

The study area also contains a number of rental housing developments that are owned and managed by well established not-for-profit organizations committed to providing housing for lower income or otherwise disadvantaged populations, or that were built or rehabilitated by such groups with continuing income restrictions in place. The largest of these developments is Lambert Houses, with 731 apartments in clusters of buildings located to the east and west of Boston Road between East 179th Street and Bronx Park South in Tract 361. It is a low income housing complex owned and managed by the Phipps Houses Group.[24] Phipps Houses also manages other affordable housing in this part of the Bronx, including five buildings with a total of 352 units within the study area boundaries.[25] Another major not-for-profit affordable housing provider in the area is the MBD Housing Corporation. Excluding Section 202 housing, there are 1,418 rental apartments in study area buildings whose renovation MBD co-sponsored and that MBD helps manage.[26] This housing is located entirely in Crotona Park East, mainly in Tract 161. Two not-for-profit supportive housing providers, H.E.L.P. and Unique People Services, have projects in the study area; not counting recent projects already counted, they operate 147 units of transitional housing and supportive housing for the mentally disabled, of which 144 are in buildings located to the north of Crotona Park.[27] (See Figure B-8.)

In total, at least 5,803 rental units in the study area are in inventories that, because of programmatic rent and income restrictions, are insulated from displacement pressures that could arise from rapidly rising rents if real estate market conditions in the area change. Table B-27 provides a breakdown of these units.

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[22] 850 Jennings Street and 1334 Louis Nine Boulevard.

[23] 870 Jennings Street.

[24] Source: phippsny.org.

[25] *Ibid*. They are the Duncan Elder Apartments at 921 E. 180th St., the Honeywell Apartments and Honeywell II at 912 and 906 E. 178th St., Mapes Court at 2158 Southern Blvd., and Sojourner Truth House at 2136 Crotona Pkwy.

[26] These include 31 buildings from a list of MBD-managed properties at mbdhousing.org and the MBD I, MBD II, MBD III, Crotona V, and Crotona VI rehabilitation projects, identified in information formerly posted at mbdhousing.org, which states that MBD "is responsible for tenant selection, tenant orientation, providing management assistance, handling tenant grievances and organizing tenant related activities in each building."

[27] Source: helpusa.org and uniquepeopleservices.org.

Table B-27: Income Restricted Housing

Category	Units
NYCHA	935
Section 202	637
Mitchell-Lama	408
Recent income limited and supportive housing	1,175
Lambert Houses	731
Other Phipps housing	352
MBD	1,418
H.E.L.P.	96
Unique People Services	51
Total	5,803

Rent Regulated Housing

Rent regulation does not set aside an inventory of housing specifically for tenants at certain income levels, but instead attempts to preserve affordability in the face of New York City's longstanding housing shortage by preventing landlords from raising rents precipitously in response to the imbalance between housing supply and demand. Rent regulation began in New York City during World War II, when rent controls were imposed on all of the city's rental housing units by the federal government, acting under the Emergency Price Control Act of 1942. This initially took the form of a rent freeze in 1943. Federal controls continued after the war, but excluded units in buildings completed and initially occupied after January 1947. Administration of rent control was transferred to New York State jurisdiction in 1951, still covering only buildings occupied before February 1947. Apartments in buildings with fewer than three residential units were excluded beginning in 1953.

In 1969 New York City created a second system of rent regulation, called rent stabilization, that applied to rental apartments in buildings with six or more residential units that had been initially occupied between February 1947 and March 1969 and to apartments in older buildings that had been decontrolled over the years for various reasons (but only if they were in buildings with six or more units). In 1971 the State enacted legislation to phase out rent control through vacancy deregulation; when the existing tenant vacated a unit, it would be shifted to the rent stabilization system (with an initial adjustment to what is deemed a fair market rent), or would be deregulated entirely if it were in a building with fewer than six residential units. Rent control remains in effect, but only for apartments occupied by the tenants of record as of July 1, 1971, or members of their immediate family. The 1971 legislation also introduced vacancy deregulation for rent stabilized apartments, but this provision was rescinded in 1974. The Emergency Tenant Protection Act of 1974 returned previously destabilized apartments to the stabilization system and added apartments in buildings of six or more residential units that had been initially occupied between 1969 and the end of 1973; it also provided that the housing emergency (and thus the provisions of the 1974 law) would continue as long as the rental housing vacancy rate remained 5 percent or less.

Apartments in buildings constructed since 1973 are also rent stabilized if the buildings are receiving tax abatements under Section 421-a, 420-c, 489, or J-51 (even if the building contains fewer than six residential units). Further changes to State law in 1993 and 1997 provided for (1) a vacancy allowance rent increase when the tenancy of a rent stabilized apartment changes, (2) a landlord's ability to add one-fortieth of the cost of individual apartment improvements to the rent, (3) luxury deregulation of a rent stabilized apartment if the allowable rent equals or exceeds $2,000 a month and the tenant's household income exceeds $175,000 a year, and (4) luxury deregulation of a vacated rent stabilized apartment if the allowable rent for a new tenant would equal or exceed $2,000.[28]

The result of this complex history is a two-tiered system of rent regulation, covering a small and ever dwindling number of rent controlled apartments and a declining but still sizable number of rent stabilized apartments. For a rent controlled apartment, the rent that a tenant pays may not increase more than 7.5 percent a year and may not exceed the apartment's maximum base rent, which is adjusted upwards biennially by a percentage determined by the New York State Department of Housing and Community Renewal (DHCR). For rent stabilized apartments, the New York City Rent Guidelines Board annually establishes the maximum rent increases for one- and two-year lease renewals signed during the next 12 months. If applicable, the landlord may also adjust rents to add one-fortieth the cost of improvements made to a tenant's apartment (including the installation of new appliances) or one-eighty-fourth the tenant's pro rata share of a building-wide major capital improvement (MCI) (with restrictions on the amount of the MCI increase that may be applied in any given year). Landlords may not evict rent regulated tenants without cause (as determined by a court of law) and, except under certain conditions (such as when a landlord claims an apartment for his or her own use), may not refuse to renew leases, and they must offer rent stabilized tenants the choice of either a one-year or a two-year lease. DHCR is the agency charged with the enforcement of rent regulation laws.[29]

Since rent regulations typically cover buildings with six or more housing units, it is assumed that the study area's rental units in buildings with six or more units are either rent regulated or part of the area's inventory of rent and income restricted housing. (The overwhelming majority of the income-restricted housing inventory profiled above is in buildings with six or more units.) Either way, the tenants are insulated from the prospect of sharp rent increases resulting from changing real estate conditions.

Conversely, those rental units that are not subject to rent regulation, not subject to programmatic income and rent restrictions, and not in not-for-profit housing lack protection against steep rent increases resulting from increased housing demand in the area. Those are generally the rental units in smaller buildings with fewer than six apartments. This observation is the starting point of the assessment performed at the end of this section to quantify the number of study area households considered at risk of involuntary displacement as a result of rising rents.

Current Market Rate Rents

To gather information about rents for available apartments in the area, online research was performed regarding rental listings, and interviews were conducted, first in 2009 and again in early 2011, with

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[28] The source of this information is the New York City Rent Guidelines Board, *An Introduction to the New York City Rent Guidelines Board and the Rent Stabilization System* (Revised Edition March 2006). The luxury deregulation provisions do no apply if the building is receiving a tax abatement under Section 421-a or 489 of the Real Property Tax Law. (Source: Rent Stabilization Reform Act of 1997.)

[29] *Ibid*.

local real estate brokers and with the Bronx office of HPD. For the relatively low number of online rental listings, the rounded averages are $950 for a one-bedroom, $1,200 for a two-bedroom, and $1,500 for a three-bedroom. According to brokers, rents in newly constructed or newly renovated buildings range up to about $1,200 for a one-bedroom, $1,400 for a two-bedroom, and $1,700 for a three-bedroom, with utilities included. Brokers also stated that virtually all new housing during the past decade has been subsidized affordable housing built with the assistance of HPD. According to both brokers and HPD, average market rents in the study area are in the affordable housing range and are defined by Section 8 voucher fair market rents or the limits for Low Income Housing Tax Credits (LIHTC). For New York City the 2010 LIHTC maximums are $833 for a one-bedroom apartment, $1,012 for a two-bedroom apartment, and $1,165 for a three-bedroom apartment, and the 2011 Section 8 payment standards for those three apartment sizes are $1,387, $1,543, and $1,899.[30] Brokers felt that there has been some increase in the demand for units in the area as new HPD construction has stabilized conditions in some of the sub-markets, but that this increase in demand has not translated into higher rents: rents have remained stable at programmatic levels. HPD also referred to its ongoing efforts to stabilize the area through new construction, stating that until about 2005 the market in this area was geared to households earning about 60 percent of AMI (1.2 times the very low income limit), but that in some areas it is possible to attract households earning about 80 percent of AMI (11.6 times the very low income limit) for new housing.

Future Conditions without the Proposed Action

Within the proposed rezoning area, one property is expected to be developed with approximately 140 housing units. No other changes are anticipated by 2022 in the absence of the Proposed Action. In addition to the new development within the proposed rezoning area, 1,762 new housing units are anticipated in the study area by 2022, for a total of 1,902. These include 1,654 units within 21 known development projects in the quarter-mile land use study area (identified in Chapter 2.D,Open Space) and 108 in developments on three projected development sites identified in the environmental assessment for the Third Avenue/Tremont Avenue rezoning. Applying the study area's 2000 Census housing occupancy rate, 1,771 new households are anticipated. Applying the 2000 average household size, they would contain 5,348 persons. This would bring the study area population to an estimated 39,388 residents and 22,976 households in 2022 without the Proposed Action, and the total number of housing units (occupied and vacant) to 24,779.

At those sites for which development plans are known, 291 units would be reserved for low income households, 206 units would be reserved for moderate income households, and 180 units would be supportive housing for people with disabilities. For projected development sites within the East Tremont rezoning area, it has been assumed that 20 percent of units would be reserved for low income households. Of the 1,902 housing units anticipated within the study area, at least 699 would be reserved for low and moderate income households or people with disabilities, and up to 1,203 units would be market rate.

With regard to the existing housing, the income-restricted, supportive, and rent regulated housing inventories described under Existing Conditions are expected to remain, with the protections in place, with one possible exception. The 408-unit Twin Parks S. E. 3 and 4 Mitchell-Lama development was constructed in 1973, and it could potentially be withdrawn from the Mitchell-Lama program by the

[30] *Source: http://www.nyc.gov/html/hpd/downloads/pdf/2010-LIHTC-Rent-Income-Limits.pdf and http://www.nyc.gov/html/hpd/downloads/pdf/Sec-8-newsletter-jan-11.pdf.*

2022 analysis year; however, it would then be subject to rent stabilization, limiting initial and future rent increases.[31]

Future Conditions with the Proposed Action and Its Potential Impact

Residential Development under the RWCDS

If the Proposed Action is taken, the housing stock and demographics in the study area in the 2022 analysis year would be as described above, but with the addition of the new housing – both affordable and market rate – that would be built within the proposed rezoning area as a result of the proposed zoning changes and special permits.

The RWCDS would result in an increment of 2,635 additional new housing units relative to the future no-action scenario. The applicant would develop 1,325 of these units on sites that it controls (the Proposed Project), and the balance (1,310 units) would be built by other developers on other projected development sites.

Under the Inclusionary Housing program, affordable housing equal to at least 20 percent of the total floor area of a new development (exclusive of ground floor commercial and community facility floor area) is required to be provided either on-site or off-site (within the same community district or one-half mile of the development site) in order to achieve the maximum permitted floor area. In estimating the number of new dwelling units for non-applicant controlled sites, the RWCDS conservatively assumes that the developments would contain only residential floor area and calculates the number of units based on an average dwelling unit size of approximately 1,000 square feet, reflecting the type of units that are currently being constructed in the area. Accordingly, for developments on non-applicant-controlled sites, it is assumed that approximately 20 percent of the floor area would be affordable, resulting in approximately 260 affordable units. The applicant desires to provide affordable housing for the Proposed Project in excess of the minimum 20 percent required to achieve the maximum bonus floor area and intends to apply for funding through HPD and HDC to try to achieve this goal. The amount and future availability of this funding is unknown, so the extent of additional affordable housing to be provided as part of the Proposed Project (if any) could vary. Accordingly, for purposes of this assessment, it is assumed that the Proposed Project would provide only the minimum 20 percent affordable housing (approximately 265 units) required under the Inclusionary Housing program to achieve the maximum bonus, whereas the analyses in Chapter 2.C, Community Facilities and Services, and elsewhere in this EIS assume that the Proposed Project would provide 50 percent affordable housing (approximately 663 units).

In total the 2,635 housing units would include 525 low income units (20 percent of the total) and 22,108 market rate units (80 percent of the total).

It is assumed that the occupancy rate and the average household size would reflect 2000 census data for the study area: 93.1 percent and 3.02. There would thus be an estimated 2,453 action-generated households, containing 7,408 residents. Assuming that the vacancy rate would apply evenly to the income-restricted and market rate units, there would be at least 490 low income households and 1,963 households of undetermined income level in the market rate units.

[31] An online explanation at DHCR's website titled "About the Mitchell-Lama Housing Program" states that withdrawing rental developments in areas subject to rent stabilization become rent stabilized. Other sources state that this is true only for buildings constructed before 1974; since the development in the study area predates 1974, it would be subject to rent stabilization.

The construction of this housing would bring the total within the study area to 76,796 residents, 25,429 households, and 27,414 housing units. The anticipated action-generated development would increase the number of residents and the number of households in the study area by 11 percent relative to future no-action conditions.

Assessment of Impact Potential

Overview

Since it has been determined that the Proposed Action would add substantial new population with potentially different socioeconomic characteristics compared to the size and character of the existing population in the study area, and thus could lead to displacement pressures on low and moderate income at-risk households in the study area, analyses are needed to quantify the size of the at-risk population and determine whether it constitutes more than 5 percent of the population in the study area.

At-Risk Population: Study Area As a Whole

As is described above under Existing Conditions, study area income levels are generally low, and poverty rates are high, relative to both the Bronx and the city as a whole. Income levels in the study area have been rising over the past 20 years, and considerable new residential development has occurred in the area since 2000, which is the date of the most recent demographic, income, housing, and rent statistics for the area. Also, the study area 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. All three of these factors influence the number of at-risk households in the area.

HPD has been, and remains, very active in the study area and wider surrounding area in constructing affordable and market-rate housing targeted for low and moderate income residents. In addition, the development resulting from the Proposed Action would include a considerable amount of new affordable housing targeted to low and moderate income residents. At least 525 new units, 20 percent of the total, would be reserved for low income households. Many of the at-risk households can be expected to occupy affordable housing units projected to be developed under the Proposed Action.

At-risk households are renter households who live in housing units that are not reserved for low or moderate income families or disadvantaged populations and are not protected by rent regulations from precipitous rent increases, who have incomes sufficiently low to be vulnerable to sharp rent increases, and who live in locations that could be affected by market changes caused by the Proposed Action. The first step in determining the number of at-risk households is therefore to quantify the number of renter households in unprotected units.

Since rent regulations typically cover buildings with six or more housing units, and since virtually all of the income-restricted affordable rental housing in the study area (and inventoried above under Existing Conditions) is in buildings with at least six units, it is assumed that the rental units in buildings with five or fewer units are the ones that are unprotected. To quantify the number of such units in the study area as of the 2000 census, census tables were used that cross-tabulate tenure by number of units per structure. The results are shown in Table B-28. The census data are for units in buildings with one unit, two to four units, five to nine units, and so forth,. To be conservative, the small number of units in five-unit buildings, as shown in the PLUTO data, are all assumed to be rental and to have existed in 2000, and they are added to the numbers in Table B-28 are for buildings

of one to four units. As the table shows, 1,779 units, or 11 percent of all rental units, are estimated to be unprotected. As the table also shows, certain census tracts have extremely low percentages of unprotected units. The percentage of renter-occupied units in smaller housing is under 5 percent in Tracts 155 (0.8 percent), 161 (1.2 percent), and 361 (3.2 percent). (See Figure B-9.)

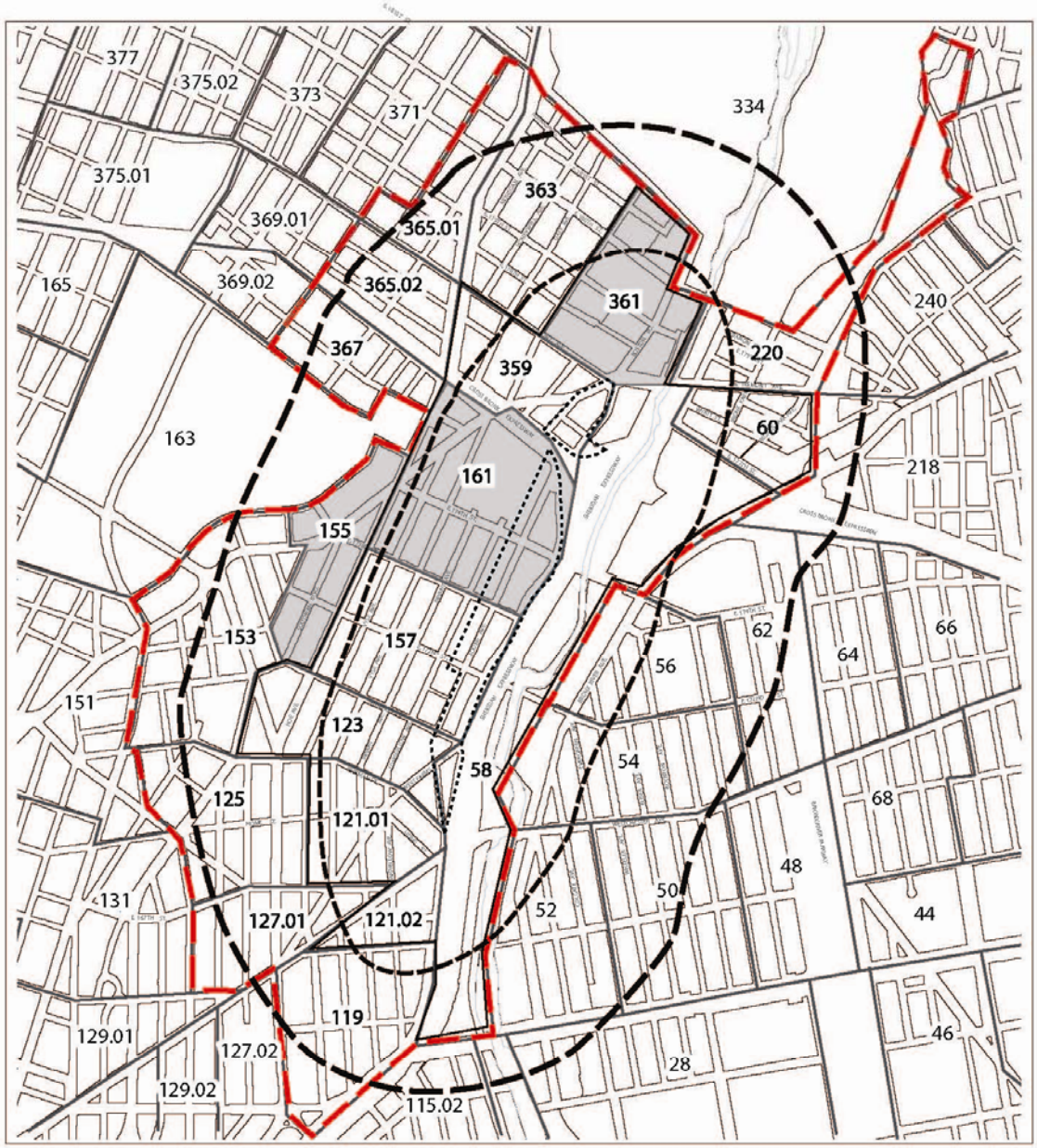
Table B-28: Unprotected Housing Units in 2000

Census Tract	All Rental Units	In Buildings with 1-4 Units	In Buildings with 5 Units	Total Unprotected Units	As Percentage of Rental Units
60	338	77	0	77	22.8%
119	1,494	205	0	205	13.7%
121.01	657	97	15	112	17.0%
121.02	502	38	0	38	7.6%
123	941	117	20	137	14.6%
125	410	188	0	188	45.9%
127.01	623	86	5	91	14.6%
153	841	113	0	113	13.4%
155	856	7	0	7	0.8%
157	892	232	0	232	26.0%
161	1,670	20	0	20	1.2%
220	473	90	0	90	19.0%
359	364	38	5	43	11.8%
361	2,050	66	0	66	3.2%
363	1,941	103	0	103	5.3%
365.01	1,154	118	0	118	10.2%
365.02	485	44	5	49	10.1%
367	519	85	5	90	17.3%
Study Area	**16,210**	**1,724**	**55**	**1,779**	11.0%

Source: 2000 Census of Population and Housing (SF 3 Table H32) and PLUTO database (for 5-unit buildings).

Not all households in unprotected units are at risk, however; they are considered to be at risk only if their incomes are sufficiently low for them to be vulnerable to sharp rent increases. Because the income characteristics of renter households in small buildings may not reflect the income characteristics of the study area population as a whole, particularly in an area in which thousands of housing units in larger buildings are income restricted, census information about the average household income for the renter households in buildings with four or fewer units was examined. (Median household income could not be used because the Census Bureau does not report median household income by building size.) The average household income for such households is presented in Table B-29, for each census tract. To show where income disparities exist between renters in large and small buildings, in the interests of a better understanding of the income distribution across housing types and census tracts, Table B-29 also presents the average incomes for renter households living in larger buildings, as well as the average incomes for all renters in the tract.

Figure B-9: Census Tracts Where the Percentage of Unprotected Rental Units is Very Low



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

There is no consistent pattern within the study area regarding the difference between the average household incomes of renters in small buildings and those of renters in larger apartment buildings. In several tracts, however, average incomes of renter households in smaller buildings are substantially higher than those of renter households in larger buildings: 20 percent higher in Tract 123, 38 percent higher in Tracts 157 and 365.01, and 142 percent higher in Tract 127.01.

Table B-29: Renter Average Household Incomes by Building Size

Census Tract	Average Income All Rental Households	Average Income Rental Households In Small Buildings	Average Income Rental Households In Larger Buildings
60	$33,276	$33,401	$33,239
119	$31,114	$28,718	$31,495
121.01	$21,812	$15,002	$22,992
121.02	$31,720	$7,508	$33,703
123	$22,088	$25,937	$21,542
125	$39,246	$31,458	$45,841
127.01	$36,869	$74,606	$30,825
153	$22,924	$18,380	$23,636
155	$25,979	$10,471	$26,107
157	$25,092	$31,512	$22,836
161	$30,141	$23,730	$30,219
220	$14,922	$13,522	$15,251
359	$28,723	$27,647	$28,848
361	$19,576	$12,223	$19,821
363	$20,904	$19,326	$20,993
365.01	$23,690	$31,392	$22,813
365.02	$19,574	$18,775	$19,654
367	$23,791	$26,324	$23,295
Study Area	$25,261	$27,455	$25,000

Source: 2000 Census of Population and Housing (SF 3 Tables H32 and HCT14)

An important consideration is how the incomes of the unprotected renter households in the study area compare with those of renter households in the borough as a whole. For each census tract, the average household income for renters in small buildings was compared with the 1999 average household income for all renter households in the Bronx, which was $32,598. (This is shown in Table B-30.) If the average income for renters in small buildings in a tract was lower than the average income for all renters in the borough, the census tract is identified as having a potentially vulnerable population.

The average household income of renters in housing units presumed to be unprotected was lower than the average income for all renter households in the Bronx in all but two of the 18 census tracts in the study area. Those two are Tracts 60 and 127.01, as is shown in Figure B-10. Their residents are not considered to be at risk of involuntary displacement as a result of changing real estate market conditions.

Table B-30: Income Comparisons Between Study Area Tracts and the Bronx

Census Tract	Rental Units in Buildings with 1 to 5 Units	Average Income Rental Households in Small Buildings	Average Income All Bronx Rental Households	Difference
60	77	$33,401	$32,598	$803
119	205	$28,718	$32,598	-$3,880
121.01	112	$15,002	$32,598	-$17,596
121.02	38	$7,508	$32,598	-$25,090
123	137	$25,937	$32,598	-$6,661
125	188	$31,458	$32,598	-$1,140
127.01	91	$74,606	$32,598	$42,008
153	113	$18,380	$32,598	-$14,218
155	7	$10,471	$32,598	-$22,127
157	232	$31,512	$32,598	-$1,086
161	20	$23,730	$32,598	-$8,868
220	90	$13,522	$32,598	-$19,076
359	43	$27,647	$32,598	-$4,951
361	66	$12,223	$32,598	-$20,375
363	103	$19,326	$32,598	-$13,272
365.01	118	$31,392	$32,598	-$1,206
365.02	49	$18,775	$32,598	-$13,823
367	90	$26,324	$32,598	-$6,274

Source: 2000 Census of Population and Housing (SF 3 Tables H32 and HCT14)

Figure B-10: Census Tracts Where the Average Incomes of Renters in Small Buildings Are Higher Than Those of Bronx Rental Households



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

Another important consideration is the age of the housing stock. Housing that is no more than 20 years old is generally more desirable than older housing, and residents of such housing, if it is market rate, are presumed to have higher incomes than the residents of units in older buildings. This is particularly true of rental units in the two- and three-family homes that have been built in this part of the Bronx during the 1990s and 2000s. In addition, renter households in homes built since 2000 clearly are not reflected in the income statistics for the area in the 2000 census, and their incomes are considered likely to be higher than the average for all renters in one- to five-unit buildings in the same census tract.

Table B-31 uses a 2000 census table (SF 3 Table H36) that cross-tabulates tenure and year in which the structure was built to determine the number of rental units in each tract that are in buildings constructed before 1990. The number of such units in each tract is multiplied by the percentage of rental units in the tract that were in buildings of five or fewer units as of 2000, which is calculated above in Table B-28. The result, shown in Table B-31, is the number of households potentially at risk of involuntary displacement in each tract.

At-Risk Population: Tract-by-Tract Assessment

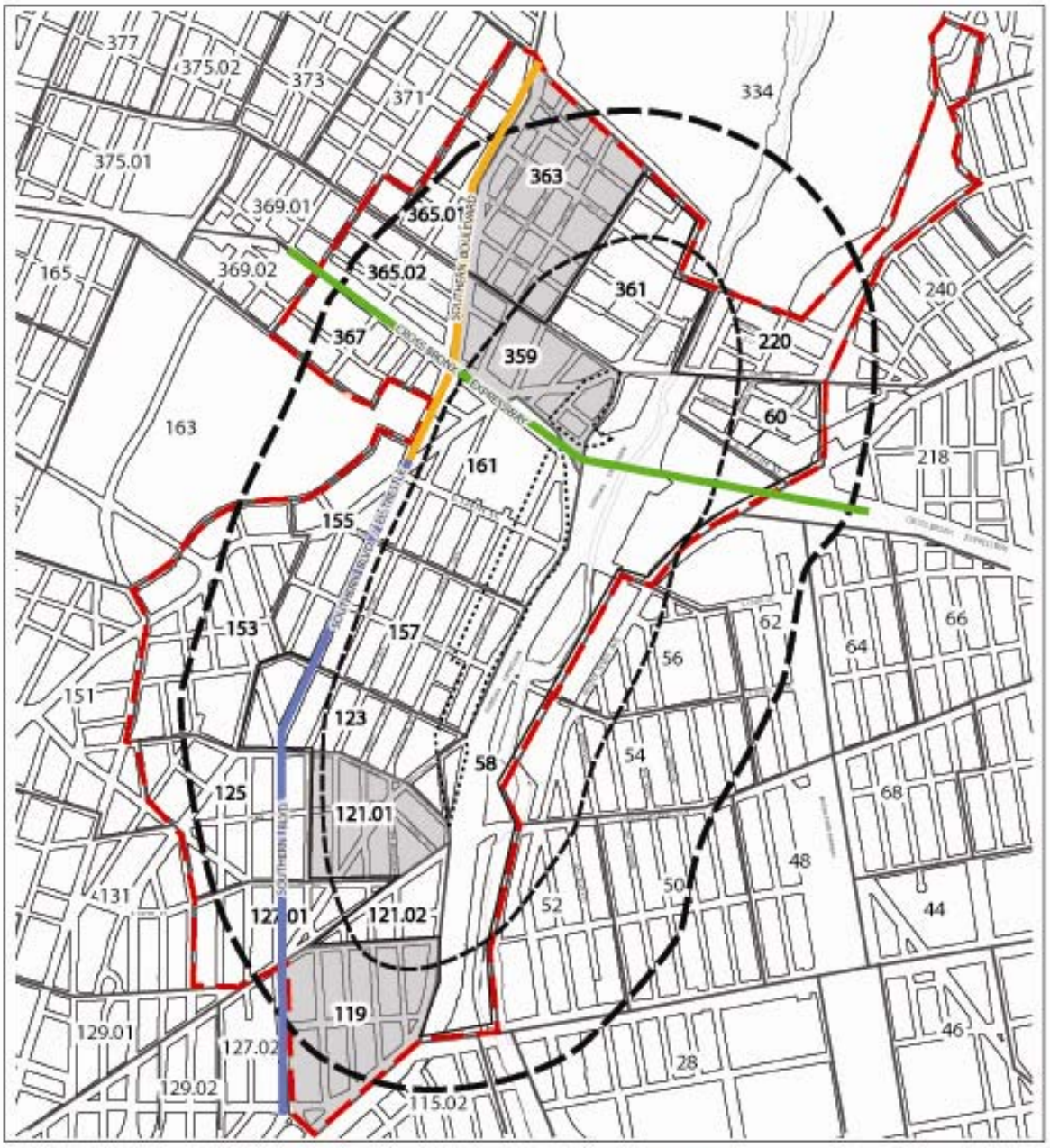
The assessment of whether an area contains a population at risk of involuntary displacement is made not for the study area as a whole but for the individual census tracts. As described above, the conditions vary considerably by census tract with regard to the percentage of rental units that are unprotected, the average incomes of renters in unprotected housing relative to borough-wide averages, and the age of the housing stock. They also differ in terms of proximity to the proposed rezoning area. The *CEQR Technical Manual* also considers that other factors may create distinct real estate market conditions within a larger study area. For example, a physical barrier within the study area, such as a railroad viaduct or river, may create distinct housing markets that are unlikely to be affected by the proposed project. . As was confirmed by a field survey of the area, the Cross Bronx Expressway, the elevated train, and Southern Boulevard constitute such physical barriers that demarcate distinct housing markets within the study area, characterized by differing building types and housing quality. Thus, the analysis considers the location of these distinct housing markets, which are less likely to be affected by any changes to real estate market conditions that could result from the Proposed Action. . (See Figure B-11, along with the locations of the census tracts discussed below.)

Table B-31: Rental Units in Small Buildings Constructed Before 1990

Census Tract	Rental Units Built Before 1990	% of Rental Units in Small Buildings	Unprotected Units in Older Buildings
60	317	22.8%	72
119	1,324	13.7%	182
121.01	422	17.0%	72
121.02	471	7.6%	36
123	726	14.6%	106
125	261	45.9%	120
127.01	586	14.6%	86
153	689	13.4%	93
155	719	0.8%	6
157	687	26.0%	179
161	1,536	1.2%	18
220	473	19.0%	90
359	357	11.8%	42
361	1,835	3.2%	59
363	1,733	5.3%	92
365.01	980	10.2%	100
365.02	446	10.1%	45
367	442	17.3%	77
Study Area	**13,687**		**1,401**

Source: *2000 Census of Population (SF 3 Tables H32 and H36)*

Figure B-11: Census Tracts with At-Risk Population



CROTONA PARK EAST / WEST FARMS ZONING MAP AMENDMENT

Bronx, New York

Tract 60 is located in the northeastern part of the study area, east of the Bronx River between East 177th Street and East Tremont Avenue. In 1999 its median household income was $30,242 ($39,583 in 2010 dollars), the second highest in the study area, and the poverty rate was 17 percent, the lowest in the study area. As of 2000 the tract contained 77 unprotected renter-occupied units, representing 23 percent of all renter-occupied units in the tract, of which approximately 72 were in buildings constructed before 1990. The average income of rental households in small buildings was $33,401. It is one of only two tracts in the study area (along with Tract 127.01) in which the average income of renter households in buildings with four or fewer units was higher than the average income of all Bronx renter households in 2000. For this reason, it does not contain a population at risk of involuntary displacement.

Tract 119 is at the southern edge of the study area, bounded generally by East 165th Street, Southern Boulevard, and Whitlock Avenue. In 1999 its median household income was $16,990 ($22,238 in 2010 dollars), and the poverty rate was 42 percent. As of 2000 the tract contained 205 unprotected renter-occupied units, representing 14 percent of all renter-occupied units in the tract, of which approximately 182 were in buildings constructed before 1990. The average income of rental households in small buildings was $28,718, lower than the average income of all Bronx renter households. Incomes are low, including those of renter households in unprotected units, and the tract's housing market and housing stock are similar to that in the rezoning area. Therefore, it was determined that Census Tract 119 includes an estimated 182 households that would be at risk of displacement if the Proposed Action introduces a trend towards rising rents.

Tract 121.01 is located to the south and southeast of the proposed rezoning area, bounded by Freeman Street, Hoe Avenue, East 167th Street, Westchester Avenue, and the Sheridan Expressway. In 1999 its median household income was $21,424 ($28,041 in 2010 dollars), and the poverty rate was 50 percent. As of 2000 the tract contained 112 unprotected renter-occupied units, representing 17 percent of all renter-occupied units in the tract, of which approximately 72 were in buildings constructed before 1990. The average income of rental households in small buildings was $15,002, which is less than half the average income of all Bronx renter households. Incomes are low, including those of renter households in unprotected units, and the tract's housing market and housing stock are similar to that in the rezoning area. Therefore, it was determined that Census Tract 121.01 includes an estimated 72 households that would be at risk of displacement if the Proposed Action introduces a trend towards rising rents.

Tract 121.02 is located between Tracts 119 and 121.01, and it is bounded by Westchester Avenue, East 165th Street, and Whitlock Avenue. In 1999 its median household income was $17,688 ($23,151 in 2010 dollars), and the poverty rate was 45 percent. As of 2000 the tract contained 38 unprotected renter-occupied units, representing 8 percent of all renter-occupied units in the tract, of which approximately 36 were in buildings constructed before 1990. The average income of rental households in small buildings was $7,508, less than a quarter of the average income of all Bronx renter households. The tract consists of a mixed use area of residential, industrial, and automotive uses. The tract's character is determined largely by its long frontage along a section of Westchester Avenue that is dominated by auto repair shops. The housing is predominantly income-restricted. As a result, it is unlikely that the character of this tract would change. Therefore, Tract 121.02 would not be vulnerable to the effects of the Proposed Action.

Tract 123 is bounded by Jennings Street, the Sheridan Expressway, Freeman Street, and Intervale Avenue. At its eastern edge, it includes the southernmost portion of the proposed rezoning area, but does not include any projected or potential development sites. In 1999 its median household income was $17,906 ($23,435 in 2010 dollars), and the poverty rate was 40 percent. As of 2000 the tract contained 137 unprotected renter-occupied units, representing 15 percent of all renter-occupied units

in the tract, of which approximately 106 were in buildings constructed before 1990. The average income of rental households in small buildings was $25,937, lower than the average income of all Bronx renter households. The tract contains rows of well maintained two- to four-unit buildings, including many that appear to consist of owner-occupied units and their tenants. Three additional three-family homes will be built in this tract under future no-action conditions. For an owner-occupant who shares a two- or three-unit building with tenants, the decision about whether to retain an existing tenant is likely to be based more on personal relationships or quality of life rather than purely financial considerations. Because the residents of such housing are not likely to be at risk of involuntary displacement, the residents of unprotected rental units in Tract 123 would generally not be at risk of involuntary displacement as a result of market changes caused by the Proposed Action.

Tract 125 is located at the western edge of the study area and is bounded by Freeman Street, Hoe Avenue, East 167th Street, Lyman Place, East 169th Street, and Tiffany Street. In 1999 its median household income was $27,566 ($36,080 in 2010 dollars), and the poverty rate was 32 percent. As of 2000 the tract contained 188 unprotected renter-occupied units, representing 46 percent of all renter-occupied units in the tract, of which approximately 120 were in buildings constructed before 1990. The average income of rental households in small buildings was $31,458, lower than the average income of all Bronx renter households. The tract is located almost entirely to the west of the elevated train trestle that runs along Southern Boulevard and serves as a boundary between distinct housing markets. Furthermore, the tract contains rows of well maintained two- and three-family homes that appear to consist of one owner-occupied unit and one or two rental units. For an owner-occupant who shares a two- or three-unit building with tenants, the decision about whether to retain an existing tenant is likely to be based more on personal relationships or quality of life rather than purely financial considerations. For these reasons, Tract 125 would not be vulnerable to the effects of the Proposed Action.

Tract 127.01 is bounded by East 167th Street, Westchester Avenue, and Tiffany Street. As of 2000 the tract contained 91 unprotected renter-occupied units, representing 15 percent of all renter-occupied units in the tract, of which approximately 86 were in buildings constructed before 1990. In 1999 its median household income was $12,342 ($16,154 in 2010 dollars), the second lowest in the study area, and the poverty rate was 54 percent, on of the two highest in the study area. Although overall income levels are very low in the tract, there is a large disparity between the income levels of most households and those renting unprotected housing units. The average income of rental households in small buildings was $74,606 in 1999, more than twice the average income of all Bronx renter households in 2000. For this reason, Tract 127.01 does not contain a population at risk of involuntary displacement.

Tract 153 is located at the western edge of the study area and is bounded by Crotona Park, Prospect Avenue, Freeman Street, and an irregular eastern boundary that includes Intervale Avenue, Charlotte Street, Seabury Place, and Suburban Place. In 1999 its median household income was $20,918 ($27,379 in 2010 dollars), and the poverty rate was 38 percent. As of 2000 the tract contained 113 unprotected renter-occupied units, representing 13 percent of all renter-occupied units in the tract, of which approximately 93 were in buildings constructed before 1990. The average income of rental households in small buildings was $18,380, lower than the average income of all Bronx renter households. Tract 153 is located entirely to the west of the elevated rail trestle above Southern Boulevard, in a part of Crotona Park East that has a different street layout, a generally lower density and newer housing stock, and a separate, more suburban neighborhood character from the part of the neighborhood to the east of the trestle. Residents of Tract 153 would not be at risk of displacement as a result of the Proposed Action.

Tract 155 is adjacent to Tract 153, bounded by Crotona Park, Southern Boulevard, Jennings Street, Charlotte Street, Seabury Place, and Suburban Place. In 1999 its median household income was $17,616 ($23,057 in 2010 dollars), and the poverty rate was 37 percent. As of 2000 the tract contained 7 unprotected renter-occupied units, representing less than one percent of all renter-occupied units in the tract, of which 6 were in buildings constructed before 1990. The average income of rental households in small buildings was $10,471, less than a third of the average income of all Bronx renter households. Like Tract 153, Tract 155 is located entirely to the west of the elevated rail trestle above Southern Boulevard, and the field survey confirms that the boulevard divides area with different street layouts and housing stock. These factors would likely limit the affects of the proposed rezoning in the area. In addition, less than , and one percent of the tract's rental households are unprotected. Therefore, residents of Tract 153 would not be at risk of displacement as a result of the Proposed Action.

Tract 157 is one of the tracts containing part of the proposed rezoning area. It is bounded by Jennings Street, Southern Boulevard, East 173rd Street, and West Farms Road. In 1999 its median household income was $20,685 ($27,074 in 2010 dollars), and the poverty rate was 34 percent. As of 2000 the tract contained 232 unprotected renter-occupied units, representing 26 percent of all renter-occupied units in the tract, of which approximately 179 were in buildings constructed before 1990. The average income of rental households in small buildings was $31,512, the third highest in the study area but lower than the average income of all Bronx renter households. Two residential developments are anticipated in the future without the Proposed Action, with a total of 144 units, including 60 units of supportive housing. Field surveys suggest that much of the unprotected rental housing is in well maintained two-family row houses with one occupied and one rental unit. For an owner-occupant who shares a two- or three-unit building with tenants, the decision about whether to retain an existing tenant is likely to be based more on personal relationships or quality of life rather than purely financial considerations. Because the residents of such housing are not likely to be at risk of involuntary displacement, the residents of unprotected rental units in Tract 157 would generally not be at risk of involuntary displacement as a result of market changes caused by the Proposed Action.

Tract 161 is also one of the tracts containing part of the proposed rezoning area. It is bounded by East 173rd Street, Southern Boulevard, the Cross Bronx Expressway, and West Farms Road. In 1999 its median household income was $16,308 ($21,345 in 2010 dollars), and the poverty rate was 43 percent. As of 2000 the tract contained 20 unprotected renter-occupied units, representing one percent of all renter-occupied units in the tract, of which approximately 18 were in buildings constructed before 1990. The average income of rental households in small buildings was $23,730, lower than the average income of all Bronx renter households. Seven new residential developments, containing a total of 563 units, are anticipated by 2022 in the absence of the Proposed Action. Of those, 215 units will be reserved for low-income households, and 65 will be in supportive housing. Because all but 20 of the rental housing in this tract is protected, it is highly unlikely that the character of this tract would change as a result of market changes that could result from the Proposed Action, and the number of renter households at risk of displacement is not large enough to have a substantial effect on the socioeconomic character of the tract.

Tract 220 is located in the northeastern corner of the study area, bounded generally by the Bronx River, East Tremont Avenue, the Bronx River Parkway, and Bronx Park. In 1999 its median household income was $11,190 ($14,646 in 2010 dollars), the lowest in the study area, and the poverty rate was 53 percent. As of 2000 the tract contained 90 unprotected renter-occupied units, representing 19 percent of all renter-occupied units in the tract, all of which were in buildings constructed before 1990. The average income of rental households in small buildings was $13,522, less than half the average income of all Bronx renter households. Tract 220 is a mixed use area in an M1-1 zone on the other side of the Bronx River and East Tremont Avenue from the proposed

rezoning area. Field surveys note that the housing in smaller buildings is often adjacent to industrial uses. The M-1 zoning, in which residential use is nonconforming, is likely to deter significant investment to upgrade the character of the housing stock. Rents and conditions in Tract 220 would not be affected by the Proposed Action.

Tract 359 contains the northern part of the proposed rezoning area. It is bounded by the Cross Bronx Expressway, West Farms Road East Tremont Avenue, and Southern Boulevard. In 1999 its median household income was $31,767 ($41,579 in 2010 dollars), the highest in the study area, and the poverty rate was 30 percent. As of 2000 the tract contained 43 unprotected renter-occupied units, representing 12 percent of all renter-occupied units in the tract, of which approximately 42 were in buildings constructed before 1990. The average income of rental households in small buildings was $27,647, lower than the average income of all Bronx renter households. Excavation is underway for the construction of a new residential building that would contain 120 units of low income supportive housing for people with disabilities. The incomes of renter households in unprotected units are low relative to the average household income of Bronx renters, the households live in close proximity to the proposed rezoning area, and the tract's housing market and housing stock are similar to that in the rezoning area. Therefore, it was determined that Census Tract 359 includes an estimated 42 households that would be at risk of displacement if the Proposed Action introduces a trend towards rising rents.

Tract 361 is located to the immediate north of Tract 359 and is bounded by East Tremont Avenue, Vyse Avenue, Bronx Park, and the Bronx River. In 1999 its median household income was $12,723 ($16,653 in 2010 dollars), and the poverty rate was 49 percent. As of 2000 the tract contained 66 unprotected renter-occupied units, representing 3 percent of all renter-occupied units in the tract, of which approximately 59 were in buildings constructed before 1990. The average income of rental households in small buildings was $12,223, less than half the average income of all Bronx renter households. Tract 361 is dominated by large, stable income-restricted housing developments, both public and private, both age-restricted (Section 202 housing for the elderly) and non-age-restricted. Only 3.2 percent of rental units are unprotected. Given that almost all of the rental housing in this tract is protected, it is highly unlikely that the character of this tract would change as a result of market changes that could result from the Proposed Action. Field surveys confirmed that the ratio of small buildings to larger, regulated or income-restricted housing is extremely small. Therefore, Tract 361 does not contain a population at risk of involuntary displacement.

Tract 363 is located to the west of Tract 361 and to the north of Tract 359. It is bounded by Vyse Avenue, East Tremont Avenue, Southern Boulevard, and Bronx Park. In 1999 its median household income was $14,632 ($19,151 in 2010 dollars), and the poverty rate was 54 percent, one of the two highest rates in the study area. As of 2000 the tract contained 103 unprotected renter-occupied units, representing 5 percent of all renter-occupied units in the tract, of which approximately 92 were in buildings constructed before 1990. The average income of rental households in small buildings was $19,326, lower than the average income of all Bronx renter households. Incomes are low, including those of renter households in unprotected units, the households live in close proximity to the proposed rezoning area, and the tract's housing market and housing stock are similar to that in the rezoning area. Therefore, it was determined that Census Tract 363 includes an estimated 92 households that would be at risk of displacement if the Proposed Action introduces a trend towards rising rents.

Tract 365.01 is located in the northwestern corner of the study area, bounded by Southern Boulevard, East 182nd Street, Mapes Avenue, and East Tremont Avenue. In 1999 its median household income was $18,125 ($23,723 in 2010 dollars), and the poverty rate was 47 percent. As of 2000 the tract contained 118 unprotected renter-occupied units, representing 10 percent of all renter-occupied units in the tract, of which approximately 100 were in buildings constructed before 1990. The average

income of rental households in small buildings was $31,392, lower than the average income of all Bronx renter households. The tract is located north of the Cross Bronx Expressway and to the west of Southern Boulevard, a broad boulevard that, as the field survey confirmed, distinguishing this area's housing market from the housing market in closer proximity to the proposed rezoning area. Therefore, Tract 365.01 would not be vulnerable to the effects of the Proposed Action.

Tract 365.02 is located just south of Tract 365.01 and is bounded by East Tremont Avenue, Southern Boulevard, the Cross Bronx Expressway, and Prospect Avenue. In 1999 its median household income was $18,402 ($24,086 in 2010 dollars), and the poverty rate was 45 percent. As of 2000 the tract contained 49 unprotected renter-occupied units, representing 10 percent of all renter-occupied units in the tract, of which approximately 45 were in buildings constructed before 1990. The average income of rental households in small buildings was $18,775, lower than the average income of all Bronx renter households. The tract is located north of the Cross Bronx Expressway and to the west of Southern Boulevard, a broad boulevard that, as the field survey confirmed, distinguishing this area's housing market from the housing market in closer proximity to the proposed rezoning area. Therefore, Tract 365.02 would not be vulnerable to the effects of the Proposed Action.

Tract 367 is located just south of Tract 365.02 and is bounded by Crotona Park, Southern Boulevard, the Cross Bronx Expressway, and Prospect Avenue. In 1999 its median household income was $17,214 ($22,531 in 2010 dollars), and the poverty rate was 45 percent. As of 2000 the tract contained 90 unprotected renter-occupied units, representing 17 percent of all renter-occupied units in the tract, of which approximately 77 were in buildings constructed before 1990. The average income of rental households in small buildings was $26,324, lower than the average income of all Bronx renter households. The tract is located entirely to the west of elevated rail trestle above Southern Boulevard and Boston Rd and west of Southern Boulevard, a broad boulevard that serves as a boundary between distinct housing markets. It is also to the west of a projecting corner of Crotona Park. Therefore, Tract 365.02 would not be vulnerable to the effects of the Proposed Action.

In total, four tracts contain households that would be vulnerable to involuntary displacement as a result of market changes that could be caused by the Proposed Action, as is shown in Figure B-11. As is shown in Table B-32, an estimated 288 of the households enumerated in 2000 would be at risk.

Table B-32: Households at Risk

Geographic Unit	Households At Risk
Tract 119	82
Tract 121.01	72
Tract 359	42
Tract 363	92
Study Area	**288**

Conclusions

As described above, approximately 288 study households, as of the 2000 census, would be at risk of involuntary displacement as an indirect effect of the Proposed Action. Table B-33 compares the number to the number of study area households in 2000. As Table B-33 shows, the number of at-risk households represents 1.6 percent of the total estimated number of households in the study area as of the 2000 census. That is below the 5 percent threshold that, according to the *CEQR Technical Manual*, constitutes a substantial enough portion of the study area population to substantially alter the area's socioeconomic character.

Table B-33: Indirect Residential Displacement Potential

	Households At Risk	Total Current Households	Percent of Population at Risk
Study Area	288	17,955	1.6%

As was stated at the outset of this assessment, the purpose of this analysis is to determine whether there is a reasonable likelihood that a significant adverse indirect residential displacement impact could occur as a result of the Proposed Action due to displacement of a substantial enough share of the area's population to significantly affect patterns of population growth and distribution and the area's demographic character. This could occur if (1) the Proposed Action would introduce new market rate housing into a predominantly low and moderate income area; (2) the number of new action-generated residents would exceed 5 percent of the future no-action study area population, indicating the potential for changes in demographic and real estate market conditions, and (3) a substantial number of households (more than 5 percent of the households in the study area) are at risk of involuntary displacement because they live in rental housing units that are not reserved for low or moderate income families or disadvantaged populations and are not protected by rent regulations from precipitous rent increases and they have incomes sufficiently low for them to be vulnerable to sharp rent increases. The analysis has shown that the study area is a predominantly low and moderate income area and that the number of housing units to be constructed as a result of the Proposed Action is expected to exceed 5 percent, but that the number of at-risk households is below the threshold of 5 percent of study area households. Therefore it has been determined that the Proposed Action would not result in a significant adverse indirect residential displacement impact.