Chapter 3: Socioeconomic Conditions

3.1 Introduction

This chapter considers the potential for the Proposed Actions to result in significant adverse impacts to the socioeconomic character of the surrounding area, which includes its population, housing, and economic activity.

According to the *City Environmental Quality Review (CEQR) Technical Manual,* the socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area, regardless of whether the changes result in other environmental impacts per the guidance of the *CEQR Technical Manual*. A socioeconomic assessment considers whether a proposed project could result in significant adverse impacts on the socioeconomic character of an area due to the direct displacement of the residential population within a study area, direct displacement of existing businesses on a project site, indirect displacement of residents within a study area, indirect displacement of existing businesses within a study area, or adverse effects on specific industries.

The Proposed Actions, by design, are intended to catalyze change and increase density in the neighborhoods surrounding the planned new Parkchester/Van Nest and Morris Park Metro-North stations as part of the City's Bronx Metro-North Station Area Plan. These changes include significant growth in housing and retail concentrated along the East Tremont Avenue corridor in Parkchester and Van Nest, and significant growth in housing, jobs, and retail, among other uses, in Morris Park, including via the promotion of a new commercial life sciences hub to complement the City's other commercial life sciences hubs that have developed in Manhattan, Queens, and Brooklyn.

3.2 Principal Conclusions

Direct Residential Displacement

The screening-level assessment found that the Proposed Actions would not result in significant adverse impacts due to direct residential displacement. The Proposed Actions could directly displace residents living in 59 dwelling units. Assuming the average household size for dwelling units (DUs) in the study area

is 2.75,[1] this represents a potential direct displacement of 162 residents. The 59 DUs that would be displaced are located on Projected Development Sites 5, 9, 15, 16, 28, 42, 43, 52, and 55.

According to the *CEQR Technical Manual,* direct displacement of fewer than 500 residents would not typically be expected to substantially alter the socioeconomic character of a neighborhood. The potentially displaced residents represent 0.089 percent of the estimated 182,170 residents within the study area, as outlined below in this chapter; therefore, the potential direct displacement would not substantially alter the socioeconomic character of the neighborhood.

Direct Business Displacement

A preliminary assessment found that the Proposed Actions would not result in significant adverse impacts due to direct business displacement. The Proposed Actions could directly displace 60 businesses on projected development sites and an estimated 650 – 880 jobs associated with those businesses by the 2033 Build Year. The 60 displaced businesses include 27 from the Other Services (except Public Administration), largely automotive services-related, six from Healthcare and Social Assistance, and six from Retail Trade. The remaining 21 businesses are from the Real Estate and Rental and Leasing, Construction, Transportation and Warehousing, Manufacturing, Accommodation and Food Service, Wholesale Trade, and Finance and Insurance sectors. The sector with the largest number of displaced employees is Healthcare and Social Services, with up to 294 employees projected to be displaced; however, the Proposed Actions are designed to facilitate significant expansion of this sector in the Affected Area and, as a result, there would be many more new Healthcare and Social Assistance jobs than the ones potentially displaced. The sector with the second largest number of displaced employees is Other Services (except Public Administration), with up to 268 employees facing potential displacement, followed by Retail Trade, with up to 100 employees facing potential displacement. However, the Proposed Actions would also facilitate expansive growth in retail uses in the Affected Area.

While these businesses provide value to the local economy, there are alternative sources of goods, services, and employment provided within the broader neighborhood, or study area, and elsewhere in the Bronx. Therefore, the potential displacement of these businesses does not constitute a significant adverse impact on the socioeconomic conditions of the study area as defined by the *CEQR Technical Manual*.

Indirect Residential Displacement

A detailed assessment found that the Proposed Actions would not result in any significant adverse impacts due to indirect residential displacement. The Proposed Actions would result in an increment of 7,474 residential units and a net increase 19,608 residents, representing a 10.2 percent increase in population over the No Action condition. The Proposed Actions would change the zoning in much of the Affected

[1] U.S. Census Bureau, 2020 Census

Area to allow for higher density residential development, particularly around new transit stations and expanded job centers at the Morris Park academic medical institutions where it is not currently allowed. It is expected that the supply of new housing in this area will increase significantly, with 25 percent of new residential units, or just over 1,900 units, being permanently affordable.

Data from the New York State Homes and Community Renewal (HCR) Stabilized Building List and the New York City Department of Buildings determined that there are currently over 32,200 rent stabilized units in the study area, in addition to 132 public housing units in New York City Housing Authority (NYCHA) property. The detailed analysis also identified an estimated 35,460 low-income renter households in the study area, thus concluding that there are 3,123 low-income renter households living in unprotected rental DUs and thus subject to potential indirect displacement. According to the *CEQR Technical Manual*, if the vulnerable population potentially subject to indirect displacement exceeds five percent of the study area population, the Proposed Actions may result in a significant change to the socioeconomic character of the study area and a potential significant adverse impact may occur. The 3,123 renter households living in unprotected rental units represent a population of 8,588, or 4.7 percent of the study area's population. While this figure is close to five percent, the mixed-income composition of the proposed new development in addition to its geographic concentration along the East Tremont Avenue / Eastchester Road corridor is likely to limit its adverse socioeconomic impacts on the broader study area. Additionally, the creation of 1,902 permanently protected affordable units as part of the Proposed Actions would account for over 60 percent of the current 3,123 renter households living in unprotected rental units. These affordable units would contribute to the stabilization of housing options in the study area and reduce the number of vulnerable low-income renters. Based on these projections, there is no potential for significant adverse impacts due to indirect residential displacement.

Indirect Business Displacement

A preliminary assessment has found that the Proposed Actions would not result in significant adverse impacts due to indirect business displacement. Concerns defined by the *CEQR Technical Manual* are whether the Proposed Actions could lead to changes in local market conditions that could lead to increases in commercial property values with the study area, making it difficult for some categories of businesses to remain in the area, and whether the Proposed Actions could lead to displacement of a use type that directly supports businesses in the study area or brings people to the area that forms a customer base for local businesses.

The Proposed Actions would facilitate approximately 1.6 million gross square feet (sf) of new commercial life sciences development and approximately 1.3 million sf of incremental community facilities on the projected development sites, in addition to displacing 60 businesses and eliminating industrial uses within the Affected Area. However, the broader study area has well-established retail, commercial, and industrial districts that are some distance from the Affected Area along the East Tremont and Eastchester corridor. These existing businesses along Morris Park Avenue, White Plains Road, Lydig Avenue, and other

commercial districts would therefore not be adversely impacted by this new development and may benefit from an expanded customer base due to the influx of new medical center and commercial life sciences employees, in addition to new residents.

Adverse Effects on Specific Industries

A preliminary assessment found that the Proposed Actions would not result in significant adverse impacts due to adverse effects on specific industries. An analysis is warranted if a substantial number of residents or workers depend on the goods or services provided by the affected businesses or if it would result in the loss or substantial diminishment of a particularly important product or service within the industry. The Proposed Actions could lead to the potential direct displacement of six Healthcare and Social Assistance sector businesses representing almost 300 employees; however, the Proposed Actions are also designed to significantly expand the Healthcare and Social Assistance sector in the Affected Area, with up to approximately1.3 million sf of incremental community facility space dedicated to medical offices. The Proposed Actions would also lead to the direct displacement of 27 businesses from the Other Services (except Public Administration) sector, many providing automotive-related services. However, these businesses make up only five percent of all businesses from this sector in the study area. While the Affected Area contains the largest cluster of automotive services-related businesses in the study area, there are other clusters of automotive-related services businesses in nearby areas of the Bronx and appropriately zoned properties where displaced businesses may relocate. The products and services offered by potentially displaced businesses in the Affected Area are not essential to the viability of other businesses within or outside the study area and, therefore, the Proposed Actions would not adversely affect business conditions in any specific industry within or outside the study area.

3.3 Proposed Actions

The Proposed Actions would facilitate the development of up to 7,474 incremental dwelling units (DU) and 1,231,973 sf of incremental commercial space. The Proposed Actions would result in the incremental loss of 405,096 sf of industrial space, comprising all of the industrial space that would exist in the No-Action condition.

The Proposed Actions would also result in the creation of 1,902 affordable DUs, or 25 percent of the total incremental dwelling units that would be developed. Option 1 of the New York City Mandatory Inclusionary Housing (MIH) text amendment of March 22, 2016, requires that 25 percent of units are affordable for households with incomes averaging 60 percent of Area Median Income (AMI) ($76,260 for a family of three) and that ten percent of those units be affordable to households earning 40 percent of AMI ($48,040 for a family of three).

The Proposed Actions would directly impact an approximately two-mile corridor encompassing two planned new Metro-North stations along the current Amtrak Hell Gate line in the Parkchester, Van Nest, and Morris Park neighborhoods of the Bronx (the “Affected Area”).

3.4 Methodology

An assessment of socioeconomic conditions separates the socioeconomic conditions of area residents from those of area businesses, although a proposed project and/or a proposed set of actions may affect them in similar ways. The *CEQR Technical Manual* defines direct displacement as "the involuntary displacement of residents or businesses from a site(s) directly affected by a proposed project." Indirect displacement is the involuntary displacement of residents, businesses, or employees that results from a change in socioeconomic conditions in a particular study area as a result of the proposed project. Indirect displacement is defined in the *CEQR Technical Manual* as "the involuntary displacement of residents, businesses, or employees that results from a change in socioeconomic conditions in a particular study area as a result of a proposed project. The five areas of socioeconomic concern and their thresholds for consideration as outlined in the *CEQR Technical Manual* are as follows:

1. ***Direct Residential Displacement: Would the Proposed Actions directly displace population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of the neighborhood.***

The Proposed Actions would not be expected to exceed the analysis threshold of 500 directly displaced residents and therefore are not expected to result in significant adverse impacts due to direct residential displacement. There are currently 59 existing dwelling units in the Affected Area, none of which is designated affordable. As the potential indirect residential displacement is beneath the *CEQR Technical Manual*-designated threshold, no significant adverse impacts would result and no further assessment is required.

2. ***Direct Business Displacement: Would the Proposed Actions directly displace more than 100 employees, or would it displace any business that is usually important because its products or services are uniquely dependent on its location, are subject of policies or plans aimed at its preservation, or that serves a population uniquely dependent on its services in its present location?***

The Proposed Actions would directly displace 60 businesses representing up to 880 employees. These displaced businesses and employees represent multiple industry sectors but are primarily concentrated in the Healthcare and Social Assistance sector and the Other Services (except Public Administration) sector, with a noteworthy effect on automotive-services businesses. Therefore, further assessment of Direct Business Displacement is required.

3. ***Indirect Residential Displacement due to Increased Rents: Would the Proposed Actions result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood? Residential development of 200 units or less or commercial development of 200,000 sf or less would typically not result in significant socioeconomic impacts.***

The Proposed Actions would facilitate the incremental development of approximately 7 million sf of gross floor area of new residential development, comprising 7,474 incremental new dwelling units, both market-rate and affordable. Therefore, further assessment of Indirect Residential Displacement is required.

The objective of indirect residential displacement analysis is to determine whether the Proposed Actions may either introduce or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population, most notably renters, living in privately held units unprotected by rent control, rent stabilization, or other government regulations.

According to the *CEQR Technical Manual,* the potential for indirect residential displacement depends on the demographic, housing, and socioeconomic characteristics of a study area. These characteristics include:

- Total population by census tract, for a study area, the borough, and New York City. In addition, demographic data from the larger Public Use Microdata Area (PUMA), which encompasses the study area, may also be considered, where appropriate or where certain data are lacking for smaller geographies.

- Housing values and rent. This chapter relies on market data from online proprietary sources, including StreetEasy and Zumper, for current and recent listings in the study area and environs. While rent data from the U.S. Census ACS was also reviewed, it should be noted that this data set includes rents for rent regulated and subsidized dwelling units and therefore does not accurately represent rents for dwelling units available on the open market.

- Median household income and percentage of population living below the poverty line, based on data from the U.S. Census.

After identifying these characteristics, the indirect residential displacement analysis comprises three general components:

1. Determine if the Proposed Actions would add new population with higher average incomes than existing and projected average incomes in the study area;

2. Determine if the increase in population due to the Proposed Actions is large enough, relative to the size of the population expected to live in the study area without the Proposed Actions, to affect the local residential real estate market for rental properties. If the population increase is five percent or greater, then further analysis is needed.

3. Consider whether the study area has experienced a readily observable trend toward increasing rents and the likely effect of the Proposed Actions on such trends.

The *CEQR Technical Manual* defines what conditions are necessary for finding of significant impact that would require mitigation. If the population that is vulnerable to displacement due to increasing rents exceeds five percent of a study area, a significant adverse impact would be declared. However, if a readily observable trend toward increasing rents is already occurring and the Proposed Actions would not accelerate the increasing trend, then there would be a finding of no significant impact.

The first level of indirect residential displacement analysis is the addition of new dwelling units. According to the *CEQR Technical Manual*, projects that would result in more than 200 incremental residential units have the potential to result in significant adverse impacts related to indirect residential displacement. Because the Proposed Actions would result in 7,474 incremental dwelling units, significant adverse impact is possible and, therefore, a preliminary assessment of potential indirect residential displacement is provided.

4. ***Indirect Business Displacement due to increased rents or market saturation: Would the Proposed Actions result in substantial new development that markedly different from existing uses, development, and activities within the neighborhood; or would the Proposed Actions 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 may close or vacancies in the area increase, thus resulting in a potential for disinvestment on local retail streets? Projects resulting in less than 200,000 sf of retail on a single development site would not typically result in socioeconomic impacts.***

The Proposed Actions would facilitate the development of approximately 1.6 million sf of new commercial life sciences development in the study area where there is currently only a very small amount of such activity at the Albert Einstein College of Medicine Incubator. In addition, the Proposed Actions would eliminate current industrial uses in the study area while enabling the incremental development of approximately 1.3 million sf of community facility uses and approximately 302,000 sf of new retail. Therefore, further assessment of Indirect Business Displacement is required.

5. ***Adverse Impacts on Specific Industries: Is the project expected to affect conditions within a specific industry? An analysis is warranted if a substantial number of residents or workers depend on the goods or services provided by the affected businesses or if it would result in the loss or substantial diminishment of a particularly important product or service within the industry.***

In addition to directly or indirectly impacting an area's socioeconomic conditions, a project may also affect the operation of a major industry or commercial operation in the area or Citywide. An example would be a rezoning that restricts or prohibits certain types of commercial operations from remaining in an area where they are currently concentrated, or the implementation of new regulations that restrict a certain process that is vital to a particular industry. In these cases, the effect of a proposed action on a particular

industry is analyzed. As the Proposed Actions would directly displace 60 businesses in the Affected Area and eliminate zoning for industrial uses, assessment of Adverse Impacts on Specific Industries is required.

Analysis Format

Following *CEQR Technical Manual* guidelines, the socioeconomic analysis begins with a screening assessment that determines the need for a preliminary assessment. As described above in Principal Conclusions, for one of the five areas of concern – direct residential displacement – the potential effects of the Proposed Actions did not warrant a preliminary assessment. Preliminary assessments were conducted for the four other socioeconomic areas of concern outlined above.

STUDY AREA DEFINITION

The study area for socioeconomic conditions reflects the scale of change anticipated to result from the Proposed Actions. The *CEQR Technical Manual* states that the study area should comprise those census tracts with 50 percent or more of their areas within ¼-mile of the Project or Affected Area. If the Proposed Actions that would increase the population within a ¼-mile study area by more than five percent compared to the No-Action condition, then a study area comprising the census tracts with 50 percent or more of their areas within ½ mile of the Project or Affected Area is more appropriate to assess socioeconomic conditions.

The Proposed Actions would allow for a total of 7,713 dwelling units in the Project or Affected Area, or 7,474 incremental units over the No-Action condition. Based on the 2020 U.S. Census, the average household size for dwelling units in the study area is 2.75 persons per renter-occupied unit and the vacancy rate in the study area is 4.6 percent. Therefore, the Proposed Actions would likely increase the population by 19,608 compared to the No-Action condition. The 2020 U.S. Census shows the population of those census tracts generally comprising the area within a ¼-mile radius of the Project or Affected Area to be 60,650. Using *the CEQR Technical* Manual's preferred methodology for estimating the current population since the 2020 U.S. Census, it can be assumed there are an additional 70 people, for an estimated 2022 population of 60,720. The projected net new population exceeds five percent of the population within a ¼-mile radius of the perimeters of the Project or Affected Area. Therefore, pursuant to the *CEQR Technical Manual*, the study area should be expanded to a ½-mile radius. For the purposes of this socioeconomic analysis and as shown in Figure 3-1, "Socioeconomic Conditions Study Area," the study area is generally bounded to the north by Allerton Avenue and East Gun Hill Road, to the east by the Hutchinson River Parkway, to the south by Coddington, Westchester, and Watson Avenues and the Cross-Bronx Expressway, and to the west by Bronx Park and Williamsbridge Road. This study area comprises the following 47 census tracts: 60, 64, 70, 72, 76, 92, 200, 202, 204, 206.01, 210.01, 210.02, 212, 216.01, 216.02, 218, 220, 222, 224.04, 228, 230, 232, 236, 238, 240, 244, 246, 248, 250, 252, 254, 256, 264, 266.01, 266.02, 284, 286, 288, 296, 300, 310, 312, 314, 316, 318, 326, and 360.

Data Sources

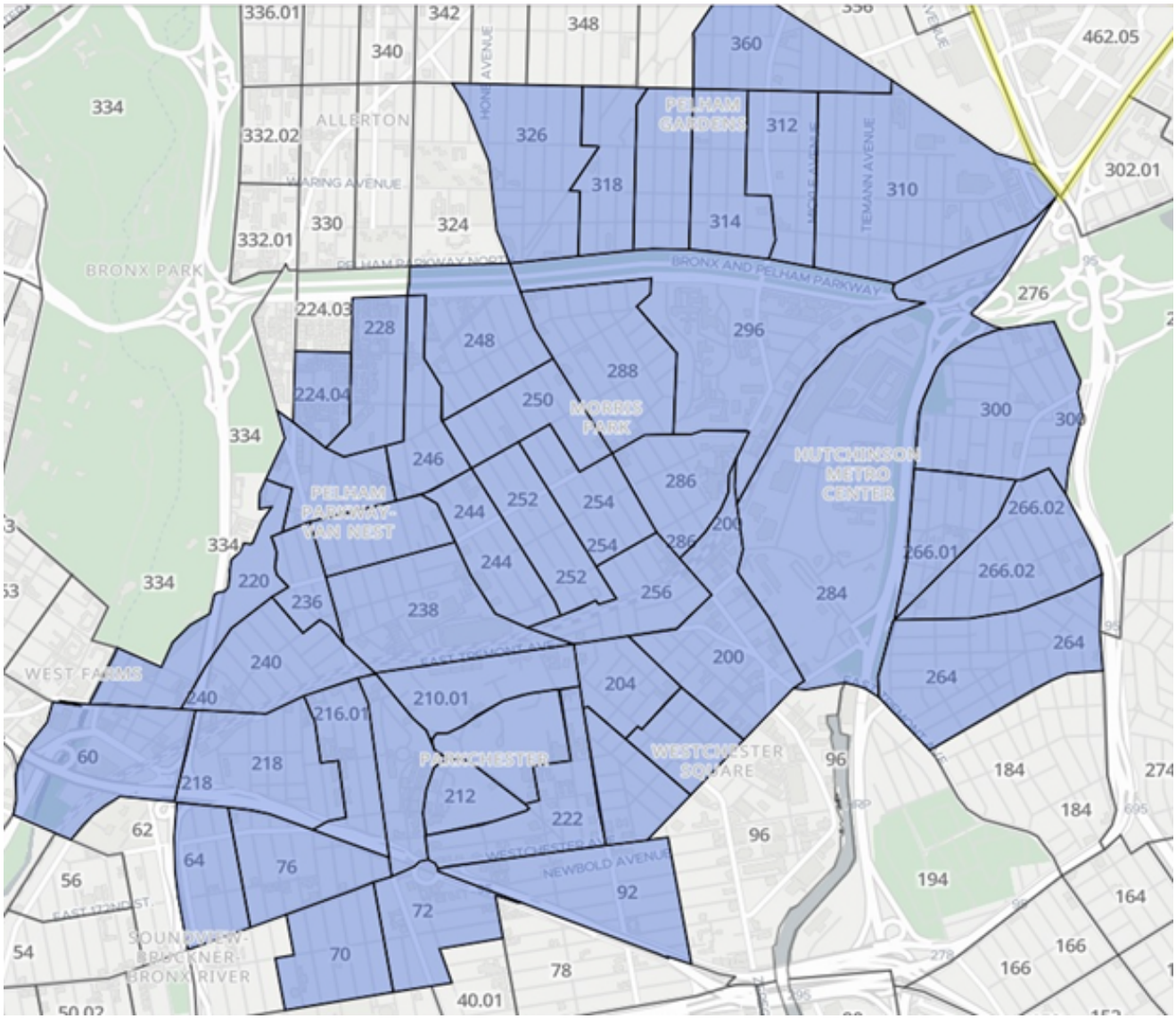
This socioeconomic conditions assessment draws upon data from the U.S. Census Bureau's 2020 Census and the data from the 2017 – 2021 ACS and the 2006 – 2010 ACS. The assessment also uses data from the New York City Department of City Planning (DCP) Primary Land Use Tax Lot Output (PLUTO).

City Planning's Population Factfinder, which uses data from the U.S. Census Bureau, was used to provide comparative census data and to determine the margin of error (MOE) for single variable ACS estimates presented for the study area.

Market-rate asking rents in the study area were researched using the real estate websites StreetEasy and Zumper.

Estimates of protected rental units were determined using data from New York University (NYU) Furman Center data and the New York State HCR Rent Stabilized Buildings List.

The assessments of business and potential effects on specific industries consider business and employment trends in the study area, compared with those in both the Bronx and New York City as a whole. The data for the study area that were used to estimate the total number and types of businesses and jobs were based on the New York State Department of Labor Quarterly Census of Employment and Wages (QCEW) for the fourth quarter of 2022 In addition, business and industry data were collected from Lightcast, a proprietary data aggregator that pulls from multiple sources, including the U.S. Census Bureau and the New York State Department of Labor. Data regarding individual business establishments in the study area was also accessed from Esri, a private geographic information systems software company.



Source: New York City Department of City Planning, 2023; BJH Advisors, 2023; STV Incorporated, 2023.

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Figure 3-1

SOCIOECONOMIC CONDITIONS STUDY AREA

3.5 Preliminary Analysis

Preliminary Direct Residential Displacement

As noted above, the Proposed Actions would not be expected to exceed the analysis threshold of 500 directly displaced residents and therefore are not expected to result in significant adverse impacts due to direct residential displacement. Therefore, no preliminary analysis of direct residential analysis is required.

Preliminary Direct Business and Institutional Displacement

The CEQR Technical Manual defines direct business displacement as the involuntary displacement of businesses from the site of, or a site directly affected by, the Proposed Actions. In addition, the socioeconomic analysis may also look at the involuntary displacement of institutions, including academic institutions, community groups, charities, and other nonprofit uses, from the study area as a direct result of the Proposed Actions. *The CEQR Technical Manual* specifies consideration of the following two factors in determining the potential for significant adverse impacts: (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 preservation of such businesses in the area.

As detailed below, projected development generated by the Proposed Actions could directly displace 60 businesses and institutions and an estimated 650 - 880 jobs associated with those businesses and institutions. As such, a preliminary assessment of direct business displacement was conducted, examining the employment and business value characteristics of the potentially displaced businesses and institutions. It should be noted that this direct displacement analysis identifies and evaluates all potentially displaced businesses and institutions, even though certain businesses and institutions may own the property on which they are located and would not be involuntarily displaced as they would have to willingly enter into an agreement to sell their property and relocate.

Profile of Private Sector Employment in the Study Area

As of 2022, there were an estimated 37,453 private sector employees in the study area (see Table 3-1, "Private Sector Employment in Study Area, Bronx, and New York City (2022)"). These employees represented approximately 15.7 percent of total private sector employment in the Bronx and approximately 1.0 percent of New York City's total private sector employment.

The economic sector with the highest private sector employment in the study area is overwhelmingly Health Care and Social Assistance, which is also the largest private economic sector in the Bronx and New York City as a whole. In the study area, Health Care and Social Assistance accounts for over half of all private sector jobs due to the presence of such major health care employers as Jacobi Hospital (part of

the New York City Health and Hospitals Corporation), the Albert Einstein College of Medicine, Calvary Hospital, Morningside Nursing and Rehabilitation Center, the Bronx Psychiatric Center, and Montefiore.

The next largest economic sector in the study area is Educational Services, which accounts for approximately 10.6 percent of private sector employment in the study area, slightly larger than the share in the Bronx as a whole but much larger than Educational Services' Citywide share. This sector includes private elementary and secondary schools and colleges and universities, in addition to technical schools. Albert Einstein College of Medicine, the Ferkauf School of Social Work of Yeshiva University, and the Mercy College Bronx Campus are other large employers in this sector in the study area.

Table 3-1: Private Sector Employment in Study Area, Bronx, and New York City (2022)

	Study Area		Bronx		New York City	
	Employees	%	Employees	%	Employees	%
Agriculture, Forestry, Fishing and Hunting	0	0.00%	27	0.01%	537	0.01%
Mining, Quarrying, and Oil and Gas Extraction	0	0.00%	0	0.00%	101	0.00%
Utilities	0	0.00%	1,733	0.73%	14,299	0.38%
Construction	1,324	3.53%	10,720	4.49%	137,360	3.68%
Manufacturing	432	1.15%	4,968	2.08%	56,509	1.51%
Wholesale Trade	415	1.11%	10,933	4.58%	119,588	3.21%
Retail Trade	3,207	8.56%	30,199	12.65%	298,232	7.99%
Transportation and Warehousing	652	1.74%	8,925	3.74%	128,754	3.45%
Information	137	0.37%	1,670	0.70%	221,706	5.94%
Finance and Insurance	432	1.15%	2,840	1.19%	334,823	8.98%
Real Estate and Rental and Leasing	1,638	4.37%	9,431	3.95%	127,888	3.43%
Professional, Scientific, and Technical Services	675	1.80%	4,679	1.96%	423,350	11.35%
Management of Companies and Enterprises	98	0.26%	1,331	0.56%	65,455	1.75%
Administrative and Support and Waste Management and Remediation Services	1,827	4.88%	9,426	3.95%	227,875	6.11%
Educational Services	3,964	10.58%	17,311	7.25%	185,344	4.97%
Health Care and Social Assistance	19,059	50.89%	95,183	39.87%	821,420	22.02%
Arts, Entertainment, and Recreation	166	0.44%	3,321	1.39%	73,940	1.98%

Table 3-1: Private Sector Employment in Study Area, Bronx, and New York City (2022) (cont.)

	Study Area		Bronx		New York City	
	Employees	%	Employees	%	Employees	%
Accommodation and Food Services	2,059	5.50%	15,526	6.50%	307,764	8.25%
Other Services (except Public Administration)	1,099	2.93%	8,728	3.66%	157,533	4.22%
Unclassified	269	0.72%	1,791	0.75%	27,946	0.75%
Total	**37,453**	**100.00%**	**238,740**	**100.00%**	**3,730,424**	**100.00%**

Source: Lightcast Data, 2023.

The third largest economic sector in the study area is Retail Trade, which accounts for just under 8.6 percent of private sector employment, on par with the sector's share of private sector employment Citywide but smaller than the sector's share in the Bronx as a whole.

Profile of Businesses and Institutions in the Study Area

The corridor that comprises the Affected Area can be broken down into two segments: (1) an approximately one-mile section of East Tremont Avenue between St. Lawrence Avenue on its western edge and Silver Street on its eastern edge; and (2) an approximately one-mile corridor that extends along Eastchester Road between Williamsbridge Road at its southern edge and Pelham Parkway at its northern edge, with a branch extending along Stillwell Avenue between Eastchester Road and Rhinelander Avenue.

The first segment of the Affected Area, along East Tremont Avenue, is dominated by one-story auto-repair businesses, service stations, parking garages, and car washes, in addition to some small neighborhood retail. A large portion of this segment also includes the Parkchester Special Planned Community Preservation District (and an associated parking garage) on the southern side of East Tremont Avenue and Con Ed's Van Nest service facility on the northern side of East Tremont Avenue. It should be noted that about half of the units within the Parkchester Special Planned Community Preservation District are owner-occupied and about half are renter-occupied. The section of East Tremont Avenue between Castle Hill Avenue and Silver Street comprises a varied assortment of neighborhood retail, some on the ground-floor of mixed-use buildings and some in stand-alone single-story buildings.

The second segment of the Affected Area, along Eastchester Road, is dominated by large medical institutions. These include Calvary Hospital, NYC Health and Hospitals' Jacobi Medical Center, and Montefiore Medical Center's Einstein Campus, in addition to the Albert Einstein College of Medicine and the Resnick Campus of Yeshiva University. With the exception of Calvary Hospital, most of these institutions' campuses are not within the Affected Area but border it. In addition to the frontages of these campuses, Eastchester Road is dominated by auto-repair shops, garages, a rental car agency, and some neighborhood retail. Stillwell Avenue is similarly dominated by auto-repair businesses.

As described earlier in this chapter, the study area comprises a much larger area that includes 47 census tracts and encompasses the entirety of the Morris Park, Parkchester, and Van Nest neighborhoods. It also

includes portions of Westchester Square to the south, Hutchinson Metro Center and Pelham Bay to the east, and Pelham Gardens to the north of Pelham Parkway. The majority of this study area is mid-density residential (zoned R3 and R4) with C2 and C1 overlays along its main commercial arteries, which include Morris Park Avenue, East Tremont Avenue, Eastchester Road, Williamsbridge Road, and a section of White Plains Road and Lydig Avenue. Much of the Affected Area, as described above, differs in its land use patterns from the rest of the study area as it contains more industrial uses; for example, the segment of East Tremont Avenue between White Plains Road and Castle Hill Road and Eastchester and Stillwell Avenues is zoned M1 and therefore is largely dominated by automotive-related businesses. On the eastern edge of the study area is the Hutchinson Metro Center, an office park that includes Class-A office space.

As shown in Table 3-2, "Private Sector Businesses in Study Area, Bronx, and New York City (2022)," as of 2022, there were an estimated 3,500 private-sector businesses within the study area. Healthcare and Social Assistance accounts for both the largest number of employees and the largest number of firms. At over 20 percent, this industry sector accounts for a larger share of firms in the study area than both the borough and the City as a whole, largely due to the significant cluster of medical institutions in Morris Park in addition to medical-related businesses in Hutchinson Metro Park.

Table 3-2: Private Sector Businesses in Study Area, Bronx, and New York City (2022)

	Study Area		Bronx		New York City	
	No. of Firms	% of Total	No. of Firms	% of Total	No. of Firms	% of Total
Agriculture, Forestry, Fishing and Hunting	8	0.2%	63	0.2%	1,138	0.4%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	14	0.1%	144	0.0%
Utilities	4	0.1%	25	0.1%	325	0.1%
Construction	269	7.7%	1,472	5.7%	15,980	5.5%
Manufacturing	55	1.6%	514	2.0%	8,009	2.8%
Wholesale Trade	78	2.2%	887	3.4%	10,266	3.5%
Retail Trade	409	11.7%	4,606	17.7%	43,000	14.9%
Transportation and Warehousing	61	1.7%	642	2.5%	6,920	2.4%
Information	32	0.9%	283	1.1%	7,265	2.5%
Finance and Insurance	138	3.9%	797	3.1%	11,535	4.0%
Real Estate and Rental and Leasing	206	5.9%	1,533	5.9%	18,334	6.3%
Professional, Scientific, and Technical Services	298	8.5%	1,930	7.4%	40,500	14.0%
Management of Companies and Enterprises	8	0.2%	40	0.2%	720	0.2%
Administrative and Support and Waste Management and Remediation Services	178	5.1%	1,395	5.4%	18,958	6.6%
Educational Services	86	2.5%	843	3.2%	7,284	2.5%
Health Care and Social Assistance	717	20.5%	3,564	13.7%	36,500	12.6%
Arts, Entertainment, and Recreation	64	1.8%	414	1.6%	7,405	2.6%
Accommodation and Food Services	339	9.7%	2,493	9.6%	22,000	7.6%
Other Services (except Public Administration)	550	15.7%	4,521	17.4%	33,000	11.4%
Unclassified	0	0.0%	0	0.0%	0	0.0%
Total	**3,500**	**100%**	**26,036**	**100%**	**289,283**	**100%**

Source: Lightcast Data, 2023.

After Healthcare and Social Assistance, the next largest category of private-sector businesses in the study area is Other Services (except Public Administration). This industry sector, which comprises the two-digit North American Industry Classification System (NAICS) 81, includes miscellaneous services such as repairs, religious activities, grantmaking, advocacy, laundry, death care, and other personal services. Importantly, this sector also includes general automotive services, automotive repair, car washes, and garages, all businesses that are well represented in the study area, particularly in the Affected Area along East Tremont Avenue and Eastchester Road. The concentration of businesses in this industry sector in the study area, at almost 16 percent, is just slightly lower than in the borough as a whole, where it is over 17 percent though higher than Citywide, where it is over 11 percent. The third largest category of businesses

is Retail Trade, which accounts for almost 12 percent of business establishments in the study area. Retail businesses in the study area are generally at the neighborhood scale and are concentrated along the study area's retail corridors which, as noted above, include Morris Park Avenue and sections of East Tremont Avenue, Williamsbridge Road, and White Plains Road / Lydig Avenue.

Profile of Potentially Displaced Businesses and Institutions

As shown in Table 3-3, "Businesses and Employment Potentially Displaced by the Proposed Actions," in the future with the Proposed Actions, an estimated 60 businesses and between 650 and 880 employees could be directly displaced. In addition, there are three of the 60 displaced firms where current employment numbers could not be confirmed or determined. While the directly displaced businesses at the projected development sites in the Affected Area represent over 12 different industry sectors, over half of these businesses are in the Other Services (namely, automotive-related) and Health Care and Social Assistance sectors. These two sectors account for almost 64 percent of displaced employees. The Retail Trade sector accounts for an additional ten percent of directly displaced businesses and 11 percent of directly displaced employees.

Table 3-4, "Specific Displaced Businesses and Employment due to the Proposed Actions," provides a detailed inventory of specific businesses that would be displaced as a result of the Proposed Actions and the development they would facilitate at 43 of the 60 projected development sites. The business that would experience the largest number of displaced employees is a complex that comprises Montefiore Medical Center's Montefiore Park Medical Center and Montefiore-Einstein Cancer Center. This two-building complex, located on Projected Development Sites 22 and 24, has approximately 200 employees.

Other directly displaced individual businesses with 25 employees or more include Langsam Property Management, a real estate management firm on Projected Development Site 9, which currently employs between 50 and 60 people and AccentCare Personal Care Services, a home healthcare services firm also on Projected Development Site 9, which employs between 25 and 30 people.

While automotive-related businesses in the Affected Area (including auto repair, auto body, auto parts, and car washes) account for over 30 percent of displaced employees, these individual businesses tend to be relatively small, with most having between five and ten employees. One exception is Frank and Son Autobody on Projected Development Site 45, which has between 20 and 30 employees.

Table 3-3: Businesses and Employment Potentially Displaced by the Proposed Actions

Industry Sector	Firms	% of Displaced Businesses	Estimated Employment Displaced	% of Displaced Employment*
Construction	5	8.3%	35 - 55	6.3%
Manufacturing	4	6.7%	21 - 40	4.5%
Wholesale Trade	1	1.7%	5 - 10	1.1%
Retail Trade	6	10.0%	65 - 100	11.4%
Transportation and Warehousing	2	3.3%	5 - 10	1.1%
Finance and Insurance	1	1.7%	1 - 5	0.6%
Real Estate and Rental and Leasing	2	3.3%	55 - 70	8.0%
Health Care and Social Assistance	6	10.0%	274 - 294	33.4%
Accommodation and Food Services	3	5.0%	30 - 45	5.1%
Other Services (except Public Administration) (Automotive-Related)	26	43.3%	168 - 268	30.5%
Other Services (except Public Administration) (Non-Automotive-Related)	1	1.7%	Unknown	Unknown
Public Administration	1	1.7%	Unknown	Unknown
Unclassified / Unknown	2	3.3%	Unknown	Unknown
Total	**60**	100.0%	650 - 880 + additional unknown	

Note:
*Note that total displaced employment does not include estimates for the Other Services (except Public Administration) non-automotive-related, Public Administration, and unclassified sectors as these figures are currently unknown, though the number of firms is relatively small.

Sources: Bronx Metro-North Station Study Environmental Assessment Statement, December 2022; Employment numbers are based on business data from BuzzFile and ZoomInfo.

Table 3-4: Specific Displaced Businesses and Employment due to the Proposed Actions

Projected Dvpt. Site	Address	Business Name	Industry Sector	Additional Detail	No. of Employees
1	1780 E. Tremont Ave.	Star Transmission Gen. Repair	Other Services	Auto Repair	Fewer than 15
		Auto Repair Jimenes	Other Services	Auto Repair	Fewer than 15
2	1794 E. Tremont Ave.	FGO Motor Services	Other Services	Auto Repair	5 - 10
		E. Tremont Super Deli	Retail Trade	Convenience Grocery	5 - 10
		Casablanca Poultry Market	Wholesale Trade	Poultry Market	5 - 10
3	1840 E. Tremont Ave.	Advance Auto Parts	Other Services	Automotive Parts	5 - 10
4	1860 E. Tremont Ave.	Homebase (NYCHRA)	Public Administration	Human Resources Programs	Unknown
6	1881 E. Tremont Ave.	Sunoco Service Station	Retail Trade	Service Station	5 - 10
9	1601 Bronxdale Ave.	Langsam Property Management	Real Estate and Rental & Leasing	Property Management	50 - 60
		AccentCare Personal Care Svcs.	Health Care	Home Health Care	25 - 30
11	1602 Bronxdale Ave.	Jerry & Son Auto Service	Other Services	Auto Repair	Fewer than 25
12	907 Pierce Ave.	DuaFoam Insulators	Construction	Drywall/Insulation Contractor	Unknown
13	907 Sackett Ave.	RN&AC Body Shop	Other Services	Automotive Body	5 - 10
14	2379 E. Tremont Ave.	Maximo's Rite Muffler	Other Services	Auto Repair	Fewer than 5
		Raja's General Mechanic	Other Services	Auto Repair	Fewer than 5
		NY Signs Factory	Manufacturing	Sign Manufacturing	5 - 10
17	2460 E. Tremont Ave.	Auto Zone	Other Services	Auto Parts	5 - 10
18	2543 E. Tremont Ave.	Bronx Honda	Retail Trade	Auto Dealer	10 - 15
19	2597 E. Tremont Ave.	Westchester United Methodist Church	Other Services	Religious Organization	Unknown
20	1501 Williamsbridge Rd.	McDonald's	Accomodation & Food Service	Limited-Service Restaurant	10 - 15
22	1625 Poplar Street	Montefiore Park / M-E Cancer Center	Health Care	Medical Offices	Approx. 100
24	Block 4083 (Eastchester/Jarrett)	Montefiore Park / M-E Cancer Center	Health Care	Medical Offices	Approx. 100
25	2619 Chesbrough Ave	Doughboy's Recovery & Storage	Transportation & Warehousing	Motor Vehicle Towing	Unknown*
26	1620 Eastchester Rd.	Fine Tune Auto Repair	Other Services	Auto Repair	Fewer than 5
27	1481 Blondell Ave.	Appliances4Less	Retail Trade	Appliances Store	15 - 25
30	34 Marconi Street	Kidney Medical Associates	Health Care	Dialysis Center	20 - 30
31	1820 Eastchester Rd.	McDonald's	Accomodation & Food Service	Limited-Service Restaurant	10 - 15
	1826 Eastchester Rd.	Super Car Wash & Quick Lube	Other Services	Car Wash	5 - 10
34	1870 Eastchester Rd.	Budget Muffler & Brake Center	Other Services	Auto Repair	5 - 10
35	1315 Loomis Street	Day Habilitation Center / ACMRD Products Plus	Unknown	Unknown*	Unknown*
36	1866 Eastchester Rd.	Starbucks	Accomodation & Food Service	Limited-Service Restaurant	10 - 15
37	1401 Bassett Ave.	Fresenius Kidney Care	Health Care	Dialysis Center	5 - 10
38	1950 Eastchester Rd.	Quality Services for the Autism Community	Other Services	Civic & Social Sevices	Unknown
39	1437 Bassett Ave.	Marine Plumbing & Mechanical	Construction	Plumbing	5 - 10
		C & Z Plumbing & Mechanical	Construction	Plumbing	5 - 10
	1431 Bassett Ave.	Faiella Fence & Iron	Manufacturing	Fabricated Metal	5 - 10
40	1459 Bassett Ave.	United Network Communication	Unknown	Unknown*	Unknown*
41	1964 Eastchester Rd.	Enterprise Rental Car	Real Estate and Rental & Leasing	Rental Car	5 - 10
43	1501 Bassett Ave.	Empire Automotive Collision	Other Services	Auto Repair	5 - 10
44	1508 Stillwell Ave.	All City Water & Sewer	Construction	Plumbing	5 - 10
	1510 Stillwell Ave.	NY Custom Motorsports	Other Services	Auto Repair	Unknown*
45	1512 Stillwell Ave.	British Auto Works	Other Services	Auto Repair	5 - 10
		ABC Insurance Brokerage	Finance & Insurance	Insurance Agency	1 - 5
	1530 Stillwell Ave.	Miller Tires	Other Services	Auto Parts	1 - 5
	1519 Stillwell Ave	Frank & Son Auto Body	Other Services	Auto Body	20 - 30
47	2034 Eastchester Rd.	Apple Grocery & Produce	Retail Trade	Convenience Grocery	5 - 10
	2038 Eastchester Rd.	Jarme Home & Healthcare Svcs.	Health Care	Home Health Care	Fewer than 25
48	1539 Stillwell Ave.	Italy A&F Auto Repair	Other Services	Auto Repair	5 - 10
49	1543 Stillwell Ave.	Carib Prints	Manufacturing	Printmaking	1 - 5
		Don Glo Auto Service of Bronx	Other Services	Auto Repair	10 - 20
51	1559 Bassett Ave.	J&J Custom Collision	Other Services	Auto Repair	5 - 10
52	1614 McDonald St.	DePino Transportation Services	Transportation & Warehousing	Trucking Company	5 - 10
53	1572 Stillwell Ave.	Fresh & Tasty Baked Products	Manufacturing	Wholesale Bakery	10 - 15
54	1580 Stillwell Ave.	Signature Chrome Auto Body	Other Services	Auto Body	5 - 10
55	1607 Stillwell Ave.	R&W Auto Body	Other Services	Auto Body	1 - 5
	1585 McDonald St.	Eastwell Automotive	Other Services	Auto Repair	1 - 5
56	1617 Stillwell Ave.	A&R Auto Collision & Repair	Other Services	Auto Repair	1 - 5
57	1621 Stillwell Ave.	E&J Automotive	Other Services	Auto Repair	5 - 10
		Air Wave Air Conditioning	Construction	HVAC	20 - 25
				TOTAL NO. OF POTENTIAL DIRECTLY DISPLACED BUSINESSES:	**59**
				TOTAL NO. OF POTENTIAL DIRECTLY DISPLACED EMPLOYEES:	**620 - 855 (+ additional unknown)**

Sources: Bronx Metro-North Station Study Draft Scope of Work for an Environmental Impact Study, Dec. 2022. Individual business employment counts are based on data from BuzzFile and ZoomInfo. Additional detail information for businesses based on desktop research by BJH Advisors.

CEQR Preliminary Assessment Criteria

According to the *CEQR Technical Manual,* the following threshold indicators are considered to determine the potential for significant adverse impacts due to direct business displacement.

1. ***Would the businesses to be displaced provide products or services essential to the local economy that would no longer be available for their trade areas to local residents or businesses due to the difficulty of either relocating the businesses or establishing new, comparable businesses? For each category of business, explicitly describe whether the business is essential to the local economy and then, if so, there are comparable businesses in the study/trade area.***

The two industry sectors that would experience the greatest displacement impacts from the Proposed Actions in the Affected Area are Health Care and Social Assistance and Other Services, particularly automotive-related services. For Health Care and Social Assistance, however, the business and employment displacement is greatly concentrated in one employer, Montefiore Medical Center. The Proposed Actions would greatly increase the developable square footage for community facilities, particularly health care and medical facilities in the Affected Area, and it is therefore likely that Montefiore Medical Center may expand and increase employment as a result of the Proposed Actions. For the automotive-related businesses that make up the large majority of the Other Services sector, those businesses that wish to continue to operate may have to choose to relocate outside the neighborhood, though there may be opportunities for them to remain in the Bronx. It is also possible that not all businesses projected to be displaced would be able to relocate to other locations or that a number of the potentially displaced businesses would close or relocate for reasons independent of the Proposed Actions.

The following details the industry sectors within which direct displacement could occur and the potential effects on socioeconomic conditions in the study area.

Other Services (except Public Administration)

There are 550 businesses from the Other Services (except Public Administration) sector within the study area. Together these businesses employ almost 1,100 people in the study area. The 27 businesses within this sector that would be potentially displaced as a result of the Proposed Actions represent five percent of the Other Services businesses in the study area while the between 168 and 268 employees represent between 15 percent and 24 percent of the study area's total employment in this sector. The large majority of these firms and employees represent automotive-related businesses, with 17 auto repair shops, four auto body shops, and three auto parts shops. While East Tremont Avenue and Eastchester Road within the Affected Area comprise one of the larger hubs of automotive services related businesses in the Bronx, there is a smaller cluster within the study area on Sagamore Street near White Plains Road. There are also large clusters of automotive services businesses along Melrose Avenue in the Morrisania and Belmont neighborhoods, approximately two miles west of the study area, in addition to clusters in Hunts Point, Morris Park, and Wakefield. While current and proposed zoning may make it difficult for many existing automotive services businesses that are displaced to relocate within the study area, there are

appropriately zoned properties within Hunts Point, Claremont, Unionport, and other areas of the borough that can accommodate automotive services businesses.

Health Care and Social Assistance

There are 717 businesses and institutions representing the Health Care and Social Assistance sector in the study area with over 19,000 employees. Health Care and Social Assistance is by far the largest industry sector within the Bronx in terms of employment and it dominates the economy in the Study Area. The six businesses and institutions and up to 294 employees that would be potentially directly displaced as a result of the Proposed Actions represent less than one percent of the total Health Care and Social Assistance businesses and institutions and 1.5 percent of this sector's employees in the study area. Over two-thirds of these potentially displaced employees are employed at two adjoining Montefiore Medical Center outpatient facilities. The remaining potentially displaced employees are employed at home health care service providers and dialysis centers. The location of home health care service providers in the Affected Area is generally not a critical factor as the clients of these providers are located in multiple neighborhoods and are not receiving services at the providers' place of business. In addition, the Proposed Actions would result in significant new community facility space that can accommodate medical office use.

While six health care businesses and institutions are located on projected development sites that may lead to direct displacement, the Proposed Actions are not designed to displace or reduce health care facilities and operations in the Affected Area but rather significantly expand them. The existing Montefiore Park medical complex and Montefiore-Einstein Cancer Center is located on Projected Development Sites 22 and 24, which currently support approximately 158,000 sf and under the Proposed Actions would be rezoned to accommodate almost 760,284 sf community facility development. It is likely that the majority of this new development would be occupied by Montefiore Medical Center uses. The other three much smaller projected development sites that currently accommodate home health care services dialysis centers would also be rezoned to accommodate more high-density mixed- use development that would include significantly more space for community facilities though slightly less space for commercial uses.

Retail Trade

There are 409 Retail Trade businesses in the study area with over 3,200 employees. The Proposed Actions may lead to the direct displacement of six Retail Trade businesses and between 65 and 100 employees, representing slightly more than one percent of the study area's Retail Trade businesses and up to three percent of its Retail Trade employees. The six retail businesses that face potential displacement include two small-scale convenience grocery stores, a service station, a Honda car dealership, and an appliance store. While it is unfortunate to lose small neighborhood grocery stores, there are many such businesses in the study area, with the commercial corridor along Morris Park Avenue containing at least 14 small grocery and convenience stores. There is also a C-Town supermarket in Parkchester, just south of East Tremont Avenue. In addition, there are three service stations, several appliance stores and car dealerships in the study area and nearby neighborhoods in the Bronx. Further, the rezonings that would take place as part of the Proposed Actions would allow for significant new high-density mixed-use

development along the East Tremont and Eastchester corridors that would be able to accommodate substantial new retail businesses that serve local residents and other businesses.

Additional Industry Sectors

There are an additional 39 businesses representing between 152 and 235 employees that face potential direct displacement as a result of the Proposed Actions. The largest industry sector to face displacement, after Other Services, Health Care and Social Assistance, and Retail Trade, is Real Estate and Rental and Leasing, with between 55 and 70 employees. However, this sector encompasses only two businesses facing displacement, with one, Langsam Property Management, accounting for over 80 percent of the displaced employees. The Proposed Actions would allow such businesses to remain or even expand in the Affected Area. Other industry sectors in the Affected Area that face potential direct displacement of 25 employees or more include Construction, Manufacturing, and Accommodation and Food Service. The Construction sector includes four plumbing and HVAC businesses and a drywall and insulation installer; the Manufacturing sector includes a sign manufacturer, fabricated metal manufacturer, printmaker, and a wholesale bakery; the Accommodation and Food Service sector includes two McDonald's outlets and a Starbucks. With the exception of some of the Manufacturing enterprises, all of these business types are represented elsewhere in the study area or nearby areas in the Bronx. For example, there are at least two other sign manufacturers, metal fabricators, printmakers, and wholesale bakeries in the Study Area and multiple other similar businesses in the Bronx. The Proposed Actions would not proscribe most of these business types from the Affected Area, though some existing Manufacturing sector businesses would likely have to move to M-1 zones.

Summary

In summary, the 60 potentially displaced businesses and between 650-880 directly displaced employees do not represent a majority of study area businesses or employment for any given sector. In addition, the sector that faces the largest number of potentially displaced employees, Health Care and Social Assistance, would grow substantially in the Affected Area and it is likely that the largest impacted business, Montefiore Park and Montefiore-Einstein Cancer Center, would have an even larger presence in the Affected Area following the Proposed Actions. As for non-Health Care and Social Assistance businesses, while these businesses contribute to neighborhood character and provide value to the local economy, there are alternative sources of goods, services, and employment provided within the study area or nearby areas of the Bronx; therefore, the potential direct displacement of these businesses does not constitute a significant adverse impact on the socioeconomic conditions as defined by the *CEQR Technical Manual*.

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

The Proposed Actions could directly displace 60 businesses. As discussed above, these businesses do not represent a majority of businesses or employment for any given sector in the study area and there are alternative sources of their goods and services within the study area, the Bronx, and New York City. In addition, the Proposed Actions would facilitate the growth and expansion of the Health Care and Social

Assistance sector in the Affected Area and study area. None of the potentially displaced businesses are within a category of business that is the subject of regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.

Based on the above analysis, according to the *CEQR Technical Manual* impact thresholds, the Proposed Actions would not result in significant adverse impacts due to direct business displacement. The businesses directly displaced by the Proposed Actions do not provide products or services essential to the local economy that would no longer be available in the study area. Further, there is no category of business that may be directly displaced that is the subject of regulations or plans to preserve, enhance, or otherwise protect it.

Preliminary Indirect Residential Displacement Assessment

The goal of the indirect residential displacement assessment is to determine whether a proposed project may either introduce or accelerate a trend of changing socioeconomic conditions that could displace a vulnerable population to the extent that the socioeconomic condition of the affected neighborhood would change. A preliminary assessment of a project's potential to result in indirect residential displacement first considers the following question:

Step 1: Will the Proposed Actions add a new population with higher average incomes compared to the average incomes of the existing population and any new population expected to reside in the study area without the project?

Table 3-5, "Household Income Characteristics (2017-2021)," indicates the 2017-2021 ACS median and mean household incomes in the study area as compared to the Borough of the Bronx and City of New York as a whole, in addition to the change since the 2006 – 2010 ACS.

The margin of error for ACS data from the study area is high enough that, while the median household income in the study area can be reported, its change between the 2006-2010 ACS and the 2017-2021 ACS, nor the direction of that change are statistically reliable and therefore these cannot be reported.

The margin of error for the mean household income in the study area is also too high to reliably quantify the change between 2006-2010 and 2017-2021; however, the data does reliably show that mean household income in the study area has increased between those two periods.

While it can be stated that the median and mean household incomes in the study area are higher than those in the Bronx as a whole, the margin of error is too high to quantify the comparison.

Table 3-5: Household Income Characteristics (2017-2021)

	Median HH Income			Mean HH Income		
Geography	**2006 - 2010**	**2017 - 2021**	**Market Directionality**	**2006 - 2010**	**2017 - 2021**	**Market Directionality**
Study Area	$60,022	$59,739	N/A[1]	$71,080	$77,826	Increasing[2]
Bronx	$42,977	$43,726	1.7%	$59,630	$64,183	7.6%
New York City	$63,072	$70,633	12.0%	$97,706	$113,315	16.0%

Notes:
[1]The margin of error of the change ($3,380) exceeds the estimate of the change itself (-$283). Neither the change nor the direction of the change is statistically reliable and therefore they are not reportable.
[2]The margin of error of the change ($3,913) is more than one-third of the estimate of the change itself ($6,745). Therefore, the change is not reportable but the direction is reportable.

Source: U.S. Census Bureau, 2006-2010 and 2014-2018 ACS 5-Year Estimates (NYC Planning Population FactFinder)

Table 3-6, "Distribution of Household Incomes (2017-2021)," shows a distribution of incomes in the study area, the Bronx, and New York City. Just over 22 percent of households in the study area earn less than $25,000 annually, which is similar to the percentage in New York City as a whole. The percentage of households in the lowest income backet in the study area is lower than that of the Bronx as a whole, where almost one-third of households earn less than $25,000. Fifteen percent of the households in the study area earn between $100,000 and $149,999 annually which is the same percentage of households in New York City as a whole that earn in this range and is higher than the boroughwide figure of 11 percent. Similarly, a higher percentage of households in the study area are in the highest earning bracket ($150,000 or more) than in the Bronx as a whole. However, the percentage of such high-earning households is notably lower than the Citywide share of 21.9 percent.

Table 3-6: Distribution of Household Incomes (2017-2021)

	Study Area		Bronx		New York City	
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Less than $25,000	13,782	22.4%	171,424	32.9%	689,576	21.2%
$25,000 – $49,999	11,484	18.7%	114,353	21.9%	549,830	16.9%
$50,000 - $74,999	11,887	19.3%	81,188	15.6%	454,571	14.0%
$75,000 - $99,999	7,915	12.9%	52,935	10.2%	356,995	11.0%
$100,000 - $149,999	9,216	15.0%	57,340	11.0%	486,246	15.0%
$150,000 or more	7,203	11.7%	44,100	8.5%	713,439	21.9%
Total	61,487	100.0%	521,340	100.0%	3,250,657	100.0%

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates (NYC Planning Population FactFinder).

The data presented in Table 3-7, "Percentage of Families with Income Below the Poverty Level in Past 12 Months (2017-2021)," show the percentage of families in the study area with income below the poverty level in the past 12 months, based on data from the 2017-2021 ACS. While the data show that the share of families in the study area is 14.9 percent and that this is 7.9 percent lower than the share of families in the Bronx as a whole, the margin of error is too high to reliably compare the share in the study area with the share in New York City as a whole.

Table 3-7: Percentage of Families with Income Below the Poverty Level in Past 12 Months (2017-2021)

Geography	% Households (2017-2021)
Study Area	14.9%
Bronx	22.8%
New York City	13.6%

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates (NYC Planning Population FactFinder).

In the future without the Proposed Actions, it is estimated that there would be 239 residential units in the Affected Area, though none of these units would be designated affordable. The Proposed Actions would facilitate 7,474 incremental residential units, of which at least 25 percent or approximately 1,902 units would be permanently affordable.

In the future with the Proposed Actions, every projected development site that would accommodate new residential development, with the exception of Projected Development Site 17, would include affordable units. Option 1 of the New York City MIH text amendment of March 22, 2016 requires that 25 percent of units are affordable for households with incomes averaging 60 percent of AMI and ten percent of the units are affordable for households with incomes averaging 40 percent of AMI. Based on the affordability levels outlined in Table 3-8, "2023 New York City Area Median Income (AMI)," this would respectively be $76,260 and $50,840 per year for a family of three.

Table 3-8: 2023 New York City Area Median Income (AMI)

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	100% AMI	130% AMI
1	$29,670	$39,560	$49,450	$59,340	$79,120	$98,900	$128,570
2	$33,900	$45,200	$56,500	$67,800	$90,400	$124,300	$146,900
3	$38,130	$50,840	$63,550	$76,260	$101,680	$139,810	$165,230
4	$42,360	$56,480	$70,600	$84,270	$112,960	$155,320	$183,560

Source: NYC Department of Housing Preservation and Development (https://www1.nyc.gov/hpd/services-and-information/area_median-income.page#, accessed May 2023).

The data in Table 3-9, "Median Asking Rent for Apartments Listed in Study Area 2022 - 2023," is based on data accessed from the residential real estate website StreetEasy's Data Dashboard; the table compares median rents for the first half of 2023 to the first half of 2022. The data encompass all rental listings tracked by StreetEasy for the neighborhoods of Morris Park, Van Nest, and Parkchester, an area that is roughly equivalent to the study area. As noted in the footnotes to Table 3-9, "Median Asking Rent for Apartments Listed in Study Area 2022 - 2023," StreetEasy's Data Dashboard does not provide a breakdown of median rents by apartment size, though its 2023 sample size of 122 listings was 44 percent one-bedrooms, 28 percent two-bedrooms, and 28 percent three or more bedrooms. The Furman Center for Real Estate and Urban Policy at NYU also tracks residential rents for the combined neighborhoods of Morris Park and Bronxdale; however, the most recent median rents they have are from 2019. For 2019, the Furman Center data shows that median rent in Morris Park for studios and one-bedroom apartments was $1,300 while the median rent for two-bedroom and three-bedroom apartments was $1,520.[2] Zumper, another private residential real estate website, shows the average monthly rent during the first half of 2023 for two-bedroom apartments in Morris Park to be $2,460 and three-bedroom apartments to be $2,850, though this was based on a sample size of less than ten listings.

Table 3-9: Median Asking Rent for Apartments Listed in Study Area[1] 2022 - 2023

	Total Apartment Listings During Period	Average Number of Monthly Listings	Median Asking Rent for All Apartment Listings[2]
Jan - Jun 2022	112	16	$1,764
Jan - Jun 2023	122	11	$2,108
		Percent Change 2022 - 2023	+19%

Notes:
[1]Study area defined as StreetEasy listings in Morris Park, Van Nest, and Parkchester
[2]StreetEasy does not provide median rents in study area by apartment size. Note that StreetEasy indicates that 2023 inventory in study area is 44 percent 1BR, 28 percent 2BR, and 28 percent 3+BR; and that 2022 inventory is 59 percent 1BR, 24 percent 2BR, and 17 percent 3+BR

Source: StreetEasy Data Dashboard (https://streeteasy.com/blog/data-dashboard); accessed July 2023

The Furman Center for Real Estate and Urban Policy at NYU also tracks residential rents for the combined neighborhoods of Morris Park and Bronxdale; however, the most recent median rents they have are from 2019. For 2019, the Furman Center data shows that median rent in Morris Park for studios and one-bedroom apartments was $1,300 while the median rent for two-bedroom and three-bedroom apartments was $1,520.[3] Zumper, another private residential real estate website, shows the average monthly rent during the first half of 2023 for two-bedroom apartments in Morris Park to be $2,460 and three-bedroom apartments to be $2,850, though this was based on a sample size of less than ten listings.

For the past several decades, the conventional public policy indicator of housing affordability in the United States has been the percent of gross income spent on housing. The U.S. Department of Housing and

[2] https://furmancenter.org/neighborhoods/view/morris-park-bronxdale
[3] https://furmancenter.org/neighborhoods/view/morris-park-bronxdale

Urban Development (HUD) has historically viewed households that spend more than 30 percent of their household income on housing as "burdened." Therefore, based on the assumption that households would be anticipated to spend approximately 30 percent of their income on housing costs, under current conditions based on average market rents in the period January – June 2023, households would need to earn approximately $84,320 annually to afford the median market-rate apartment in the study area.

Table 3-10, "Household Income by Unit Type," shows the expected market rate household income by unit type based on the assumption that new residents would spend 30 percent of their household income on housing costs. However, it must be noted that, as StreetEasy does not provide median rent by unit size for the study area, this data is from Zumper Research and is based on a very small sample size of less than ten listings.

Table 3-10: Household Income by Unit Type

Unit Type	Avg. Monthly Rent[1]	Monthly Income	Annual Income[2]
One-Bedroom	$1,800	$6,000	$72,000
Two-Bedroom	$2,460	$8,200	$98,400
Three-Bedroom	$2,850	$9,500	$114,000

Notes:
[1]Represents the average market rent based on Jan. – Jun. 2023 listings as tracked by Zumper Research
[2]Household incomes were imputed using HUD 30 percent guideline

Source: Zumper Research (http://zumper.com) accessed July 2023 for apartments listed in Morris Park

The annual household income expected to afford the monthly current market rent for each of these units is higher than both the median ($59,739) and mean ($77,826) household incomes of the study area that are outlined in Table 3-5, "Household Income Characteristics (2017-2021)." This is to say that, using HUD's general definition of households spending more than 30 percent of household income on gross rent as being burdened, current market-rate units are not affordable to average residents in the study area. However, it is important to note that, as of the 2017-2021 ACS, 57 percent of occupied units paying rent in the study area are paying an annual gross rent that is 30 percent or more of their household income. In addition, the 2017-2021 ACS reports that the median monthly rent in the study area is $1,496, an amount that is below current median market rents in the study area. Additionally, as noted above, almost three-quarters of renter-occupied units in the study area are rent stabilized.

The Proposed Actions would introduce an incremental 5,572 market-rate dwelling units into the study area, as compared to the No-Action condition; this represents a 13.2 percent increase over the study area's current inventory of 42,252 occupied rent paying dwelling units. In order to afford these market rate units, the occupants would have an average household income higher than the current average household income in the study area of $77,826. The Proposed Actions would also introduce 1,902 permanently affordable units into the study area. Under Option 1 of the New York City MIH text amendment, these units would have to be affordable on average to households earning 60 percent of AMI, or $76,260 for a family of three. In addition, ten percent of those units would have to be affordable on average to households earning 40 percent of AMI, or $48,040.

Table 3-11, "Weighted Average Income of With-Action Market Rate Renters," shows the calculations used to estimate the average household income of the market rate units. Using the average monthly rent by bedrooms, the estimated household income for each type of unit was estimated, assuming that households spend 30 percent of their gross monthly income on rent. Then, the estimated annual incomes were multiplied by the number of units to determine the aggregate income for all the units. Finally, this aggregate was divided by the total number of market rate units to determine the average household income of the market rate units of $114,756.

Table 3-11: Weighted Average Income of With-Action Market-Rate Renters

Unit Type (Number of Bedrooms)	Monthly Rent	Estimated Gross Monthly Income[1]	Estimated Gross Annual Income	Number of Units	Aggregate Income by Unit Type (Annual Income x No. of Units)
Studio	$1,525	$5,083	$61,000	279	$17,019,000
1-Bedroom	$1,770	$5,900	$70,800	279	$19,753,200
2-Bedroom	$2,386	$7,953	$95,440	1,504	$143,541,760
3+ Bedroom	$3,270	$10,900	$130,800	3,510	$459,108,000
			Total	5,572	$639,421,960
			Weighted Average Income of Market Rate Units: (Aggregate Income / Total Units)		**$114,756**

Notes:
[1]Monthly income was estimated using the assumption that renters spend 30 percent of their gross monthly income on rent.
Sources: Monthly rents from Zillow listings, October 2023; percentage of units by number of bedrooms from 2017-2021 ACS

Source: BJH Advisors, 2023.

In the With-Action condition, 25 percent of units on projected development sites would be affordable at 60 percent AMI ($76,260 for a family of three). Table 3-12, "Weighted Average Income of Total With-Action Population," shows the average household income of both the affordable and market rate units. The same methodology used in Table 3-11, "Weighted Average Income of With-Action Market Rate Renters," was used in Table 3-12, "Weighted Average Income of Total With-Action Population." The average income of market rate units was multiplied by the total number of market rate units. The average income of affordable units at 60 percent AMI was multiplied by the total number of MIH affordable units. These two numbers were added together to determine the aggregate income for all the units. This aggregate income was divided by the total number of units to determine the average income for all units of $104,959.

Table 3-12: Weighted Average Income of Total With-Action Population

Unit Rent Type	Annual Income	Number of Units	Aggregate Income by Unit Type (Income x No. of Units)
Market-Rate	$114,756	5,572	$639,420,432
Affordable MIH[1]	$76,260	1,902	$145,046,520
	Total	7,474	$784,466,952
Weighted Average Income of the With-Action Population: (Aggregate Income / Total Units)			**$104,959**
Note: [1]Affordable income is based on 60 percent AMI for a family of three (see Table 3-8, "2023 New York City Median Income (AMI)")			

Source: NYC Department of Housing Preservation and Development

In the With-Action condition, the average household income of the new residents would be more than the average household income of the existing residents in the study area. In the With-Action scenario, the average household income of the incoming population would be approximately $104,959 – approximately $27,133 more than the average household income of the existing study area population. As the expected average income of the new population would be more than the average income of the existing study area population as a whole then, based on the *CEQR Technical Manual* guidelines, Step 2 of the preliminary assessment should be conducted.

Step 2: How large is the expected increase in the population due to the Proposed Actions compared to the population of the study area under the No-Action condition.

Table 3-13, "Residential Population (2010 – 2022)," shows that, according to the 2020 Census, the study area has a population of 182,873. An overview of completed residential construction projects based on data from the New York City Department of Buildings (NYCDOB) shows that 887 additional dwelling units have been completed between April 1, 2020, and December 31, 2022. Assuming a study area vacancy rate of 4.6 percent and a median household size of 2.75 persons, that would account for an additional 846 occupied units and 2,327 residents, or a total study area population of 185,200 at the end of 2022. Between April of 2010 and the end of 2022, the study area's population increased by 12.2 percent from the population of 165,068 reported in the 2010 Census. Between the 2010 Census and the 2020 Census, the study area's population grew by 10.8 percent; during the same period, the New York City population growth was approximately 7.7 percent while the population growth in the Bronx was 6.3 percent.

Table 3-13: Residential Population (2010 – 2022)

Geography	2010 Census	2020 Census	Estimated Population 12/31/22	Percent Change 2010 - 2020	Percent Change 2010 - 2022
Study Area	165,068	182,873	185,200*	10.8%	12.2%
Bronx	1,385,108	1,472,654	N/A *	7.7%	N/A *
New York City	8,175,133	8,804,190	N/A *	6.3%	N/A*

Note:
*Methodology for calculating an estimated 12/31/22 population for the Study Area is described in the paragraph above. Note that a similar methodology was not applied to the Bronx or New York City as a whole and therefore an estimated 12/31/22 population for these areas is not provided.

Source: U.S. Census Bureau and NYC Population FactFinder, 2023

In the No-Action condition, it is assumed that active NYCDOB permits and the active permit filings with NYCDOB as of December 31, 2022, would result in completed residential units as outlined in Table 3-14, "Projected Study Area Population in 2028 No-Action Condition."

Based on the permitted and anticipated residential development and assuming a study area vacancy rate of 4.6 percent and a median household size of 2.75 persons, the projected population of the study area in 2028 would be 189,517 under the No-Action condition. This assumes 738 additional occupied units and 2,030 additional residents by 2026, as indicated by current active permits and a further 832 occupied units and 2,287 additional residents by 2028, as indicated by current active filings with NYCDOB.

Review of recent ULURP applications and new construction financing by the NYC Department of Housing Preservation and Development (HPD) was unable to identify the quantity of additional units during this time frame. However, it is reasonable to assume that additional residential units will be added to the study area during this five-year period. As an average of 262 occupied units are projected to be added to the study area in each of the six years between 2022 and 2028 in the No-Action condition, it is reasonable to assume that an average of 262 occupied units would be added to the study area for each of the five years between 2028 and 2033. Based on the median household size in the study area of 2.75, this accounts for an additional 3,603 residents or a total population of 193,120 in 2033.

Table 3-14: Projected Study Area Population in 2028 No-Action Condition

	Active Permits as of 12/31/22			2026 Projection		Active Filings as of 12/31/22			2028 Projection	
Census Tract	Active Permits	Occupied Units	Additional People	2026 Units	2026 Population	Active Filings	Occupied Units	Additional People	2028 Units	2028 Population
2006000	0	0	0	0	0	0	0	0	0	0
2006400	17	16	45	266	698	13	12	34	279	732
2007000	0	0	0	331	868	1	1	3	332	871
2007200	0	0	0	6	16	1	1	3	7	18
2007600	10	10	26	10	26	2	2	5	12	31
2009200	10	10	26	142	372	1	1	3	143	375
2020000	0	0	0	0	0	1	1	3	1	3
2020200	0	0	0	0	0	2	2	5	2	5
2020400	100	95	262	99	260	0	0	0	99	260
2020601	91	87	239	91	239	85	81	223	176	462
2021001	0	0	0	0	0	0	0	0	0	0
2021002	221	211	580	221	580	4	4	10	225	590
2021200	0	0	0	0	0	0	0	0	0	0
2021601	19	18	50	46	121	48	46	126	94	247
2021602	39	37	102	36	94	-1	-1	-3	35	92
2021800	3	3	8	4	10	5	5	13	9	24
2022000	0	0	0	-1	-3	0	0	0	-1	-3
2022200	74	71	194	118	310	45	43	118	163	428
2022404	0	0	0	0	0	0	0	0	0	0
2022800	38	36	100	49	129	16	15	42	65	170
2023000	0	0	0	-2	-5	22	21	58	20	52
2023200	8	8	21	8	21	0	0	0	8	21
2023600	1	1	3	1	3	2	2	5	3	8
2023800	0	0	0	-3	-8	1	1	3	-2	-5
2024000	0	0	0	-4	-10	42	40	110	38	100
2024400	18	17	47	18	47	7	7	18	25	66
2024600	10	10	26	15	39	0	0	0	15	39
2024800	0	0	0	0	0	5	5	13	5	13
2025000	1	1	3	1	3	2	2	5	3	8
2025200	0	0	0	1	3	0	0	0	1	3
2025400	0	0	0	5	13	0	0	0	5	13
2025600	0	0	0	0	0	0	0	0	0	0
2026400	2	2	5	-1	-3	37	35	97	36	94
2026601	0	0	0	8	21	9	9	24	17	45
2026602	73	70	191	94	247	10	10	26	104	273
2028400	0	0	0	0	0	179	171	470	179	470
2028600	0	0	0	2	5	2	2	5	4	10
2028800	1	1	3	2	5	0	0	0	2	5
2029600	0	0	0	-1	-3	0	0	0	-1	-3
2030000	4	4	10	39	102	293	279	769	332	871
2031000	3	3	8	7	18	4	4	10	11	29
2031200	6	6	16	7	18	0	0	0	7	18
2031400	3	3	8	3	8	0	0	0	3	8
2031600	13	12	34	19	50	3	3	8	22	58
2031800	3	3	8	3	8	25	24	66	28	73
2032600	1	1	3	5	13	2	2	5	7	18
2036000	5	5	13	16	42	4	4	10	20	52
Total	774	738	2,030	69,898	**187,230**	872	832	2,287	70,770	**189,517**

Source: NYC Department of Buildings

The With-Action condition would result in an incremental increase of 7,474 dwelling units, with 19,608 incremental residents over the No-Action condition, assuming an average household size of 2.75 residents per dwelling unit and a vacancy rate of 4.6 percent, which is the average household size and vacancy rate in the study area per the 2020 U.S. Census. Accordingly, the study area population in the With-Action condition in 2033 would be 212,728 (193,120 in the No-Action condition plus the incremental With-Action condition population of 19,608), a 10.2 percent increase over the No-Action condition (see Table 3-15, "2033 No-Action and With-Action Populations"). Based on guidance of the *CEQR Technical Manual*, if the population increase is greater than five percent in the study area, then it should be considered whether the study area has experienced a readily observable trend toward increasing rents and the likely effect of the Proposed Actions on such trends.

As population growth in the study area in the With-Action condition would exceed the No-Action condition by over ten percent, a detailed analysis of indirect residential displacement is warranted. This detailed analysis is provided at the end of this chapter.

Table 3-15: 2033 No-Action and With-Action Populations

	2020	2033 No-Action	2033 With-Action	% Change
Study Area	182,873	193,120	212,728	10.15%

Sources: U.S. Census 2020. With-Action assumptions based on data in Table 3-14, "Projected Study Area Population in 2028 No-Action Condition," and additional assumptions related to new occupied residential units to be added between 2028 and 2029.

Preliminary Indirect Business Displacement Assessment

Similar to the analysis of indirect residential displacement, the preliminary assessment of indirect business displacement focuses on whether the Proposed Actions could increase property values and rents within the study area, making it difficult for some categories of businesses to remain in the area. The preliminary analysis follows the methodology of the *CEQR Technical Manual* in analyzing the following criteria:

1. ***Would the Proposed Actions introduce enough of a new economic activity to alter existing economic patterns?***

The Proposed Actions would facilitate the introduction of substantial new residential and community facility uses in addition to over 1.6 million sf of commercial life sciences uses. Existing industrial uses would still be allowed as non-conforming uses but may be displaced. The residential uses would include a combination of affordable and market-rate units while the community facility uses would allow for significant new expansion of the study area's existing health care institutions, which are integral components of the Bronx's economy.

As shown in Table 3-17, "Existing, No-Action, and With-Action Land Uses," the study area currently has a strong mix of residential, commercial, and community facility uses, largely due to the well-established residential neighborhood of Morris Park and its vibrant neighborhood retail corridors, combined with the large health sciences cluster comprising Jacobi Hospital, Albert Einstein College of Medicine, and Calvary Hospital, in addition to the Montefiore-Einstein Cancer Center and Montefiore Medical Center's Montefiore Park complex. The study area also includes over 3.3 million sf of industrial uses, of which almost twelve percent is located on the projected development sites in the Affected Area and is dominated by auto-related uses, in addition to warehousing. The Proposed Actions would shift economic patterns in the Affected Area by facilitating the establishment of one of New York City's largest commercial life sciences hubs while eliminating all of the current industrial uses on the projected development sites. However, there would still be 1.2 million sf of industrial space in the study area, in addition to substantial manufacturing-zoned parcels south of the study area in Unionport and Hunts Point and west of the study area along the Melrose Avenue corridor.

The Proposed Actions would greatly bolster the existing medical institutions in the study area by facilitating the development of over 1.1 million incremental sf of new community facility medical office development on the projected development sites. While this is a substantial change to existing uses on the projected development sites, the study area currently includes almost 6.3 million sf of community facility medical uses.

The Proposed Actions would nearly double the amount of retail square footage in the Affected Area as compared to the No-Action scenario. However, even with over 300,000 incremental sf in the projected development proposals, this incremental retail would constitute only three percent of the total amount of retail that currently exists in the study area. Additionally, much of this new retail would be neighborhood retail in new mixed-use residential buildings on the projected development sites.

Table 3-17: Existing, No-Action, and With-Action Land Uses

Use	Existing sf on Projected Development Sites	Existing sf in Study Area	No-Action sf on Projected Development Sites	With-Action sf on Projected Development Sites
Residential (DUs)	59 DUs	65,189 DUs	239 DUs	7,713 DUs
Commercial				
Local Retail	*159,534*	*10,162,555*	*336,343*	*638,579*
Office	*319,413*	*7,848,100*	*361,715*	*216,019*
Life Sciences	*0*	*2,500*	*0*	*1,620,625*
Storage/Garage	*467,573*	*5,232,100*	*545,192*	*0*
Total Commercial	946,520	23,245,255	1,243,250	2,475,223
Community Facilities				
Medical Office / Health	*2,850*	*6,256,169*	*221,577*	*1,301,789*
House of Worship	*6,970*	*5,994,568*	*6,970*	*34,611*
Education	*17,020*	*3,625,431*	*0*	*0*
Total Community Facilities	23,990		229,777	1,520,405
Industrial				
Auto-Related	*85,643*	*1,720,905*	*93,633*	*0*
Warehouse + Manufacturing	*304,334*	*1,581,829*	*311,464*	*0*
Total Industrial	389,977	3,302,734	405,097	0

Source: NYCDCP Reasonable Worst-Case Development Scenario (RWCDS), 2023; NYCDCP PLUTO 2023v1, accessed May 2023.

2. Would the Proposed Actions add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend or to alter existing patterns?

Residential Uses

Indirect displacement of businesses generally occurs when a proposed action or new project would significantly increase property values and rents throughout the defined study area, making it difficult for some categories of businesses to remain in the area. The Proposed Actions being considered in this analysis would add substantial new residential development on the projected development sites within the Affected Area, but the study area as a whole already comprises well-established and stable residential neighborhoods and consumer markets for the area's neighborhood retail corridors. While much of the study area comprises long-established residential neighborhoods with approximately 30 percent of dwelling-units owner-occupied (similar to the Citywide average), the Affected Area has very few residential units due largely to existing zoning and land use patterns. However, there is substantial residential use just to the south of the Affected Area at the Parkchester condominiums and the No-Action condition analysis shows that 180 incremental units are expected to be developed on the projected development sites, in addition to over 1,570 new units that are permitted or otherwise projected in the study area.

The Proposed Actions would facilitate the creation of new residential uses in mixed-use developments primarily along East Tremont Avenue and Eastchester Road with concentrations around the planned Parkchester/Van Nest and Morris Park Metro-North stations. Along this corridor, the Proposed Actions would provide significant amounts of new housing for current and future residents, including in areas where residential development is not currently permitted and would increase the population of the study area by 19,608 or just over ten percent as compared to the No-Action condition. This would introduce a new residential population with an average household income of $104,959 that is 35 percent higher than the current average household income of $77,826. While the introduction of a new residential population would increase demand for the goods and services provided by existing businesses in the study area, the influx of 7,474 new households with an average household income over one-third higher than the existing average household income may affect the character of businesses in surrounding areas, particularly in nearby M1 districts As such, a detailed analysis of the impact of this new higher-income population on commercial and industrial businesses in these M1 districts is provided at the end of this chapter.

Commercial Uses

Commercial uses include retail, office, and storage/garage uses, in addition to commercial lab space to accommodate life sciences companies. There currently exists approximately 159,500 sf of retail uses on the projected development sites and over 10.1 million sf of retail uses in the study area. In the No-Action condition, it is projected that approximately 176,800 sf of incremental retail space would be developed on the projected development sites. This indicates that there is currently a trend of increasing development of retail space within the Affected Area, in addition to new planned retail along the main commercial corridors of the study area. The Proposed Actions would add an increment of just over 302,200 sf of retail to the Affected Area, a corridor where retail uses are currently relatively limited

compared to some other areas of the study area. However, substantial new retail development in the Affected Area is unlikely under current zoning and the retail projected to be added with the Proposed Actions would not be enough to influence the economics of the broader retail market in the study area.

In terms of office use, within the Affected Area, there is currently approximately 319,400 sf of office use on the projected development sites and over 7.8 million sf of office space within the study area. Much of the office space in the Affected Area is medical related and serves the nearby hospitals and medical centers while the study area includes the Hutchinson Metro Center, comprising approximately one million sf of Class-A office space, just to the east of the Affected Area. In the No-Action condition, the amount of office space on the projected development sites would grow very marginally, increasing by only 13 percent over the existing amount. In the future with the Proposed Actions, the amount of office space would decrease from the No-Action by 40 percent as new commercial development would favor the life sciences, in addition to community facility medical and healthcare uses.

The most significant new commercial development that would result from the Proposed Actions is the projected approximately 1.6 million sf of new commercial life sciences space. Currently, the study area only has a negligible amount of commercial life sciences space at the incubator at the Albert Einstein College of Medicine and no life sciences space exists within the Affected Area. In the study area, Simone Development, the owner of the Hutchinson Metro Center, has announced plans to develop new wet lab space at the property; however, existing zoning makes it difficult to develop substantial new commercial life sciences proximate to the academic medical centers that make Morris Park one of New York City's most significant health sciences hubs.

Over the past decade, metropolitan New York City has evolved to become one of the nation's largest commercial life sciences clusters, alongside Boston, San Francisco, San Diego, and the North Carolina Research Triangle. However, one of the most acute challenges to growing the commercial life sciences in New York City is the lack of affordable lab space, particularly step-out space for companies graduating from incubators. The City of New York has responded to this challenge with its LifeSciNYC initiative, a $1 billion public investment to grow life sciences in the City. The investment aims to develop 10 million sf of wet-lab and dry-lab space, in addition to spurring the formation of 1,000 new companies and 40,000 new jobs. As one of the City's largest academic medical and research hubs, Morris Park is a critical location for accommodating a portion of this new life sciences development. The planned Penn Access project will also make the Morris Park life sciences hub accessible to workers from Westchester and Connecticut, in addition to Manhattan. The creation of a commercial life sciences hub in the Affected Area and adjacent blocks would also create greater demand for neighborhood retail and other services.

Industrial Uses

The projected development sites currently accommodate almost 390,000 sf of industrial uses, largely warehouses and automotive-related services with some manufacturing. In the study area as a whole, there is almost 3.3 million sf of industrial uses. The Proposed Actions would effectively eliminate all of the industrial uses at the projected development sites by making them incompatible with the proposed new zoning and would preclude future industrial development at these sites. This would still leave

approximately 2.9 million sf of industrial uses in the study area while displaced businesses can relocate to appropriately zoned sites elsewhere in the study area or the Bronx. The square footage of industrial uses in the Affected Area is only projected to grow by four percent in the No-Action condition and therefore, the Proposed Actions would not alter existing trends for this sector. This may be due to the fact that most of the industrial sites in the Affected Area are small and accommodate long-standing independent auto-repair businesses that have existed at their location for long periods and are anticipated to continue as such without the Proposed Actions. In addition, two of the largest industrial sites in the Affected Area currently accommodate the Montefiore Cancer Center while multiple industrial sites in the affected area accommodate other medical or community facility uses; several current industrial sites currently comprise surface parking, much of which serves the medical institutions in the study area while others accommodate commercial uses such as gas stations and fast food outlets.

3. Would the Proposed Actions directly displace uses of any type that directly support businesses in the study area or bring people to the area that form a customer base for local businesses?

The Proposed Actions would not directly displace uses that offer critical support services to the remaining local businesses or that draw a substantial customer base to the study area. As described above, the largest share of displaced businesses would be from the Other Services (except Public Administration) sector, namely auto-related businesses and warehousing. These businesses are relatively small and do not draw large volumes of customers to their locations relative to the overall consumer draw within the study area, nor are these firms relied upon exclusively for products or services by business establishments in the study area, as similar businesses exist in areas nearby in the Bronx. While Healthcare and Social Assistance is another sector that would see a relatively large number of directly displaced businesses, the Proposed Actions are designed to substantially grow this sector in the Affected Area so it is very unlikely that these services would be permanently lost. Therefore, the potential displacement of these businesses would not have a significant adverse effect on the remaining businesses or consumers in the study area.

4. Would the Proposed Actions directly or indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the study area?

The Proposed Actions would not directly or indirectly displace residents, workers, or visitors who form a substantial portion of the customer base of existing businesses in the study area. Conversely, in the future with the Proposed Actions, existing businesses in the study area would benefit from the introduction of a substantially larger residential population within the Affected Area. Similarly, the Proposed Actions would increase the number of daytime workers and visitors relative to the existing numbers in the Affected Area, adding to the customer base of the existing study area businesses.

Based on the above considerations of *CEQR Technical Manual* criteria, this preliminary assessment finds that, although the Proposed Actions would add new economic activity by establishing a consequential new commercial life sciences hub in Morris Park, they would not add to a concentration of a particular sector of the local economy enough to significantly alter existing economic patterns. The Proposed

Actions would not directly or indirectly displace uses that provide critical support to businesses in the study area, or that bring people into the area that form a substantial portion of the customer base for local businesses. As such, the Proposed Actions would not result in significant adverse impacts due to indirect business displacement, and no further assessment is warranted.

Assessment of Adverse Effects on Specific Industries

According to the *CEQR Technical Manual*, a significant adverse impact may occur if an action would quantifiably diminish the viability of a specific industry that has substantial economic value to the economy of New York City. An example cited in the *CEQR Technical Manual* is new regulations that prohibit or restrict the use of certain processes that are critical to certain industries.

1. ***Would the Proposed Actions significantly affect business conditions in any industry or any category of business within or outside the study area?***

As described in the assessment of Direct Business Displacement above, by 2033, the Proposed Actions could directly displace 60 firms and an estimated 650 – 880 employees in several industry sectors, but primarily Healthcare and Social Assistance, Other Services (except Public Administration), and Retail Trade.

While six Healthcare and Social Assistance businesses and up to 294 employees in this sector could potentially be displaced, the Proposed Actions would facilitate a significant expansion of the Healthcare and Social Assistance sector in the Affected Area. The businesses within the Other Services (except Public Administration) and Retail Trade that could potentially be displaced do not represent a critical mass of business within this sector. While many auto-related and warehousing businesses within the Affected Area face potential displacement, the goods and services offered by these businesses can be found elsewhere within the study area and the Bronx. Further, the products and services offered by potentially displaced businesses in the sectors identified are not essential to the viability of other businesses within or outside the study area. Therefore, the Proposed Actions would not adversely affect business conditions in any specific industry within or outside the study area.

2. ***Would the Proposed Actions indirectly substantially reduce employment or have an impact on the economic viability in the industry or category of business?***

As described in the Indirect Business Displacement analysis, the Proposed Actions would not result in significant indirect business displacement. Therefore, the Proposed Actions would not indirectly substantially reduce employment or have an impact on the economic viability in any specific industry or category of business. Notably, the Proposed Actions would substantially increase the number of employees in the study area, particularly in healthcare and the commercial life sciences.

Based on this preliminary analysis, the Proposed Actions would not result in significant adverse impacts due to adverse effects on specific industries.

Assessment of Adverse Impacts on M1 Districts Outside Affected Area but Within the Study Area

The Proposed Actions will result in a 10.2 percent increase in population in the Study Area as compared to the No-Action condition and this new population would have an average household income over one-third higher than the average income of existing households in the Study Area. While this chapter has provided an analysis of the Proposed Actions' direct and indirect impact on businesses within the Affected Area, it is important also to consider the impact this new higher income population may present on industrial businesses in nearby M1 districts that are not being considered for rezoning but are within the study area. For example, would new commercial businesses that open nearby M-1 districts in order to serve the new population in the Affected Area facilitate commercial rent increases that displace existing industrial and manufacturing uses in these M1 districts? This additional assessment includes an overview of the industrial real estate market in the study area, an overview of industrial employment in the study area, and an analysis of potential impacts of the Proposed Actions on four sample M-1 districts adjacent to the Affected Area.

Industrial Real Estate Market in the Study Area

An October 2023 report by Cushman and Wakefield found that overall industrial rents in the Bronx, Brooklyn, Queens, and Staten Island rose slightly the third quarter of 2023 to $26.02 per sf, making these four boroughs combined the most expensive industrial market of the 83 industrial markets in the United States that Cushman and Wakefield tracks.[4] The overall vacancy rate for the four boroughs grew by 20 basis points to 4.4 percent, just under the four-year average of 4.5 percent. This followed a historic low vacancy rate of 3.7 percent in 2022. The report noted that much of the recent demand for industrial space in the boroughs of New York City is driven by e-commerce.

In the Bronx, Cushman and Wakefield reported that, for the third quarter of 2023, there was a total of 19,522,454 sf of industrial space with 1,314,880 sf currently under construction. The weighted average overall net rent for industrial space in the Bronx was $31.84 per sf with a vacancy rate of 5.0 percent.

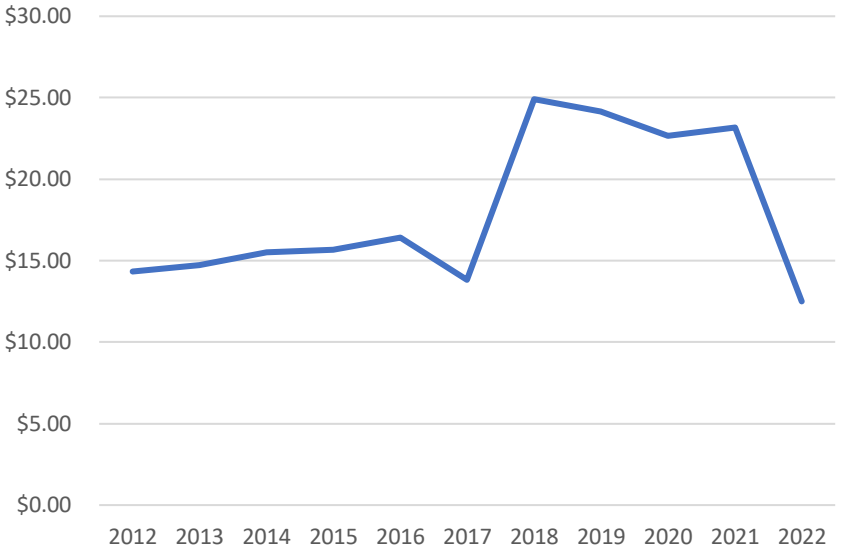
An analysis of CoStar data for the study area finds that, as of October 2023, there are 1,780,000 sf of rentable building area in 125 industrial properties with maximum contiguous space ranging from 2,500 sf to 92,500 sf. In the With-Action condition, 405,096 sf of industrial space would be eliminated in the Affected Area.

The average net rent for industrial space in the Study Area has varied greatly year-by-year and was $12.50 per sf in 2022 compared to $23.17 in 2021, both below Citywide and borough-wide averages. In 2023, the year-to-date average rent for industrial space in the study area has been $21.11 per sf. Figure 3-2, "Average Asking Rents for Industrial Property in Study Area 2012 – 2022," shows that, in the decade between 2012 and 2022 average asking rents for industrial space in the study have fluctuated between just under $15 per sf and $25 per sf, with rents reaching their peak point in late 2017/early 2018. Average

[4] Cushman and Wakefield, *Q3 2023 Outer Boroughs Industrial Marketbeat*

asking rents in the study area saw significant decline between 2021 and 2022, though average asking rents have increased significantly over the past year.

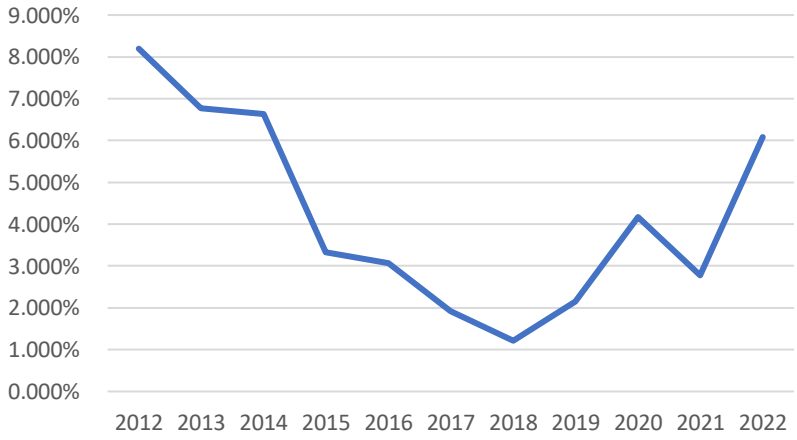
Figure 3-2: Average Asking Rents for Industrial Property in Study Area 2012 – 2022



Source: CoStar

Similar to rents, vacancy rates for industrial properties in the study area have been characterized by significant fluctuations over the past decade, ranging from one percent in 2018 to over eight percent in 2012. This is shown in Figure 3-3, "Industrial Vacancy Rate in Study Area 2012 - 2022." In 2022, the vacancy rate for industrial properties in the study area was approximately six percent, slightly higher than the borough as a whole. However, Co-Star data shows that, as of October 2023, the year-to-date average vacancy rate in the study area was 17.7 percent.

Figure 3-3: Industrial Vacancy Rate in Study Area 2012 - 2022



Source: CoStar

Industrial/Manufacturing Employment in Study Area

Section 3.5 and Table 3-1, "Private Sector Employment in Study Area, Bronx, and New York City (2022)" and Table 3-2, "Private Sector Businesses in Study Area, Bronx, and New York City (2022)," provide a detailed overview of employment in the Study Area and show that, together, manufacturing, and transportation and warehousing account for 2.9 percent of employment in the study area, or 1,084 jobs. Additionally, these sectors account for 116 individual businesses in the study area, or 3.3 percent of all businesses in the study area.

This additional assessment of employment in the Study Area examines industry cluster by job growth in the study area between 2012 – 2022, as outlined in Table 3-18, "Industry Clusters in Study Area Ranked by Job Growth, 2012 – 2022." This shows that, among manufacturing and industrial industry clusters in the study area, Local Logistical Services saw the greatest job growth over the past decade with an almost 39 percent increase in jobs. This was followed by Construction Products and Services with a 12.8 percent increase in jobs, Local Food and Beverage Processing and Distribution with a 9.5 percent increase in jobs, and Local Motor Vehicle Products and Services with a 7.7 percent increase in jobs. Of these industry clusters, only Local Logistical Services and Local Food and Beverage Processing and Distribution are in the top-ten industry clusters in the study area in terms of job count.

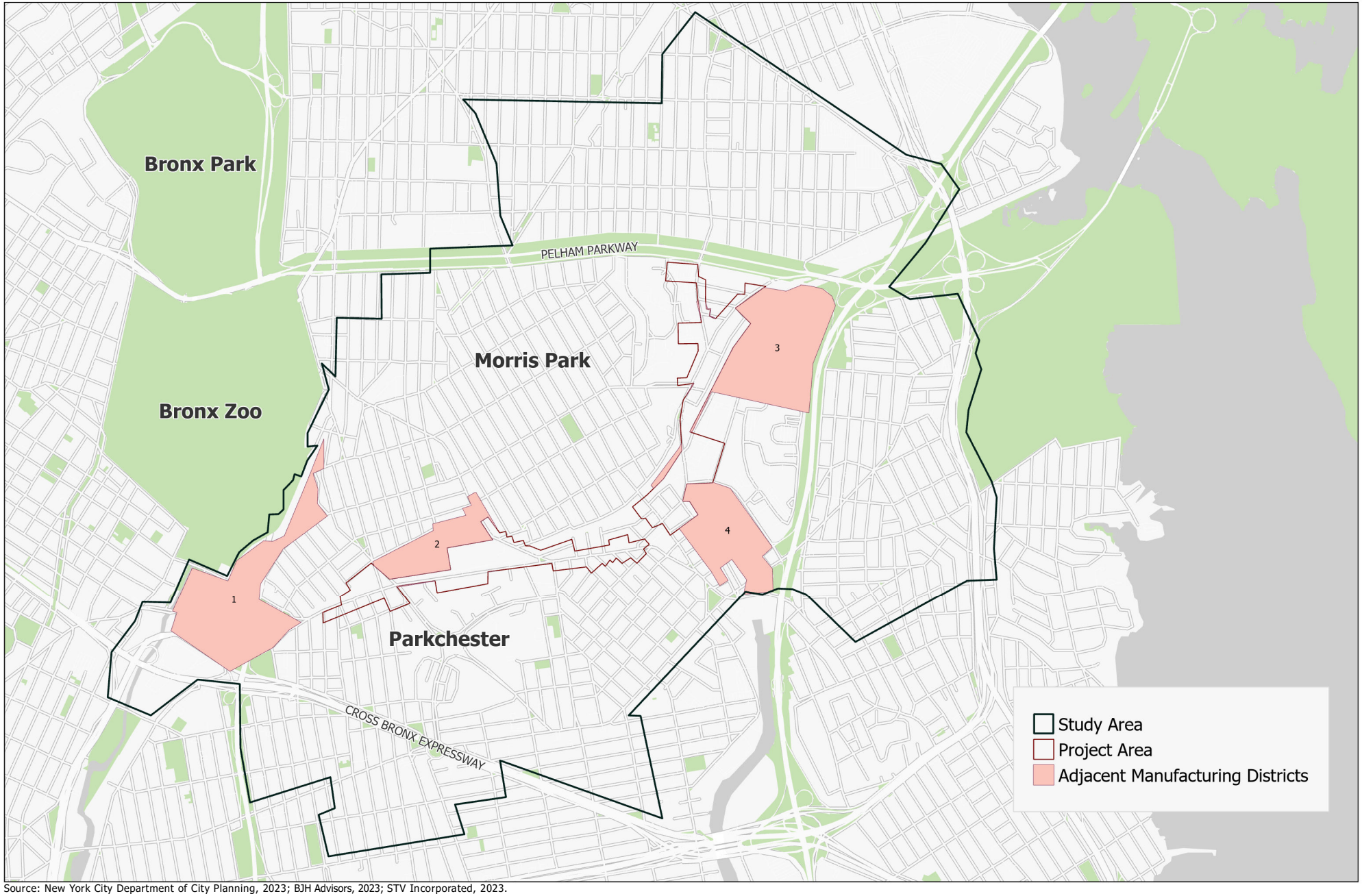
Table 3-18: Industry Clusters in Study Area Ranked by Job Growth, 2012 – 2022

Industry Clusters in Study Area ranked by Job Growth	2012 Jobs	2022 Jobs	Change	% Change
Local Government Services	133	3,239	3,106	2327.41%
State Government Services	25	232	207	837.55%
Local Education and Training	560	3,957	3,398	607.21%
Local Logistical Services	1,280	1,773	493	38.56%
Hospitality and Tourism	158	206	49	30.95%
Local Retailing of Clothing and General Merchandise	648	760	112	17.28%
Local Community and Civic Organizations	3,972	4,494	522	13.13%
Local Financial Services	364	411	47	12.87%
Construction Product and Services	98	110	13	12.81%
Business Services	318	358	40	12.52%
Local Health Services	12,466	13,993	1,527	12.25%
Marketing, Design, and Publishing	58	65	7	12.17%
Local Real Estate, Construction, and Development	2,792	3,088	296	10.60%
Local Food and Beverage Processing and Distribution	944	1,033	90	9.50%
Local Motor Vehicle Products and Services	463	499	36	7.74%
Local Personal Services (Non - Medical)	602	639	38	6.25%
Distribution and Electronic Commerce	194	205	11	5.48%
Local Hospitality Establishments	2,515	2,563	48	1.90%
Local Utilities	352	359	7	1.88%

Source: Lightcast Data, 2023

Overview of Manufacturing Districts Adjacent to Affected Area

The Figure 3-4, "Map of Manufacturing Districts Adjacent to Affected Area," shows four manufacturing districts within the study area that are adjacent to the Affected Area. These areas, labeled 1, 2, 3, and 4, would remain M districts following approval of the Proposed Actions; however, the potential for the Proposed Actions to adversely affect these nearby industrial areas must be assessed.



Source: New York City Department of City Planning, 2023; BJH Advisors, 2023; STV Incorporated, 2023.

N

0 0.25 0.5 1 1.5 Miles

Figure 3-4

MAP OF MANUFACTURING DISTRICTS ADJACENT TO AFFECTED AREA

M-District 1

M-District 1 is located on the western edge of the study area and about one block west of the western end of the Affected Area. It is bounded by East 180th Street, East 177th Street, the Bronx River, and the Amtrak/future Metro-North rail tracks. East Tremont Avenue, which bisects this district, serves as the main commercial street and is characterized by mixed use residential and retail, in addition to some industrial uses, such as self-storage. Smaller retail corridors exist nearby on parts of Morris Park Avenue and Devoe Avenue. This area also includes several large multi-family residential developments.

Table 3-19, "Businesses in M District No. 1," provides an inventory of businesses in M-District 1. Of the 70 businesses identified in this district, 16 businesses, or just under 23 percent are manufacturing / industrial businesses. Five of these businesses are auto repair-related while six are construction contractors, in addition to car washes and storage facilities. It should be noted that these businesses are permitted in C8 districts as well, though new self-storage facilities do require a City Planning Commission Special Permit. There are two businesses in the M District 1 that are only allowed in manufacturing zoned districts: a rail construction facility near the East 180th Street Railyards and a plastics manufacturing company.

Table 3-19: Businesses in M District No. 1

	Type of Business	Business	Address
	Manufacturing/Industrial		
1	Auto Shop	No Limit Auto Body Bronx	1129 E 177th St
2	Auto Shop	Evolution Automobile Sound	1106 E Tremont Ave
3	Auto Shop	Arichavala Tire Service	1130 E Tremont Ave
4	Auto Shop	A&D Tire Service	1177 E Tremont Ave
5	Auto Shop	Your Family Auto Service Center	1975 Amethyst St
6	Car Wash	Tremont Wash & Lube	1095 E Tremont Ave
7	Car Wash	B&G Hand Car Wash	1243 E Tremont Ave
8	Contractor	Ark General Construction	1141 Wyatt St
9	Contractor	Dunham Plumbing & Heating	1575 Bronx River Ave
10	Contractor	E-J Electric Installation	1541 Bronx River Ave
11	Contractor	Jowys Marble Contractor	1226 E Tremont Ave
12	Butcher Shop (Live Poultry)	Macca Vivero Live Poultry	605 Morris Park Ave
13	Manufacturer	Iman Plastic Decorative	1111 E 177th St
14	Rail Construction	Railworks LK Comstock	659 Rhinelander Ave
15	Storage Facility	Safeguard Self Storage	1112 E Tremont Ave
16	Storage Facility	CubeSmart Self Storage	1235 E Tremont Ave
	Non-Manufacturing/Commercial		
1	Barber Shop	Dominican Jays Barber Shop	1102 E Tremont Ave
2	Beauty Shop	Supreme Clientele Beauty Salon	1135 E Tremont Ave
3	Beauty Shop	Hanne's African Hair Braiding	1135 E Tremont Ave
4	Beauty Shop	Bloise Beauty Salon	1182 E 180th St
5	Car Dealership	Get it Go Auto	1104 E 180th St
6	Car Dealership	Car O Sell	1119 E 179th St
7	Cell Phone Store	Bronx Wireless	1197 E Tremont Ave
8	Check Cashing	Payonatic	351 Devoe Ave
9	Church	Iglesia Fuente Del Agua De Vida	375 Bronx Park Ave
10	Copy Shop	VMT Printing	1190 E 180th St
11	Daycare	Rosa's Daycare	1104 E Tremont Ave
12	Deil	Morris Park Deil Food Center	443 Morris Park Ave
13	Discount Store	Brothers Discount Store	447 Morris Park Ave
14	Electrician	A&Y Auto Electric Coorp	1125 E 179th St
15	Electrician	Harley Electric Co	1817 Unionport Rd
16	Equipment Supplier	Safety Plaza	1101 E 177th St
17	Florist	D&N Flower Shop	627 Morris Park Ave
18	Furniture Store	Legacy Furniture Whole Sale	435 Devoe Ave
19	Gas Station	Mobil	1198 E Tremont Ave
20	Grocery Store	Devoe Grocery	350 Devoe Ave
21	Grocery Store	Markh Macca Arabic	607 Morris Park Ave
22	Gym	Big Bear Store	1182 - 1198 Lebanon St
23	Labor Union	Local Union No.3 I.B.E.W	1541 Bronx River Ave
24	Laundromat	Leticia's Laundromat	1136 E Tremont Ave
25	Laundromat	Clean Rite Center	1240 E Tremont Ave
26	Laundromat	Super Laundromat	641 Morris Park Ave
27	Liquor Store	Palermo Liquor & Wines	1137 E Tremont Ave
28	Liquor Store	449 Wine & Spirits	449 Morris Park Ave
29	Martial Arts School	Iglesia MMA	611 Morris Parke Ave
30	Medical Clinic	Ucc Medical Centre	1148 E Tremont Ave
31	Moving Service	Mudanzas Parcero Moving	1182 E Tremont Ave
32	Pet Store	Total Hides and Skins	372 Bronx Park Ave
33	Pharmacy	Morris Park Pharmacy	1160 E Tremont Ave
34	Plumber	M&M Mechanical Heating & Piping	1178 E 180th St
35	Plumber	Express Plumbing Sewer & Water Main Corp	1178 E 180th St
36	Post Office	United States Postal Service	362 Devoe Ave
37	Restaurant	Jimbo's Hamburger	346 Devoe Ave
38	Restaurant	McDonalds	1101 E Tremont Ave
39	Restaurant	Dunkin	1111 E Tremont Ave
40	Restaurant	Caribbean Sunshine	1111 E Tremont Ave
41	Restaurant	Alitalia Pizza	1138 E Tremont Ave
42	Restaurant	Lucky House	1151 E Tremont Ave
43	Restaurant	El Salvadoreno	455 Morris Park
44	Shipping Company	La Union Shipping Corporation	1120 E 179th St
45	Shipping Company	Batista Shipping	440 Bronx Park Ave
44	Supermarket	La Chapincita	461 Morris Park
45	Tax Office	Alberto Nunez Income Tax	1120 Wyatt St
46	Tax Preparation Service	J&H Latin Service	1180 E 180th St
47	Tire Shop	Tires4life	1198 E Tremont Ave
48	Tobacco Shop	Koger Co	635 Morris Park Ave
49	Wholesaler	Caribe Beer	415 Devoe Ave
50	Wholesaler	La Granja Meat Market	1111 E Tremont Ave
51	Wholesaler	Century Wholesale	631 Morris Park Ave
52	Wholesaler	Air King Trading	415 Devoe Ave
	Total Businesses:	**70**	

Source: BJH Advisors; Google Maps

The 52 non-industrial businesses in this area comprise a diverse range of retail, including both fast-food and sit-down restaurants, beauty salons and barbers, car dealerships, and laundromats.

The businesses most vulnerable to displacement due to potential rising rents in M District 1 are primarily those commercial tenants along the East Tremont Avenue commercial corridor, including industrial uses such as auto repair shops and construction and electrical contractors, but also traditional retail such as restaurants, beauty salons, laundromats, check cashing centers and cell phone stores. The East Tremont commercial corridor is a diverse retail district, similar to many in the Bronx, and is not dominated by any single type of retail or industrial use. Therefore, it is unlikely that potential rising commercial rents would disproportionately impact any one type of business more than others or that these businesses could not relocate to C8 or M1 districts elsewhere.

While the East Tremont Avenue commercial corridor is the most likely location in M District 1 to see potential commercial rent increases due to nearby new residential populations with higher incomes, less trafficked streets with industrial businesses, such as Amethyst Street, Wyatt Street, and Rhinelander Avenue would be less likely to experience commercial rent increases; these streets would not be convenient or attractive locations for new commercial businesses that would pay higher rents than existing industrial businesses. The plastics manufacturer and the rail parts manufacturer – the two existing businesses that would only be allowed in manufacturing districts and not commercial districts – are located in areas that are unlikely to face competitive pressure for retail or other commercial uses.

M-District 2

M-District 2 is located just to the north of the western segment of the Affected Area, primarily to the North of East Tremont Avenue between Unionport Road and Bronxdale Avenue. The northern boundary of this area is Baker Avenue and the Amtrak / future Metro-North tracks run the width of the area, to the north of and parallel to East Tremont Avenue. This large majority of this area is dominated by Con-Edison's Van Nest Yard facility; however, the eastern portion includes a large two-story commercial complex that accommodates several businesses, including home healthcare providers, an auto parts store, a food distribution center, and a property management company, among others.

Table 3-20, "Businesses in M-District 2," provides an inventory of businesses in M-District 2. Of the seven businesses Identified in this area, none would be limited to a manufacturing zoning district as all could operate in commercial districts.

While some of these businesses could potentially be priced out of this area due to increasing commercial rents, there are other commercial districts within the Study Area or nearby where they could relocate, and no specific type of business would experience disproportionate adverse impacts.

Table 3-20: Businesses in M-District 2

	Type of Business	Business	Address
	Non Manufacturing / Commercial		
1	Auto Parts Store	Part Authority	1601 Bronxdale Ave
2	Corporate Office	Con Edison	701-723 Baker Ave
3	Flooring Store	Bronxdale Tile Corporation	1681 Bronxdale Ave
4	Food Bank	Share New York - Food Distribution Center	1604 Bronxdale Ave
5	Home Health Care Service	Amazing Home Care	1602 Bronxdale Ave
6	Home Health Care Service	InterGen	1603 Bronxdale Ave
7	Real Estate Agency	Langsam Property Management	1601 Bronxdale Ave
	Total Businesses:	**7**	

Source: BJH Advisors; Google Maps

M-District 3

M-District 3 is located on the northeastern edge of the Affected Area and is bounded roughly by Stillwell Avenue, Morris Park Avenue, the Hutchinson River Parkway, and the Bronx and Pelham Parkway. The area is bisected by the Amtrak/future Metro-North tracks and can generally be characterized by the Hutchinson Metro Center to the east of the tracks and multiple small industrial businesses to the west of the tracks, primarily along Stillwell and Bassett Avenues. These industrial businesses, largely auto-related services, are directly adjacent to several similar industrial businesses within the Affected Area that are likely to be directly displaced as a result of the Proposed Actions.

Table 3-21, "Businesses in M-District 3," provides an inventory of businesses in M-District 3. Of the 48 businesses identified in this district, 19 businesses, or just under 40 percent, are industrial or manufacturing businesses. Over half of these businesses are auto repair or other auto-related services, while the remaining are a mix of small manufacturers, construction-related businesses, and towing services, in addition to a storage business. There is also a large Amazon warehouse and a garbage collection service. The non-manufacturing/industrial businesses are almost all located to the east of the Amtrak tracks within the Hutchinson Metro Center complex. These include Montefiore's Hutchinson campus and the two anchor tenants at 1200 Water Place, Mercy University, and the Visiting Nurse Services of New York.

Table 3-21: Businesses in M-District 3

	Type of Business	Business	Address
	Manufacturing/Industrial		
1	Auto Shop	Stillwell Collision Center	1531 Stillwell Ave
2	Auto Shop	State of New York Emissions Inspection Station	1545 Stillwell Ave
3	Auto Shop	Collision Proz Auto Body Shop	1558 Stillwell Ave
4	Auto Shop	Fashion Auto Body	1565 Stillwell Ave
5	Auto Shop	Quality Auto Electric	1566 Stillwell Ave
6	Auto Shop	SteveJayz Automotive	1600 Stillwell Ave
7	Auto Shop	Custom Auto Tech	1600 Stillwell Ave
8	Auto Shop	Eastchester Auto Body	1816 Eastchester Rd
9	Auto Shop	Express oil Change	2008 Eastchester Rd
10	Auto Shop	Signature Collisions	2030 Eastchester Rd
11	Contractor	Integra Construction	1550 Stillwell Ave
12	Distribution Service	ACMRD Products Plus	1698 Bassinett Ave
13	Garbage Collection Service	New York City Rubbish Removal	1433 Bassett Ave
14	Manufacturer	Wayland LLc	1511 Bassett Ave
15	Monument Maker	Denigris Monuments	1481 Bassett Ave
16	Storage Facility	SNL Storage	2050 Eastchester Rd
17	Towing Service	Crown Towing Service	1615 McDonald St
18	Towing Service	Maximus Roadside Towing	1894 Eastchester Rd
19	Warehouse	DYY5 - Amazon Delivery Station	1500 Bassett Ave
	Non-Manufacturing/Commercial		
1	Bakery	Fresh & Tasty Baked Products	1568 Stillwell Ave
2	Bar	Jumble on Tap	2040 Eastchester Rd
3	Car Rental Agency	Zipcar	1300 Morris Park Ave
4	Car Rental Agency	Hertz	1554 Stillwell Ave
5	Car Stereo Store	Sound Design Auto Spa & Alarms	1579 Stillwell Ave
6	Coffee Shop	Starbucks	1886 Eastchester Rd
7	Coffee Shop	Dunkin	1888 Eastchester Rd
8	College	Mercy University - Bronx	1200 Waters Place
9	Deil	Monte Grab & Go Market	1790 Eastchester Rd
10	Dialysis Center	Fresenius Kidney Care Montefiore Dialysis Center	1325 Morris Park
11	Embroidery Service	Diamondback Sportswear	1575 Stillwell Ave
12	Home Health Care Services	Visiting Nurse Services of New York	1200 Waters Place
13	Hospital	Montefiore - Hutchinson Campus	1250 Waters Place
14	Insurance Agency	Aflac	2050 Eastchester Rd
15	Law Offices	Morgan Legal Group	1200 Waters Place
16	Medical Lab	Isleep Lab	1200 Waters Place
17	Medical Spa	Sandra Dee Med	2046 Eastchester Rd
18	Nail Salon	Golden Nails Supply	1960 Eastchester Rd
19	Pharmacy	Simfarose Pharmacy	1535 Stillwell Ave
20	Physical Therapist	Jocelyn Gloria A. Ruiz De Guzman	1894 Eastchester Rd
21	Physical Therapist	New York Spine & Sport Rehab Phillips Amy R	2008 Eastchester Rd
22	Public Safety Office (City of NY)	PSAC II	350 Marconi St
23	Restaurant	Flaming BBQ Grill	1579 Stillwell Ave
24	Restaurant	La Catrina II	2020 Eastchester Rd
25	Restaurant	Edge Restaurant & Lounge	2040 Eastchester Rd
26	Restaurant Supply Store	Auto-Chlor System	1633 Stillwell Ave
27	School Bus Service	Lorinda Ent.	1616 Stillwell Ave
28	Sporting Goods Store	S&S Sports Center	1575 Stillwell Ave
29	Tax Preparation Service	B. Riley Wealth Tax Service	2050 Eastchester Rd
	Total Businesses:	48	

Source: BJH Advisors; Google Maps

The businesses most vulnerable to displacement due to potential rising rents in M District 3 are those industrial businesses, primarily auto repair shops, along Stillwell Avenue and Bassett. While these businesses do not face direct displacement such as those adjacent industrial businesses, also primarily auto repair shops, within the rezoned Affected Area, it is possible that the large-scale institutional development that will replace industrial uses within the Affected Area will place economic pressure on the remaining industrial uses just outside the Affected Area. While these sites outside the Affected Area will still be zoned for manufacturing uses and may even be considered as potential relocation sites for directly displaced industrial businesses, the large new influx of employees from expanded academic medical institutions and commercial life sciences businesses may create demand for new commercial uses that will be able to pay higher rents than the existing industrial uses.

As noted above, however, auto-related businesses are not limited to M1 districts and may also locate in C8 districts. There are extensive M1 districts to the south of the Study Area, including in Hunts Point, and C8 districts to the north of the Study Area along Boston Post Road.

Commercial and institutional businesses to the east of the Amtrak tracks, including those in the Hutchinson Metro Center, are not as vulnerable to economic pressures or indirect displacement resulting from the Proposed Actions.

M-District 4

M-District 4 is located to the southeast of the Affected Area and is bounded by the Amtrak/future Metro-North tracks, Westchester Avenue, the MTA Westchester Yard and Maintenance Facility, and a boundary between Blondell Avenue and Williamsbridge Road that excludes all businesses along Williamsbridge Road. The area's main thoroughfares are Blondell Avenue, running north-south, and Eastchester Road/Silver Street, running east-west. Blondell Avenue is dominated by industrial (largely auto-repair) uses while Eastchester Road/Silver Street is dominated by institutional uses, primarily Montefiore medical buildings. Side streets between Blondell and Williamsbridge, such as Chesbrough and Halperin Avenues, also include primarily industrial businesses. There are few streets in this area with significant concentrations of retail or non-institutional uses.

Table 3-22, "Businesses in M-District 4," provides an inventory of businesses in M-District 4. Of the 35 businesses identified in this district, 21 businesses, or 60 percent, are industrial or manufacturing businesses. Three-quarters of these businesses are auto-repair or other auto-related businesses, while the remaining businesses include a cabinetry fabricator, a metal manufacturer, a heating oil supplier, a truck repair business, and a distributor. The majority of these businesses are located along Blondell Avenue with others on side streets between Blondell and Williamsbridge Avenues.

Non-manufacturing / commercial businesses in this area are also primarily along Blondell Avenue and include such disparate enterprises as an appliance store, kitchen supply store, medical offices, a glass and mirror store, and a car stereo store.

Table 3-22: Businesses in M-District 4

	Type of Business	Business	Address
	Manufacturing / Industrial		
1	Auto Electrical Service	Bronx Ignition	1424 Blondell Ave
2	Auto Part Store	Salient Auto Salvage	1400 Blondell Ave
3	Auto Shop	Miranda Auto Repair	2631 Fink Ave
4	Auto Shop	A&A Auto Body	1341 Blondell Ave
5	Auto Shop	Xclusive Auto Collison	1345 Blondell Ave
6	Auto Shop	Platinum Autowork	1345 Blondell Ave
7	Auto Shop	P&Moe Auto Collision Corp	Ponton Avenue
8	Auto Shop	Deluxe Auto Collision Repair	2639 Halperin Ave
9	Auto Shop	Genaro & Son Truck Tire Repair	2617 Halperin Ave
10	Auto Shop	AVJ Diagnostics Center	1425 Blondell Ave
11	Auto Shop	Mirando's Auto Body	1429 Bondell Ave
12	Auto Shop	V&V Auto Repair	1460 Blondell Ave
13	Auto Shop	Pro Shop Auto Body	2622 Chesbrough Ave
14	Auto Shop	Liberato Auto Collision	2629 Chesbrough Ave
15	Auto Shop	Fine Tune Auto	1620 Eastchester Road
16	Cabinetry Fabrication	Fra Rik Formica Fabricating Co	1464 Blondell Ave
17	Car Wash	Skip's Car Care	1624 Eastchester Road
18	Distribution Service	Donco Inc	1402 Blondell Ave
19	Heating Oil Supplier	Supreme Fuel Heating Oil Supplier	1402 Blondell Ave
20	Manufacturer	Omega Steel Corp	1459 Blondell Ave
21	Truck Shop	The Bronx Onsite Truck Repair	1331 Blondell Ave
	Non-Manufacturing / Commercial		
1	Appliance Store	Budget Appliances	1485 Blondell Ave
2	Auto Body Parts Supplier	BQ Wide	1369 Blondell Ave
3	Car Stereo Store	Alpha Modz Motoring	2629 Chesbrough Ave
4	Contractor	Dinaco Contracting Corporation	1428 Blondell Ave
5	Corporate Office	Essen	2626 Halperin Ave
6	Doctor	Primary Care and Specialties	2614 Halperin Ave
7	Electrician	Marcel Electrical Contracting Corp	1406 Blondell Ave
8	Engineer	DITC Studios	1401 Blondell Ave
9	Glass & Mirror Shop	Kaplan Glass & Mirror	1401 Blondell Ave
10	Home Repair Services (Fire Sprinklers)	NYC Fire Sprinkler Corp	2635 Roberts Ave
11	Kitchen Supply Store	MIV Kitchen & Bath Corp	2630 Chesbrough Ave
12	Pulmonologist	Muhammad Ahmad	2615 Halperin Ave
13	Real Estate Agency	Fitzgerald Realty	1452 Blondell Ave
14	T-Shirt Company	Kenmar Shirts/Apparel Printing	1415 Blondell Ave
	Total Businesses:	**35**	

Source: BJH Advisors; Google Maps

Similar as in the other M-District areas evaluated in this section, the businesses in M-District 4 that are most vulnerable to displacement are the industrial, primarily auto-related businesses. However, the industrial businesses in M-District 4 may face less economic pressure from rising commercial rents due to their relative remoteness and position across the Amtrack tracks from the Affected Area. It is possible that expanded medical institutional facilities at the redeveloped Montefiore properties on the north side of Silver Street/Eastchester Avenue may catalyze demand for more ancillary retail and other commercial uses that may displace some existing industrial businesses; however, many of these existing industrial businesses are relatively distant from the Montefiore properties and located on streets that are heavily dominated by industrial uses and that will remain zoned for manufacturing. In addition, the presence of the MTA Westchester Yard and Maintenance facility along the eastern edge of the area makes many of these blocks less attractive for higher paying commercial uses.

For those businesses that may be displaced, a large area to the south of this M-district, expanding south of the Cross-Bronx Expressway, is also zoned for manufacturing, with M1, M2, and M3 zoning. In addition, auto-related uses are able to locate in C8 districts.

3.6 Detailed Analysis

Indirect Residential Displacement

Existing Conditions and Trends

Household Income

Table 3-23, "Household Income Characteristics (2017-2021)," similar to Table 3-5, "Household Income Characteristics (2017-2021)," presents median and average income trends in the study area as compared to the Bronx and New York City as a whole. In the study area, average household incomes have increased since 2010 although the margin of error for the mean household income in the study area is too high to quantify the change. While the median household income for the study area can be reported for both 2006-2010 and 2017-2021, its change between these periods nor the direction of that change cannot be reported as the margin of error exceeds the estimate of that change.

Median household income in the study area is almost 37 percent higher than the median household income in the Bronx although it is approximately 15 percent lower than the median household income in New York City. Average household income in the study area is 21 percent higher than that of the Bronx and is 31 percent lower than the average household income in New York City.

Table 3-23: Household Income Characteristics (2017-2021)

	Median HH Income			Mean HH Income		
Geography	**2006 - 2010**	**2017 - 2021**	**Market Directionality**	**2006 - 2010**	**2017 - 2021**	**Market Directionality**
Study Area	$60,022	$59,739	N/A[1]	$71,080	$77,826	Increasing[2]
Bronx	$42,977	$43,726	1.7%	$59,630	$64,183	7.6%
New York City	$63,072	$70,633	12.0%	$97,706	$113,315	16.0%

Notes:
[1]The margin of error of the change ($3,380) exceeds the estimate of the change itself (-$283). Neither the change nor the direction of the change is statistically reliable and therefore they are not reportable.
[2]The margin of error of the change ($3,913) is more than one-third of the estimate of the change itself ($6,745). Therefore, the change is not reportable but the direction is reportable.

Source: U.S. Census Bureau, 2006-2010 and 2014-2018 ACS 5-Year Estimates (NYC Planning Population FactFinder)

Household Income Distribution

Table 3-24, "Distribution of Household Incomes (2017-2021)," similar to Table 3-6, "Distribution of Household Incomes (2017-2021)," shows household income distribution in the study area as compared to the Bronx and New York City as a whole. In the study area, approximately 40 percent of households make over $75,000 annually and just under 12 percent of households make over $150,000 annually. In the Bronx, just under 30 percent of households make over $75,000 annually and just under 9 percent of households make over $150,000 annually while Citywide, almost 48 percent of households make over $75,000 annually and almost 22 percent of households make over $150,000 annually.

Table 3-24: Distribution of Household Incomes (2017-2021)

	Study Area		Bronx		New York City	
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Less than $25,000	13,782	22.4%	171,424	32.9%	689,576	21.2%
$25,000 – $49,999	11,484	18.7%	114,353	21.9%	549,830	16.9%
$50,000 - $74,999	11,887	19.3%	81,188	15.6%	454,571	14.0%
$75,000 - $99,999	7,915	12.9%	52,935	10.2%	356,995	11.0%
$100,000 - $149,999	9,216	15.0%	57,340	11.0%	486,246	15.0%
$150,000 or more	7,203	11.7%	44,100	8.5%	713,439	21.9%
Total	61,487	100.0%	521,340	100.0%	3,250,657	100.0%

Source: U.S. Census Bureau, 2017-2021 ACS 5-Year Estimates (NYC Planning Population FactFinder).

Population Living in Poverty

As shown in Table 3-25, "Percentage of Population Living Below Poverty Level," in the study area, the percentage of the population living in poverty is lower than in the Bronx as a whole across all age groups. The percentage of children (population under age 18) that are living in poverty in the study area (25 percent) is just slightly higher than that in the City overall (23 percent) but lower than that in the Bronx overall (35 percent). The percentage of seniors (population age 65 and over) living in poverty in the study area is lower than the rate in the Bronx and New York City overall.

Table 3-25: Percentage of Population Living Below Poverty Level

	Study Area	Bronx	NYC
Under 18 years	25%	35%	23%
18 years and over	16%	24%	15%
18 to 64 years	16%	23%	15%
65 years and over	16%	25%	18%
Note: Poverty threshold is set by the U.S. Census Bureau based on family income, family size, and composition			

Source: U.S. Census Bureau 2017 – 2021 ACS

Housing Units, Vacancy, and Tenure

As shown in Table 3-26, "Housing Units, Vacancy, and Tenure," there are approximately 65,190 housing units in the study area, of which approximately 94 percent are occupied. There were approximately 65,000 housing units in the study area in 2010, of which 93 percent were occupied. The study area's occupancy rate (94 percent) is similar to the Bronx and New York City overall while its rate of renter-occupied units (70 percent) is similar to that of the City overall but less than that of the Bronx (80 percent).

Table 3-26: Housing Units, Vacancy, and Tenure

	Total Housing Units		Percent Occupied		Percent Renter-Occupied Units	
	2006-2010	2017-2021	2006-2010	2017-2021	2006-2010	2017-2021
Study Area	64,999	65,189	93%	94%	69%	70%
Bronx	472,464	521,340	93%	96%	79%	80%
NYC	3,343,424	3,590,995	91%	91%	67%	67%

Source: U.S. Census Bureau 2017-2021 ACS

Housing Units by Year Structure Built

As shown in Table 3-27, "Housing Units by Year Structure Built," almost 60 percent of the housing units in the study area were built prior to 1949, as compared to just fewer than half in the Bronx and New York City overall. The study area saw slightly less housing construction between 1950 and 1999 proportionately than the Bronx and New York City with 37 percent of its housing stock built during that period, as compared to 44 percent and 41 percent in the borough and the City, respectively. Only five percent of the housing units in the study area were built in the last 23 years, compared to nine percent of the housing units in the Bronx and ten percent of the housing units in New York City overall.

Table 3-27: Housing Units by Year Structure Built

	Study Area		Bronx		New York City	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	65,189	100%	543,402	100%	3,590,995	100%
Built 2000 or Later	3,188	5%	40,477	9%	343,718	10%
Built 1950 - 1999	24,057	37%	236,422	44%	1,473,690	41%
Built 1949 or Earlier	37,944	58%	256,003	47%	1,773,587	49%

Source: U.S. Census Bureau 2017-2021 ACS

Housing Units in Structure

As shown in Table 3-28, "Units in Structure," most housing units in the study area are in structures with 20 or more units. A significant portion of these units are in the Parkchester apartment complex south of Tremont Avenue, a planned community dating from the early 1940s that comprises over 12,270 residential units in 171 buildings. Large multifamily residential buildings in the study area are also found in the Pelham Parkway neighborhood south of Pelham Parkway, east of Bronx Park East and west of the elevated 5 subway line. The Morris Park neighborhood between Bronxdale Avenue and the campuses of Jacobi Hospital and the Albert Einstein College of Medicine consists largely of older semi-detached and some detached homes that contain fewer than ten units. Almost twenty percent of the residential structures in the study area are single family homes.

Table 3-28: Units in Structure

Units in Structure	Study Area	
	Estimate	Percent
1 (detached)	7,257	11%
1 (attached)	5,135	8%
2	10,389	16%
3 to 9	11,926	18%
10 to 19	2,401	4%
20 or more	28,045	43%
Other	22	0%
Total	65,189	100%

Source: U.S. Census Bureau 2017-2021 ACS

Gross Rent as a Percentage of Household Income

Table 3-29, "Renter-Occupied Housing Units by Gross Rent as Percentage of Household Income," shows gross rent as a percentage of household income for renter-occupied units in the study area as compared to the Bronx and New York City. If a household is paying more than 30 percent of gross income toward rent, that household is considered rent-burdened. If the household paying over 50 percent of gross income toward rent, the household is considered severely rent-burdened.

In the study area, 57 percent of households are rent burdened, of which 58 percent are severely rent burdened, representing 33 percent of all renter-occupied households in the study area. There was an eight percent increase in the percentage of rent-burdened households in the study area between 2010 and 2021.

In the Bronx overall, 60 percent of renter-occupied households are rent-burdened and just over one-third (34 percent) are severely rent-burdened, similar proportions as those in the study area. However, the percentage of severely rent-burdened households in the Bronx saw a much smaller increase (two percentage points) between 2010 and 2021 as did the percentage in the study area, which saw a five percentage point increase. In New York City, slightly more than half (52 percent) of renter-occupied households are rent burdened while 28 percent are severely rent-burdened. These percentages have experienced very little change between 2010 and 2021.

Table 3-29: Renter-Occupied Housing Units by Gross Rent as Percentage of Household Income

	Less than 30% (Not Rent-Burdened)		30% or more (Rent-Burdened)		50% or more (Severely Rent-Burdened)	
	2006-2010	2017-2021	2006-2010	2017-2021	2006-2010	2017-2021
Study Area	51%	43%	49%	57%	28%	33%
Bronx	45%	40%	55%	60%	32%	34%
New York City	49%	48%	51%	52%	28%	28%

Source: U.S. Census Bureau 2017-2021 ACS

Market Rents

As shown in Table 3-30, "Median Asking Rents for Market-Rate Apartments (2016-2023)," the study area has experienced a readily observable trend toward increasing rents over the past seven years that exceeds similar trends in the Bronx and New York City overall. As of June 2023, the median asking rent for market rate apartments in the combined Morris Park, Van Nest, and Parkchester neighborhoods was $2,595. This was similar to the median asking rent for apartments in the Bronx overall but 31 percent less than the median asking rent for market-rate apartments in New York City as a whole.

Table 3-30: Median Asking Rents for Market-Rate Apartments (2016-2023)[1]

	Jun 2016	Jun 2017	Jun 2018	Jun 2019	Jun 2020	Jun 2021	Jun 2022	Jun 2023	% Change 2016 – 2023
Study Area*	$1,826	$1,947	$1,913	$2,074	$2,048	$1,831	$2,049	$2,595	**+42.1%**
Bronx	$2,070	$2,063	$2,227	$2,189	$2,275	$2,187	$2,305	$2,595	**+25.4**
New York City	$3,622	$3,343	$3,281	$3,342	$3,287	$2,842	$3,586	$3,750	**+3.5%**

Notes:
*Study area defined as Morris Park, Parkchester, and Van Nest neighborhoods in StreetEasy Data Dashboard rent research tool
Sample sizes for Study Area (active rental listings): 2016: 69, 2017: 77, 2018: 60, 2019: 42, 2020: 37, 2021: 31, 2022: 45, 2023: 33
[1]All dollar figures have been adjusted to June 2023 dollars based on the U.S. Department of Labor Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA region.

Source: StreetEasy Data Dashboard (https://streeteasy.com/blog/data-dashboard); accessed July 2023

Recent Residential Construction Activity

Table 3-31, "Certificates of Occupancy and Residential Demolitions 2018- 2023," shows new buildings and major alterations (A1) for residential buildings in the study area filed or issued since 2018. In the study area, alterations and new buildings resulted in a net increase of 187 DUs. Major new buildings included 1353 Purdy Street in the Parkchester neighborhood with 26 DUs, 2134 Barnes Avenue in the Pelham Parkway neighborhood with 16 DUs, and 840 Morris Park Avenue in Morris Park with 11 new DUs.

Alterations to existing buildings at 2035 Benedict Avenue and 2501 Glebe Avenue brought an additional net 20 DUs and 18 DUs, respectively.

Table 3-31: Certificates of Occupancy and Residential Demolitions 2018 - 2023

	Study Area	
	Certificates	**Net DUs**
Alterations	46	66
New Buildings	25	121
Demolitions	0	0
Total	71	187

Source: NYC Dept. of City Planning, Dec. 2023

Estimates of Potentially Vulnerable Population in Unprotected Units

A key objective of the detailed indirect residential displacement analysis is to characterize existing conditions of residents and housing in order to identify populations that may be vulnerable to displacement. Vulnerable populations are defined as people living in privately held units that are unprotected by rent regulations, whose incomes or poverty status indicates that they could not pay substantial rent increases. The following analyses estimate the percentage of low-income renters in the protected and unprotected rental residential units in the study area.

As shown in Table 3-32, "Renter Households in Study Area by Household Income (2017 – 2021)," the vulnerable renter population in the study area subject to potential displacement was calculated by first estimating the low-income renter population in the study area. An estimate of the low-income residential population living in unprotected units in the study area is then imputed using the average renter household size and the number of rent-protected units within the study area.

Table 3-32: Renter Households in Study Area by Household Income (2017 - 2021)

Household Income	Estimated Renter-Occupied DUs	Percentage of Total DUs	Margin of Error
Less than $5,000	2,619	6.1%	+/- 459
$5,000 to $9,999	1,528	3.5%	+/- 328
$10,000 to $14,999	2,763	6.4%	+/- 449
$15,000 to $19,999	2,864	6.6%	+/- 473
$20,000 to $24,999	2,197	5.1%	+/- 380
$25,000 to $34,999	4,218	9.7%	+/- 593
$35,000 to $49,999	4,855	11.2%	+/- 541
$50,000 to $74,999	8,942	20.7%	+/- 752
$75,000 to $99,999	5,280	12.2%	+/- 609
$100,000 to $149,999	5,344	12.3%	+/- 686
$150,000 or more	2,672	6.2%	+/- 426
Total Renter Occupied DUs	43,282	100.0%	+/- 1,326

Source: U.S. Census ACS 2017 - 2021

Within the study area, there were 43,282 renter households counted during the 2017-2021 ACS estimate period. As outlined in Table 3-32, "Renter Households in Study Area by Household Income (2017 – 2021)," and Table 3-8, "2023 New York City Area Median Income (AMI)," the NYC Department of Housing Preservation and Development's 2023 AMI for a household size of three (the average household size in the study area) is $139,810. By defining low-income as being at or below 80 percent of the AMI for the average household size, or $101,810, then an estimated 35,460 renter-occupied households in the study area can be identified as low-income.[5] This is 82 percent of the total renter occupied households in the study area. With an average renter household size of 2.6[6] in the study area, this represents a population of approximately 92,196 low-income renters.

As noted earlier in this chapter, data from the NYC Rent Guidelines Board shows that there are 610 buildings in the study area with rent stabilized units. Assuming that all units in these buildings are rent stabilized, additional data from the NYC Department of Buildings show that these 610 buildings contain a total of 32,205 rent stabilized units. A list of these buildings and units in included in Table 3-35, "Rent Stabilized Buildings and Units in the Study Area," at the end of this chapter. In addition to these 32,205 rent stabilized units, there are 132 units at the New York City Housing Authority (NYCHA)'s Glebe-Westchester development, which are income-restricted public housing.

Table 3-33, "Protected and Unprotected Rental DUs in the Study Area, 2017-2021," provides a breakdown of protected rental DUs in the study area by type. After subtracting these protected rental housing units

[5] The estimate of 35,460 households in the study area was calculated by taking the sum of all households in Table 3-31 with household incomes of less than $99,999 (a total of 35,266 households) and then conservatively assuming that 3.5 percent of the 5,344 households in the $100,000 - $149,999 income bracket (approximately 190) are below $101,810.

[6] U.S. Census ACS 2017-2021

from the total number of renter-occupied units within the study area, an estimated 10,945 unprotected rental DUs remain. These unprotected rental DUs account for just over a quarter of total renter occupied DUs in the study area.

Table 3-33: Protected and Unprotected Rental DUs in the Study Area, 2017-2021

Protected Rental DUs by Type in Study Area	**DUs**
Rent Stabilized Units	32,205
NYCHA Public Housing	132
Total Protected Rental DUs	**32,337**
Total Protected Rental DUs with Income Requirements	*132*
Total Protected Rental DUs without Income Requirements	*32,205*
Total Unprotected Rental DUs in Study Area	*10,945*
Total Renter-Occupied DUs in Study Area	**43,282**
Unprotected Rental DUs as % of Total Rental DUs	***25.3%***
Protected Rental DUs with Income Restriction as % of Total Rental DUs	***0.3%***
Protected Rental DUs without Income Restriction as % of Total Rental DUs	***74.4%***

Sources: U.S. Census ACS 2017-2021, NYS HCR Rent Stabilized Buildings List, NYC Department of Buildings

As shown in Table 3-34, "Allocation of Low-Income Households in Study Area," and described above, there are approximately 35,460 low-income renter households in the study area and a total of 32,337 protected rental DUs. Therefore, we can assume that there are an estimated 3,123 low-income renter households living in unprotected rental DUs and thus subject to potential indirect displacement. This accounts for 8.8 percent of the low-income renter households in the study area. However, it should also be noted that the Proposed Actions would add 1,902 affordable DUs to the study area.

Table 3-34: Allocation of Low-Income Households in Study Area

Renter-Occupied DUs		**Low-Income Renter Households**	
Total Protected	32,337	**Total**	35,460
Income Restricted	132	**In Income-Restricted Units**	132
Non-Income Restricted	32,205	**In Non-Income Restricted Units**	3,123
Unprotected	10,945	**In Unprotected Units**	3,123

Sources: NYS HCR Stabilized Buildings List, NYC Department of Buildings, U.S. Census ACS 2017-2021

The Future Without the Proposed Actions (No-Action Condition)

In the future without the Proposed Actions, it is estimated there would be 180 DUs added to Projected Development Sites 7 and 17 and a total of 239 residential units in the Affected Area. It is also assumed that, with currently active NYCDOB permits and active permit filings with NYCDOB, there would be approximately 5,680 additional residential units developed in the study area, for a total of 70,770 units in

2028. An overview of these additional building permits is shown in Table 3-14, "Projected Study Area Population in 2028 No-Action Condition."

As described in this chapter, review of recent ULURP applications and new construction financing by the NYC Department of Housing Preservation and Development (HPD) was unable to identify the quantity of additional units during this time frame. However, it is reasonable to assume that additional residential units will be added to the Study Area during this five-year period. As an average of 262 occupied units are projected to be added to the study area in each of the six years between 2022 and 2028 in the No-Action condition, it is reasonable to assume that an average of 262 occupied units would be added to the study area for each of the five years between 2028 and 2033. Based on the median household size in the study area of 2.75, this accounts for an additional 3,603 residents or a total population of 193,120 in 2033.

It is not anticipated that any of these future residential developments in the No-Action condition would include affordable units.

The Future With the Proposed Actions (With-Action Condition)

In the With-Action condition, residential development would occur on 50 out of 60 projected development sites in the Affected Area, for an increment of 7,474 residential units, of which 1,902 would be affordable based on Option 1 of the New York City MIH text amendment of March 22, 2016. The new residential population added to the study area would total 19,608, which would increase the study area's population by approximately 10.2 percent over the No-Action condition. The total residential population in the study area in the With-Action condition would be 212,728.

The Proposed Actions would change the zoning in much of the Affected Area to allow for higher density residential development, particularly around new transit stations, in addition to allowing residential development where it is not currently allowed. The Proposed Actions would significantly increase the supply of housing near the medical center employment hubs in Morris Park, which are expected to see significant growth in jobs due to expanded facilities and commercial life sciences development, which will also be facilitated by the Proposed Actions. The Proposed Actions would also ensure that at least 25 percent of the new development would be affordable through MIH. In the No-Action condition, no affordable units would be built in the study area while in the With-Action condition, over 1,900 affordable units would be developed.

According to the *CEQR Technical Manual*, if the vulnerable population potentially subject to indirect displacement exceeds five percent of the study area population, the Proposed Actions may result in a significant change in the socioeconomic character of the study area and a potential significant adverse impact may occur. As shown in Table 3-34, "Allocation of Low-Income Households in Study Area," there are 3,123 low-income renter households in unprotected rental DUs in the study area. As the average household size in the study area, per the 2020 U.S. Census is 2.75, this represents a population of 8,588, or 4.7 percent of the study area's current population.

While this figure is close to five percent, it is also noted in the *CEQR Technical Manual* that, if it is determined that a project, because of its mixed-income composition, would not cause dramatic changes in the local real estate market, it may not affect rents for some or all of the existing vulnerable units. The significant new supply of affordable residential units in addition to the geographic concentration of the new development along the East Tremont Avenue and Eastchester Road corridor means that the socioeconomic impact of the new residential development in the broader study area may be limited. Additionally, the study area has experienced a readily observable trend toward increasing rents over the past seven years that exceeds similar trends in the Bronx and New York City as a whole. The U.S. Census Bureau's ACS shows that median rents for all occupied rental units in the study area increased by 12.3 percent between the 2006-2010 ACS and the 2017-2021 ACS. The NYU Furman Center profile for Morris Park shows that the median rents for two- and three-bedroom apartments increased by over ten percent between 2010 and 2019, the most recent year for which the Furman Center has data for this geography. It should be noted, however, that these figures are not adjusted for inflation.

The study area has a higher median and mean household income and a much lower percentage of its population living below the poverty level than the Bronx as a whole. In addition, a much lower percentage of the population of the study area is rent burdened (49 percent) than in the Bronx or New York City overall (55 percent and 51 percent, respectively.) Further, a lower percentage (70 percent) of the study area's dwelling units are renter occupied than in the Bronx as a whole (80 percent) and is more on par with the Citywide share of 67 percent.

As noted above, the Proposed Actions would also result in the creation of 1,902 permanently income restricted protected units in the Affected Area while no affordable units would be built in the No-Action condition. While the number of proposed protected units is less than the number of low-income households that reside in unprotected units, these new protected units account for 60 percent of the latter number and would do much to stabilize housing options and reduce the number of vulnerable low-income renters in the study area. These residents would have the opportunity to apply for the new permanently affordable housing that would be built in the Affected Area, further limiting the potential for displacement.

Based on these trends and in accordance with the *CEQR Technical Manual*, there is no potential for significant adverse impacts due to indirect residential displacement.

Table 3-35: Rent Stabilized Buildings and Units in the Study Area

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
1	3100	ARNOW	PL	10461	4199	37	15
2	2937	BAISLEY	AVE	10461	5336	11	3
3	2942	BAISLEY	AVE	10461	5312	160	3
4	1305	BALCOM	AVE	10461	5347	158	3
5	1307	BALCOM	AVE	10461	5347	158	3
6	1400	BENSON	ST	10461	3984	1	61
7	1618	BENSON	ST	10461	4002	56	22
8	1625	BENSON	ST	10461	4002	23	17
9	1337	BLONDELL	AVE	10461	4072	21	6
10	1247	BRADFORD	AVE	10461	5333	66	7
11	1254	BRADFORD	AVE	10461	5334	35	7
12	3321	BRUCKNER	BLVD	10461	5403	25	71
13	3435 TO 3439	BRUCKNER	BLVD	10461	4174	10	34
14	3501 TO 3505	BRUCKNER	BLVD	10461	4178	26	48
15	3513	BRUCKNER	BLVD	10461	4178	25	7
16	3515	BRUCKNER	BLVD	10461	4178	24	7
17	3529	BRUCKNER	BLVD	10461	4178	19	14
18	3555	BRUCKNER	BLVD	10461	4178	10	142
19	3565	BRUCKNER	BLVD	10461	4178	5	49
20	2860	BUHRE	AVE	10461	4162	32	102
21	3063 TO 3071	BUHRE	AVE	10461	4196	34	46
22	3064	BUHRE	AVE	10461	4176	1	20
23	3066	BUHRE	AVE	10461	4176	3	35
24	3073 TO 3081	BUHRE	AVE	10461	4196	30	46
25	3118 TO 3120	BUHRE	AVE	10461	4177	7	80
26	3132	BUHRE	AVE	10461	4178	2	7
27	2023	BURR	AVE	10461	4249	42	37
28	2101 TO 2105	BURR	AVE	10461	4252	25	60
29	2023 TO 2025	COLONIAL	AVE	10461	4248	48	41
30	2053	COLONIAL	AVE	10461	4248	36	7
31	2055	COLONIAL	AVE	10461	4248	35	7
32	2057	COLONIAL	AVE	10461	4248	34	7
33	2059	COLONIAL	AVE	10461	4248	33	7

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
34	2126 TO 2134	COLONIAL	AVE	10461	4252	9	31
35	2025	CONTINENTAL	AVE	10461	4246	20	55
36	1373	CROSBY	AVE	10461	5363	23	6
37	1632 TO 1634	CROSBY	AVE	10461	4168	22	18
38	2400	DORSEY	ST	10461	3992	9	11
39	2897	DUDLEY	AVE	10461	5378	40	7
40	2924	E 194TH	ST	10461	4245	8	8
41	2940	E 196TH	ST	10461	4247	40	24
42	2950 TO 2954	E 196TH	ST	10461	4248	26	33
43	2955	E 196TH	ST	10461	4251	1	37
44	2965	E 196TH	ST	10461	4251	41	53
45	2978	E 196TH	ST	10461	4249	25	38
46	3050	E TREMONT	AVE	10461	5371	54	7
47	3080	E TREMONT	AVE	10461	5371	60	27
48	2100	EASTCHESTER	RD	10461	4221	1	70
49	1580	EDISON	AVE	10461	5394	1	26
50	1606	EDISON	AVE	10461	4165	108	3
51	1631	EDISON	AVE	10461	4158	46	3
52	1633	EDISON	AVE	10461	4158	45	3
53	1649	EDISON	AVE	10461	4158	34	21
54	1816	EDISON	AVE	10461	4194	3	12
55	1833	EDISON	AVE	10461	4193	45	3
56	1968	EDISON	AVE	10461	4234	125	3
57	1422	EDWARDS	AVE	10461	5371	12	6
58	1424	EDWARDS	AVE	10461	5371	13	6
59	1426	EDWARDS	AVE	10461	5371	14	6
60	1371	ELLISON	AVE	10461	5348	38	6
61	1373	ELLISON	AVE	10461	5348	37	6
62	1534 TO 1538	ERICSON	PL	10461	5384	10	57
63	1005	ESPLANADE	AVE	10461	4328	30	74
64	1025	ESPLANADE	AVE	10461	4328	23	48
65	1055	ESPLANADE	AVE	10461	4329	12	75
66	2411	FRISBY	AVE	10461	3977	42	9
67	2425	FRISBY	AVE	10461	3977	37	11
68	2435	FRISBY	AVE	10461	3977	35	42
69	2500 TO 2508	FRISBY	AVE	10461	3982	7	69
70	2510 TO 2524	FRISBY	AVE	10461	3982	16	71
71	2511	FRISBY	AVE	10461	3985	33	46
72	2525	FRISBY	AVE	10461	3985	31	20

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
73	2529	FRISBY	AVE	10461	3985	28	6
74	2531	FRISBY	AVE	10461	3985	27	6
75	2450	FULLER	ST	10461	3996	38	16
76	1433	GILLESPIE	AVE	10461	5391	146	3
77	1435	GILLESPIE	AVE	10461	5391	145	3
78	1544	GILLESPIE	AVE	10461	5396	1	21
79	2468	GLEBE	AVE	10461	3978	21	3
80	1829	HAIGHT	AVE	10461	4130	21	6
81	1858	HAIGHT	AVE	10461	4131	61	7
82	1918	HAIGHT	AVE	10461	4272	44	6
83	1920	HAIGHT	AVE	10461	4272	46	6
84	2617	HALPERIN	AVE	10461	4075	31	44
85	2409	HALSEY	ST	10461	3845	43	7
86	2822	HARRINGTON	AVE	10461	5373	20	7
87	2826	HARRINGTON	AVE	10461	5373	22	7
88	2830	HARRINGTON	AVE	10461	5373	23	8
89	1371	HERSCHELL	ST	10461	3846	17	2
90	1373	HERSCHELL	ST	10461	3846	16	2
91	1603	HOBART	AVE	10461	4168	1	49
92	1615	HOBART	AVE	10461	4168	45	7
93	1647	HOBART	AVE	10461	4168	31	21
94	1721	HOBART	AVE	10461	4170	46	37
95	1754	HOBART	AVE	10461	4175	1	18
96	1845	HOBART	AVE	10461	4194	39	61
97	1860	HOBART	AVE	10461	4195	8	12
98	1870	HOBART	AVE	10461	4195	10	20
99	1921 TO 1925	HOBART	AVE	10461	4234	52	33
100	1950	HOBART	AVE	10461	4235	20	9
101	1959	HOBART	AVE	10461	4234	37	7
102	1961	HOBART	AVE	10461	4234	36	7
103	1965	HOBART	AVE	10461	4234	34	7
104	2011	HOBART	AVE	10461	4240	31	6
105	1500 TO 1502	HONE	AVE	10461	4068	1	49
106	2175	HONE	AVE	10461	4328	15	7
107	2185	HONE	AVE	10461	4328	11	43
108	1632	HUTCHINSON RIVER	PKWY	10461	4153	8	44
109	1650	HUTCHINSON RIVER	PKWY	10461	4154	1	40
110	1686	HUTCHINSON RIVER	PKWY	10461	4154	15	7

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
111	1688	HUTCHINSON RIVER	PKWY	10461	4154	16	7
112	1559	JARVIS	AVE	10461	5401	19	6
113	1755	JARVIS	AVE	10461	4175	7	26
114	2700	LATTING	ST	10461	5348	32	3
115	2702	LATTING	ST	10461	5348	33	3
116	2764	LATTING	ST	10461	5350	36	23
117	1964	LURTING	AVE	10461	4271	1	22
118	1110	LYDIG	AVE	10461	4305	4	15
119	2412	LYVERE	ST	10461	3997	13	3
120	2430	LYVERE	ST	10461	3997	23	13
121	2446	LYVERE	ST	10461	3997	30	38
122	2471	MACLAY	AVE	10461	3999	1	46
123	2478	MACLAY	AVE	10461	3994	24	3
124	2563	MACLAY	AVE	10461	4002	41	30
125	1610	MAHAN	AVE	10461	4173	29	54
126	1755	MAHAN	AVE	10461	4176	7	21
127	1770	MAHAN	AVE	10461	4177	1	27
128	1803	MAHAN	AVE	10461	4196	28	18
129	1821	MAHAN	AVE	10461	4196	18	20
130	1419	MAYFLOWER	AVE	10461	5373	33	7
131	1564	MAYFLOWER	AVE	10461	5388	9	13
132	1605	MAYFLOWER	AVE	10461	4156	1	16
133	1426	MERRY	AVE	10461	5402	58	3
134	2816 TO 2820	MIDDLETOWN	RD	10461	5386	17	27
135	2913	MIDDLETOWN	RD	10461	4165	3	11
136	3030	MIDDLETOWN	RD	10461	5401	7501	46
137	3121	MIDDLETOWN	RD	10461	4174	24	157
138	1730 TO 1740	MULFORD	AVE	10461	4161	1	285
139	1409	OVERING	ST	10461	3980	34	3
140	1411	OVERING	ST	10461	3980	33	3
141	1441 TO 1443	OVERING	ST	10461	3982	35	57
142	1449 TO 1455	OVERING	ST	10461	3982	28	62
143	1640	OVERING	ST	10461	4002	38	25
144	1701 TO 1705	PARKVIEW	AVE	10461	4177	28	22
145	1800 TO 1808	PARKVIEW	AVE	10461	4198	1	7
146	1520	PAULDING	AVE	10461	4067	8	3
147	1522	PAULDING	AVE	10461	4067	9	3
148	1524	PAULDING	AVE	10461	4067	10	3

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
149	1526	PAULDING	AVE	10461	4067	11	3
150	1130	PELHAM	PKWY S	10461	4332	5	54
151	1144	PELHAM	PKWY S	10461	4310	1	62
152	1540	PELHAM	PKWY S	10461	4222	28	61
153	1560 TO 1580	PELHAM	PKWY S	10461	4222	46	354
154	1680	PELHAM	PKWY S	10461	4223	39	129
155	1870	PELHAM	PKWY S	10461	4250	26	57
156	1700	PILGRIM	AVE	10461	4163	8	8
157	1710	PILGRIM	AVE	10461	4163	10	20
158	1737 TO 1739	PILGRIM	AVE	10461	4162	1	65
159	1741	PILGRIM	AVE	10461	4162	41	44
160	1523	PLYMOUTH	AVE	10461	5394	18	7
161	1525	PLYMOUTH	AVE	10461	5394	17	6
162	1527	PLYMOUTH	AVE	10461	5394	14	23
163	1601	PLYMOUTH	AVE	10461	4165	1	21
164	1255	PURITAN	AVE	10461	5331	28	19
165	1133	RHINELANDER	AVE	10461	4273	34	10
166	1545	RHINELANDER	AVE	10461	4222	93	106
167	2830	ROBERTS	AVE	10461	4154	17	3
168	2832	ROBERTS	AVE	10461	4154	20	3
169	3015	ROBERTS	AVE	10461	4170	1	49
170	3065	ROBERTS	AVE	10461	4176	34	54
171	3070	ROBERTS	AVE	10461	4172	7	43
172	3109	ROBERTS	AVE	10461	4177	30	37
173	3150	ROBERTS	AVE	10461	4174	5	71
174	2816	ROEBLING	AVE	10461	5385	13	60
175	1405	ROWLAND	ST	10461	3973	36	27
176	1410	ROWLAND	ST	10461	3974	4	39
177	1415	ROWLAND	ST	10461	3973	35	6
178	1419	ROWLAND	ST	10461	3973	32	6
179	1421	ROWLAND	ST	10461	3973	30	6
180	1453	ROWLAND	ST	10461	3975	39	6
181	1565	ROWLAND	ST	10461	3979	24	17
182	2015	SAINT PAUL	AVE	10461	4247	57	66
183	1510 TO 1512	SAINT PETERS	AVE	10461	3985	5	27
184	1565	SAINT PETERS	AVE	10461	3979	71	6
185	2587 TO 2591	SAINT RAYMONDS	AVE	10461	4077	52	6
186	2900	SAINT THERESA	AVE	10461	4194	25	54

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
187	2916	SAINT THERESA	AVE	10461	4194	32	49
188	1727	SEDDON	ST	10461	3996	41	7
189	1729	SEDDON	ST	10461	3996	39	4
190	1560	SILVER	ST	10461	4077	34	69
191	1564	ST PETERS	AVE	10461	3986	7	38
192	1600	TOMLINSON	AVE	10461	4107	37	10
193	2430	TRATMAN	AVE	10461	3973	27	19
194	2465	TRATMAN	AVE	10461	3976	49	56
195	2500 TO 2508	TRATMAN	AVE	10461	3980	7	72
196	2501 TO 2515	TRATMAN	AVE	10461	3982	1	213
197	2510 TO 2520	TRATMAN	AVE	10461	3980	20	62
198	1307	VREELAND	AVE	10461	5346	6	3
199	1334	VREELAND	AVE	10461	5347	14	3
200	1336	VREELAND	AVE	10461	5347	17	3
201	2801	WATERBURY	AVE	10461	5351	6	7
202	2854	WELLMAN	AVE	10461	5383	34	22
203	44 TO 53	WESTCHESTER	SQ	10461	4073	1	17
204	2406	WESTCHESTER	AVE	10461	3846	4	8
205	2408	WESTCHESTER	AVE	10461	3846	5	8
206	2410	WESTCHESTER	AVE	10461	3846	6	8
207	2412	WESTCHESTER	AVE	10461	3846	7	8
208	2414	WESTCHESTER	AVE	10461	3846	8	8
209	2416	WESTCHESTER	AVE	10461	3846	9	8
210	2418	WESTCHESTER	AVE	10461	3846	10	8
211	2420	WESTCHESTER	AVE	10461	3846	11	8
212	2511	WESTCHESTER	AVE	10461	3980	1	58
213	3131	WESTCHESTER	AVE	10461	4235	55	7
214	3146	WESTCHESTER	AVE	10461	4237	4	3
215	3148	WESTCHESTER	AVE	10461	4237	5	3
216	2891	WILKINSON	AVE	10461	4240	44	6
217	2928	WILKINSON	AVE	10461	4235	30	3
218	2930	WILKINSON	AVE	10461	4235	32	3
219	2935	WILKINSON	AVE	10461	4245	26	9
220	3104	WILKINSON	AVE	10461	4238	11	38
221	3108	WILKINSON	AVE	10461	4238	15	26
222	3110 TO 3112	WILKINSON	AVE	10461	4238	18	32
223	3120	WILKINSON	AVE	10461	4238	27	68
224	1476	WILLIAMSBRIDGE	RD	10461	4080	7	6

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
225	1541 TO 1551	WILLIAMSBRIDGE	RD	10461	4087	33	125
226	1575	WILLIAMSBRIDGE	RD	10461	4087	25	76
227	1650	WILLIAMSBRIDGE	RD	10461	4111	60	26
228	1651	WILLIAMSBRIDGE	RD	10461	4107	17	24
229	1841	WILLIAMSBRIDGE	RD	10461	4132	17	29
230	1955	WILLIAMSBRIDGE	RD	10461	4273	13	62
231	1960	WILLIAMSBRIDGE	RD	10461	4274	64	60
232	3102	WILLOW	LN	10461	4197	11	15
233	3111	WILLOW	LN	10461	4199	32	23
234	1801	AMETHYST	ST	10462	4047	1	9
235	1906	AMETHYST	ST	10462	4254	7	4
236	1908	AMETHYST	ST	10462	4254	9	4
237	1500 TO 1545	ARCHER	RD	10462	3937	7501	2,121
238	1650	BARNES	AVE	10462	4043	13	6
239	1741	BARNES	AVE	10462	4036	8	8
240	1857	BARNES	AVE	10462	4053	47	6
241	2064	BARNES	AVE	10462	4293	5	50
242	2080 TO 2090	BARNES	AVE	10462	4293	10	96
243	2110	BARNES	AVE	10462	4293	23	57
244	2146 TO 2148	BARNES	AVE	10462	4322	10	70
245	2161	BARNES	AVE	10462	4321	58	72
246	2162 TO 2164	BARNES	AVE	10462	4322	18	70
247	2181	BARNES	AVE	10462	4321	50	72
248	2182 TO 2184	BARNES	AVE	10462	4322	25	71
249	2194	BARNES	AVE	10462	4322	32	54
250	1910	BENEDICT	AVE	10462	3930	13	23
251	2022 TO 2024	BENEDICT	AVE	10462	3932	50	92
252	1975	BIRCHALL	AVE	10462	4253	80	90
253	1995	BIRCHALL	AVE	10462	4256	31	20
254	1570	BOGART	AVE	10462			3
255	1849	BOGART	AVE	10462	4124	16	7
256	1851	BOGART	AVE	10462	4124	15	7
257	1855	BOGART	AVE	10462	4124	12	27
258	1865	BOGART	AVE	10462	4124	9	20
259	1907	BOGART	AVE	10462	4265	60	7
260	2160	BOLTON	ST	10462	4317	85	72
261	2165	BOLTON	ST	10462	4317	46	67
262	2180	BOLTON	ST	10462	4317	92	72

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
263	2185	BOLTON	ST	10462	4317	40	67
264	2190	BOLTON	ST	10462	4317	100	53
265	2191	BOLTON	ST	10462	4317	37	54
266	2190	BOSTON	RD	10462	4317	25	78
267	754 TO 756	BRADY	AVE	10462	4289	35	59
268	758 TO 760	BRADY	AVE	10462	4289	35	58
269	762	BRADY	AVE	10462	4289	50	55
270	764 TO 768	BRADY	AVE	10462	4289	50	202
271	2070 TO 2076	BRONX	PARK E	10462	4286	4	104
272	2084 TO 2086	BRONX	PARK E	10462	4286	13	106
273	2100 TO 2110	BRONX	PARK E	10462	4286	22	157
274	2144	BRONX	PARK E	10462	4317	1	78
275	2160	BRONX	PARK E	10462	4317	6	61
276	2166 TO 2168	BRONX	PARK E	10462	4317	15	65
277	2180	BRONX	PARK E	10462	4317	19	71
278	1825	BRONXDALE	AVE	10462	4056	80	6
279	1951 TO 1971	BRONXDALE	AVE	10462	4262	17	77
280	1991 TO 1995	BRONXDALE	AVE	10462	4261	24	56
281	2038 TO 2048	BRONXDALE	AVE	10462	4285	5	53
282	1539	CASTLE HILL	AVE	10462	3948	30	8
283	1776	CASTLE HILL	AVE	10462	3998	10	85
284	1659	COLDEN	AVE	10462	4097	111	3
285	1661	COLDEN	AVE	10462	4097	11	3
286	1675	COLDEN	AVE	10462	4097	7	13
287	2115	CROSS BRONX	EXPY	10462	3811	6	17
288	2009	CRUGER	AVE	10462	4257	40	43
289	2036	CRUGER	AVE	10462	4285	10	43
290	2039	CRUGER	AVE	10462	4284	1	73
291	2055	CRUGER	AVE	10462	4284	20	72
292	2071 TO 2085	CRUGER	AVE	10462	4287	1	85
293	2095	CRUGER	AVE	10462	4287	55	42
294	2105	CRUGER	AVE	10462	4287	50	49
295	2120	CRUGER	AVE	10462	4288	30	65
296	2125	CRUGER	AVE	10462	4287	40	73
297	2140	CRUGER	AVE	10462	4319	1	81
298	2151	CRUGER	AVE	10462	4318	54	27
299	2156	CRUGER	AVE	10462	4319	10	73
300	2167	CRUGER	AVE	10462	4318	45	74

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
301	2186	CRUGER	AVE	10462	4319	15	73
302	2187	CRUGER	AVE	10462	4318	36	78
303	2197 TO 2199	CRUGER	AVE	10462	4318	30	61
304	2198	CRUGER	AVE	10462	4319	25	88
305	1816	DELANCEY	PL	10462	4056	109	3
306	1818	DELANCEY	PL	10462	4056	110	3
307	1820	DELANCEY	PL	10462	4056	111	3
308	1415	DORIS	ST	10462	3964	37	8
309	1417	DORIS	ST	10462	3964	36	8
310	1419	DORIS	ST	10462	3964	35	8
311	1425	DORIS	ST	10462	3964	133	8
312	1427	DORIS	ST	10462	3964	132	8
313	1429	DORIS	ST	10462	3964	131	8
314	1430	DORIS	ST	10462	3965	111	7
315	1431	DORIS	ST	10462	396	30	8
316	1432	DORIS	ST	10462	3965	11	7
317	1433	DORIS	ST	10462	3964	28	8
318	1435	DORIS	ST	10462	3964	27	8
319	1437	DORIS	ST	10462	3964	26	5
320	1439	DORIS	ST	10462	3964	25	7
321	1441	DORIS	ST	10462	3964	24	7
322	1443	DORIS	ST	10462	3964	22	7
323	1445	DORIS	ST	10462	3964	18	7
324	1447	DORIS	ST	10462	3964	16	7
325	1936 TO 1946	E TREMONT	AVE	10462	3944	7501	3,857
326	1469	EAST	AVE	10462	3938	7501	2,659
327	2122 TO 2126	ELLIS	AVE	10462	3812	17	47
328	1814	FOWLER	AVE	10462	4124	45	17
329	1852	FOWLER	AVE	10462	4124	62	6
330	2109	GLEASON	AVE	10462	3812	1	27
331	2155	GLEASON	AVE	10462	3812	55	52
332	2266	GLEASON	AVE	10462	3820	42	38
333	2114	GLEBE	AVE	10462	3964	1	21
334	2358	GLEBE	AVE	10462	3972	19	10
335	1882	GUERLAIN	ST	10462	3937	133	7
336	2201	HAVILAND	AVE	10462	3819	1	126
337	2267	HAVILAND	AVE	10462	3819	50	38
338	1868	HOLLAND	AVE	10462	4052	33	40

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
339	1921	HOLLAND	AVE	10462	4259	31	20
340	2011	HOLLAND	AVE	10462	4285	1	140
341	2041 TO 2047	HOLLAND	AVE	10462	4285	16	172
342	2125	HOLLAND	AVE	10462	4288	45	65
343	2141 TO 2147	HOLLAND	AVE	10462	4319	50	85
344	2157	HOLLAND	AVE	10462	4319	45	73
345	2160	HOLLAND	AVE	10462	4320	5	85
346	2180	HOLLAND	AVE	10462	4320	14	85
347	2187	HOLLAND	AVE	10462	4319	40	73
348	2199	HOLLAND	AVE	10462	4319	30	90
349	1867 TO 1869	HUNT	AVE	10462	4050	47	10
350	1905	HUNT	AVE	10462	4255	1	7
351	900	LYDIG	AVE	10462	4298	22	92
352	2362	LYON	AVE	10462	3970	27	11
353	2363	LYON	AVE	10462	3972	38	27
354	1842	MATTHEWS	AVE	10462	4055	38	24
355	1858	MATTHEWS	AVE	10462	4055	44	3
356	1868	MATTHEWS	AVE	10462	4055	48	11
357	2068	MATTHEWS	AVE	10462	4297	16	3
358	2121	MATTHEWS	AVE	10462	4322	1	60
359	2145 TO 2147	MATTHEWS	AVE	10462	4322	57	50
360	2160	MATTHEWS	AVE	10462	4323	18	133
361	2165	MATTHEWS	AVE	10462	4322	51	62
362	2179 TO 2187	MATTHEWS	AVE	10462	4322	43	48
363	2196	MATTHEWS	AVE	10462	4323	35	42
364	1920	MCGRAW	AVE	10462	3929	7501	128
365	1922	MCGRAW	AVE	10462	3931	6	52
366	14	METROPOLITAN	OVAL	10462	3943	7501	3,378
367	34	METROPOLITAN	OVAL	10462	3938	7501	2,659
368	658	MORRIS PARK	AVE	10462	4031	4	7
369	762	MORRIS PARK	AVE	10462	4035	5	18
370	827	MORRIS PARK	AVE	10462	4055	19	8
371	850	MORRIS PARK	AVE	10462	4046	13	7
372	1003	MORRIS PARK	AVE	10462	4127	38	5
373	2120 TO 2130	MULINER	AVE	10462	4324	1	38
374	2173	MULINER	AVE	10462	4323	52	6
375	2175	MULINER	AVE	10462	4323	51	6
376	2195	MULINER	AVE	10462	4323	40	14

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
377	2175A	MULINER	AVE	10462	4323	50	6
378	801 TO 811	NEILL	AVE	10462	4290	8	230
379	2112	NEWBOLD	AVE	10462	3813	12	16
380	2160	NEWBOLD	AVE	10462	3813	37	33
381	2216	NEWBOLD	AVE	10462	3822	16	3
382	1318 TO 1322	ODELL	ST	10462	3934	18	53
383	1328	ODELL	ST	10462	3934	24	6
384	1265	OLMSTEAD	AVE	10462	3805	43	88
385	1266 TO 1268	OLMSTEAD	AVE	10462	3814	1	122
386	1441	PARKER	ST	10462	3969	39	30
387	1500	PARKER	ST	10462	3972	3	31
388	1517	PARKER	ST	10462	3971	40	9
389	1550	PARKER	ST	10462	3972	41	8
390	1654	PARKER	ST	10462	3991	25	7
391	1668	PARKER	ST	10462	3991	32	9
392	2023	PAULDING	AVE	10462	4301	16	12
393	2025	PAULDING	AVE	10462	4301	16	12
394	2155	PAULDING	AVE	10462	4325	1	63
395	750 TO 760	PELHAM	PKWY S	10462	4320	22	139
396	774 TO 780	PELHAM	PKWY S	10462	4321	38	85
397	782	PELHAM	PKWY S	10462	4321	42	84
398	810	PELHAM	PKWY S	10462	4322	38	51
399	963	PIERCE	AVE	10462	4093	32	14
400	1004	PIERCE	AVE	10462	4061	2	3
401	1006	PIERCE	AVE	10462	4061	3	3
402	2200	POWELL	AVE	10462	3819	1	126
403	2229	POWELL	AVE	10462	3820	76	3
404	1360	PURDY	ST	10462	3935	39	8
405	1364	PURDY	ST	10462	3935	40	8
406	1718 TO 1722	PURDY	ST	10462	3962	7501	128
407	1613	RADCLIFF	AVE	10462	4093	32	14
408	1811	RADCLIFF	AVE	10462	4125	31	7
409	1812	RADCLIFF	AVE	10462	4126	42	6
410	1813	RADCLIFF	AVE	10462	4125	30	7
411	1814	RADCLIFF	AVE	10462	4126	43	6
412	1818	RADCLIFF	AVE	10462	4126	45	6
413	1826	RADCLIFF	AVE	10462	4126	48	8
414	1903	RADCLIFF	AVE	10462	4266	60	24

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
415	696	RHINELANDER	AVE	10462	4049	35	32
416	814	RHINELANDER	AVE	10462	4054	51	6
417	678	SAGAMORE	ST	10462	4253	84	90
418	2112	STARLING	AVE	10462	3933	70	76
419	2141 TO 2143	STARLING	AVE	10462	3947	1	101
420	2145 TO 2147	STARLING	AVE	10462	3947	40	102
421	2181	STARLING	AVE	10462	3948	47	42
422	1657	UNIONPORT	RD	10462	4026	24	21
423	1944	UNIONPORT	RD	10462	4256	3	79
424	1954	UNIONPORT	RD	10462	4256	8	83
425	715	VAN NEST	AVE	10462	4033	24	21
426	1730	VICTOR	ST	10462	4032	35	27
427	1734	VICTOR	ST	10462	4032	37	9
428	1314	VIRGINIA	AVE	10462	3929	7501	128
429	1371 TO 1373	VIRGINIA	AVE	10462	3936	25	28
430	1704	WALLACE	AVE	10462	4036	29	3
431	2074 TO 2080	WALLACE	AVE	10462	4292	1	191
432	2100 TO 2120	WALLACE	AVE	10462	4292	14	148
433	2105 TO 2107	WALLACE	AVE	10462	4291	14	191
434	2131 TO 2137	WALLACE	AVE	10462	4291	24	175
435	2132 TO 2138	WALLACE	AVE	10462	4292	24	172
436	2150	WALLACE	AVE	10462	4321	5	72
437	2157	WALLACE	AVE	10462	4320	50	72
438	2160	WALLACE	AVE	10462	4321	13	68
439	2180	WALLACE	AVE	10462	4321	21	68
440	2181	WALLACE	AVE	10462	4320	42	72
441	2016 TO 2034	WESTCHESTER	AVE	10462	3805	7501	133
442	2265	WESTCHESTER	AVE	10462	3964	45	22
443	2037A	WESTCHESTER	AVE	10462	3932	25	8
444	2037B	WESTCHESTER	AVE	10462	3932	23	8
445	1366	WHITE PLAINS	RD	10462	3936	1	61
446	1380 TO 1382	WHITE PLAINS	RD	10462	3936	7	37
447	1517	WHITE PLAINS	RD	10462	3923	38	19
448	1521	WHITE PLAINS	RD	10462	3923	36	19
449	1525	WHITE PLAINS	RD	10462	3923	34	19
450	1528	WHITE PLAINS	RD	10462	3937	111	12
451	1529	WHITE PLAINS	RD	10462	3923	32	19
452	1533	WHITE PLAINS	RD	10462	3923	30	19

Table 3-35: Rent Stabilized Buildings and Units in the Study Area (cont.)

	Building #	Street	STSUFX1	Zip Codes	Block	Lot	Total No. Units*
453	1536	WHITE PLAINS	RD	10462	3937	115	22
454	1537	WHITE PLAINS	RD	10462	3923	28	19
455	1541	WHITE PLAINS	RD	10462	3923	26	19
456	1545	WHITE PLAINS	RD	10462	3923	22	16
457	1565 TO 1573	WHITE PLAINS	RD	10462	3923	9	49
458	1585	WHITE PLAINS	RD	10462	3927	11	60
459	1662	WHITE PLAINS	RD	10462	4037	28	17
460	1714	WHITE PLAINS	RD	10462	4033	35	7
461	1816	WHITE PLAINS	RD	10462	4050	13	61
462	1823	WHITE PLAINS	RD	10462	4049	54	35
463	1826	WHITE PLAINS	RD	10462	4050	19	51
464	1831	WHITE PLAINS	RD	10462	4049	51	6
465	1848	WHITE PLAINS	RD	10462	4050	28	6
466	2040 TO 2060	WHITE PLAINS	RD	10462	4284	7501	100
467	1412 TO 1422	ZEREGA	AVE	10462	3973	5	52
468	1431	ZEREGA	AVE	10462	3970	34	6
469	1706	ZEREGA	AVE	10462	3995	4	6
470	1727	ZEREGA	AVE	10462	3991	57	7
				Total Number of Rent Stabilized Units in Study Area:			**32,205**