

THE CITY OF NEW YORK
COMMUNITY BOARD FOUR
DISTRICT MANAGER'S REPORT-JUNE 2008
Submitted by: Jose Rodriguez, District Manager

We are once again at the culmination of another Fiscal Year. As I had outlined last month it has been a year filled with exhilaration, challenges, some disappointments and a great deal of appreciation for the support that I and my staff have received from City agency representatives, members of the Board and residents of Community Board Four. While during the last four months we have accomplished much, much remains to be done. As we enter in to this summer season and the beginning of the FY2009, it is our sincere hope that you and yours have a healthy, happy and safe summer. May we all return in September, not only refreshed but with a new vision and dedication to the betterment of this community.

We are the Capital District, the surrounding area and nearby community is within the Hub of the Bronx Civic Center and the Court Corridor where the new Criminal Court house has recently opened, the new educational complex campus is online and on time , the South Bronx Development plan and the rezoning of the 161st Street corridor is soon to come, the construction of Lou Greig Plaza almost completed, the Gateway Project is on schedule, and the Grand Concourse reconstruction turning a once unadorned blvd into the Grand "Garden" Concourse providing bucolic scenery to the Civic Center of our great Borough.

I say this in part to boast, but more so to highlight for all to see what many have worked and prayed for. The fact is more and more Bronxites are and will enjoy the wonderful attractions of our Borough and so the demand for additional services to the District will increase. So I urge the residents of this Community contact us with any concerns to prevent any reduction of services to our respective communities. If you see something say something!

The district continues to experience a renewed strength, forward thinking development for a community that is moving forward. The reason for the turn around that we currently are experiencing is due in large part to past and present board members. I applaud you and thank you for the sacrifice that you make to improve the conditions of our community. I also want to thank the community activist, the community based organizations, and our religious institutions for holding the moral fiber of this community so that young men and women like myself may enjoy the fruit of your labor.

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Without a vision the people perish! I thank you for holding the torch of hope and passing the mantle of community service. A noble task that many in our community are ready to undertake as was evident during last month's presentation by the young men and women of the Bronx Helpers.

I also want to take this opportunity to congratulate our Board Members for their participation, and contribution, during the last five month and particular those Committee Chairpersons who have dedicated so much of their time to bring about change in our community. And to our Chair who has done much of the heavy lifting needed to advance our cause.

Listed below are several of this month's meetings, events and announcements .

June 3, 2008 (Tuesday): I met with Jackie del Valle of New Settlement Apartments CASA to discuss the issue of private equity firms purchasing numerous units of housing stock and their inability to provide the necessary services to their new tenancy. Also Jackie and her organizer Diego discussed organizing a rally in the near future to bring awareness of the issue.

June 10, 2008 (Tuesday): The New Yankee Stadium Construction Advisory Committee received a status report from the NY Yankees and the Project Administrator as of May 31st. The Following statistics have been provided.

Employment:

3,959 Applicants to date

641 Union Applicants

3,318 Non-Union Applicants

Project to date: Job workforce=278,646 Man Days as of April 30th

Local Workforce=65,516 MD=25%

Minority Workforce=108,389 MD 39%

Female Workforce=14,144 MD=5%

Community Outreach

On site office-Yankee Trailer 20 East 164th Street, BX, NY 10452

718 538-4370

Application pick up days Mon-Friday between 10am and 2pm.

Contracting Program Status

Number of contract awarded to Bronx Based Businesses:

135 Contracts awarded of 137= contracts

The current number of contracts awarded to qualified LBE and MWBE Businesses:

39 of 122 to LBE

17 of the 39 to M/WLBE

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Dollar Amount of contracts awarded including 2nd tier subcontractors and suppliers status:
\$126,537,461 Local (office supplies etc.)

- 3,900 people have applied for construction work at the stadium.
- Daily workforce of 1,200.
- 39 of 122 stadium construction contracts (32%) have gone to Bronx businesses, and 17 of those have gone to minority or women-owned companies.

June 10, 2008 (Tuesday): The Briarwood Organization, HPD and Chase Bank held a seminar to present the Solara, a cooperative complex with 160 units at a reasonable price. The new cooperatives are being constructed at 1259 & 1275 Grant Avenue between 167th Street near the Grand Concourse. In total over 400 community and Bronx residents came out to discover the possibility of home ownership. This is a true testament of the turnaround folks see in our community.

Amenities include private parking, two fully equipped fitness centers, landscaped sitting area, state of the art gourmet kitchens with oak faced cabinetry, granite tops and ceramic tile floors and two full service laundry facilities. All apartments will be pre-wired and ready for cable TV and high-speed internet access and telephone lines.

The Solara will consist of 160 marketed units, 18 one bedroom, 106 two bedroom, and 36 three bedroom apartments. Purchasers shall enjoy low maintenance costs thanks to subsidies from the City of New York Department of Housing Preservation & Development, NYC Housing Development Corporation, and the NYS Affordable Housing Corporation as well as a 25 year 421-A Real Estate Tax Abatement.

The prices of **ONE (1) BEDROOM APARTMENTS** are estimated at \$108,815. One (1) bedroom apartments are affordably priced for households with approximate annual incomes from a minimum of \$32,700 to a maximum of \$55,048 (adjusted for family size), assuming a down payment of 10%. Purchasers with smaller down payments may need slightly higher annual incomes. Assets of purchasers of one (1) bedroom apartments may not exceed \$70,270.

The prices of **TWO (2) BEDROOM APARTMENTS** are estimated from \$134,100 to \$139,500. Two (2) bedroom apartments are affordably priced for households with approximate annual incomes from a minimum of \$40,000 to a maximum of \$68,824 (adjusted for family size), assuming a down payment of 10%. Purchasers with smaller down payments may need slightly higher annual incomes. Assets of purchasers of two (2) bedroom apartments may not exceed \$99,010.

The prices of **THREE (3) BEDROOM APARTMENTS** are estimated at \$202,217. Three (3) bedroom apartments are affordably priced for households with approximate annual incomes from a minimum of \$60,800 to a maximum of \$97,681 (adjusted for family size), assuming a down payment of 10%. Purchasers with smaller down

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payments may need slightly higher annual incomes. Assets of purchasers of three (3) bedroom apartments may not exceed \$86,387. Prices and income limits are subject to change.

June 11, 2008 Wednesday: Myself, Melvin Romero, Dir of the Ombudsman Unit of the Bronx Borough President's Office, Sister Laura Fitzgerald of Highbridge Life Center intervened on behalf of 2 elderly residents at 100 West 162nd Street who were going to be evicted due to non-payment of rent and other outstanding issues. Thanks to all parties involved we were able assist that couple and they will soon be place in alternative housing.

June 13, 2008 Friday: I attended the Bankers Breakfast sponsored by the Borough President, BOEDC and BIC. Guest speakers in attendance were the Bronx Borough President, NYC Comptroller William Thompson, and President of the Economic Development Corporation, Seth W. Pinsky. Over 400 of the city's bankers, lenders and financial institutions got together to talk business and networking opportunities in Bronx County.

June 17, 2008 Tuesday: The Mayor announced the South Bronx Initiative. A comprehensive plan outlining the action items within three separate areas designed to leverage and enhance the revitalization underway in the South Bronx

The plan is to sustain and strengthen the ongoing revitalization of the South Bronx. Developed by the Mayor's Office and an interagency team in coordination with local elected officials and community groups, the initiative identifies three focus areas - Melrose Commons/Third Avenue, the Bronx Civic Center and the Lower Grand Concourse. For each area, the Initiative outlines specific action items that will be implemented to achieve goals related to office, retail and residential development, affordable housing, transportation and open space. New developments in the initiative area will provide more than 8,000 housing units, about 800,000 square feet of commercial and retail space, 160,000 square feet of hotel and conference space and new and enhanced parks and green spaces.

June 19, 2008 (Thursday): Mayor Michael R. Bloomberg, Deputy Mayor Linda Gibbs, Consumer Affairs Commissioner Jonathan Mintz and Center for Economic Opportunity Executive Director Veronica White announced the City's first Financial Empowerment Center, which will offer free, one-on-one financial counseling and coaching to low-income Bronx residents, as well as an online searchable database that for the first time brings together all of the financial services available to New Yorkers. The Mayor also released the findings of the City's Neighborhood Financial Services Study, which found that the lack of financial services and products that meet the needs of low income New Yorkers, rather than the proximity of a financial institution, leads to greater reliance on non-traditional financial services, such as check-cashing stores.

Spearheaded by the Department of Consumer Affairs Office of Financial Empowerment, the initiatives announced are part of the more than 40 programs implemented under the Center for Economic Opportunity, the Mayor's aggressive effort to fight poverty in New York City. OFE's

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approach to leveraging municipal power has led to the creation of the national Cities for Financial Empowerment (CFE) coalition, and today AIG announced a commitment of \$1.45 million to support the coalition's efforts. Of this money, \$250,000 will be awarded to the Mayor's Fund to Advance New York City to support New York's work. The Mayor was joined at the

announcement by Ned Cloonan, IICF Chairman and AIG Vice President of International & Corporate Affairs and Stephen Tosh, Executive Director/CEO of Phipps Community Development Corporation.

The Center will serve as a pilot to evaluate the demand for, and impact of, these services on the financial well-being of low-income Bronx residents. Services will include money management and budgeting, financial planning, credit and debit counseling, affordable banking services, government benefit screenings and referrals to other services and organizations. The Center is also supported by the Mayor's Fund to Advance New York City, which serves as an umbrella not-for-profit organization for the City of New York. Through private sector contributions the Mayor's Fund supports many of the City's initiatives, including those of OFE and CEO. Financial Empowerment Center in Melrose at the Phipps Opportunity Center Third Avenue at 159th Street Bronx, NY (347) 329-3929

June 20, 2008 Friday: Macombs Dam Park/Yankee Stadium Project Briefing at the Bronx Museum of the Arts. Zack Smith of the Mayor's office gave an overview of the coordination and logistics for The All Star Game at Yankee Stadium. On July 13th, Sunday MLB will hold the Minor Leagues and Legends All Star games. On July 14th, Monday MLB will hold the Home Run Derby and on July 15th, Tuesday the All Star Game will take place. All games and activities taking place at the stadium will begin at 8pm. The Mayor's office indicated that about 80-95 Buses are expected come into the community and Parking has been arranged at lots 10 and 7 with some on street parking. Buses are to loop around the southern end of the stadium for pick up and drop off to ease interaction with residential areas.

Media Plan: Lot 14 will be a Media compound and Joyce Kilmer park will also serve as overflow for media, similar to the Papal Visit. In addition, two lots will be off line, lots 5 and 6. Lot 5 will be used by Models Sporting Goods for retail, family and sporting activities. The activities will be free to the public however; there will be selling of Model goods and products. Lot 6 will be used by MLB as their main staging and broadcasting area

Frank McCue of NYC Parks and Recreation gave an update overview of the replacement parks.
Mullay North-Is completed
Mullay South-Scheduled for Summer of 09

Bronx Terminal Market Park-Scheduled for Spring of 09

River Ave Park-Scheduled for Spring of 09