



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

HOUSING COMMITTEE MINUTES

Monday, April 25, 2011 @ 6:30PM

- I. Webster Avenue Envisioning
 - A. Overview of rezoning. The recently approved Webster Avenue rezoning will have two primary housing related impacts:
 1. NEIGHBORHOOD PRESERVATION- It has downzoned stretches of the neighborhood from west of Webster Avenue to the Grand Concourse and between Fordham Road and East Gun Hill Road, attempting to preserve single and multifamily homes.
 2. PROMOTE DEVELOPMENT ALONG WEBSTER AVENUE- It has upzoned the maximum height allowed of new housing development along the Webster Avenue corridor from Fordham Road to East Gun Hill Road.
 - B. In light of these zoning changes and the potential for new housing development along Webster Avenue, and in conjunction with the envisioning process associated with the rezoning happening in Land Use, Economic Development and other committees, the Housing Committee agreed to spend the majority of the April meeting brainstorming and discussing our vision as a Community Board for new housing on Webster Avenue.
 - C. What housing development CB 7 wants to see
 1. The following is a list of ideas that various individuals attending the meeting would like to see:
 2. Moderately to high priced condominium (ownership opportunities)
 - i. Targeting/preference for Bronx-based employees (especially from big neighborhood institutions like Bronx Zoo, Fordham University, Montefiore, and NYBG)
 3. Moderately priced rentals
 4. Parking included with housing development
 5. NO DEVELOPMENT AT ALL
 6. Housing that would create a "college feel" and friendliness to neighborhood
 7. Housing for families with barriers to housing (history of substance abuse, etc.)
 8. New developments for a broad mix of income ranges within each building
 9. Ecofriendly, environmental components of building materials, green roofs, vegetable gardens
 10. Improvements to streetscape and landscaping in front of new developments
 11. Discount for college students to live in community
 12. Include childcare and other service amenities in housing
 13. Nonprofit office space
 14. Low-income housing options (% of units to Very Low Income- 30% or less of AMI)
 15. Space for BBQing
 16. Amenities such as a pool, health club, or exercise facilities
 17. Housing for veterans with families
 - D. One example provided of a neighborhood that successfully developed a newly zoned corridor and integrated mixes of incomes is Melrose. "Nos Quedamos" is a nonprofit community organization that helped build private homes next to an apartment building for formerly homeless individuals and families.



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- E. Spillover of ideas for Economic Development Committee
 - 1. Mix of business diversity
 - 2. No fleabag hotels (new zoning would make this type of development very improbable)
 - 3. Hotel with conference center
 - 4. Trolley along Webster Ave. to promote tourism
- F. What housing needs are there in our community? The following are ideas discussed that detail what we perceive as housing needs in our community:
 - 1. We need to learn more about who is moving out of our neighborhood and for what reasons. Some households may move up economically, but leave the community because they can't find suitable housing here. Low-income families are also moving into our community as they are priced out of other neighborhoods across NYC; the Northwest Bronx corridor (CBs 4, 5, 6, 7) have become a last stop for private market affordable housing in NYC.
 - 2. We need to educate ourselves as a board about who can be housed with different kinds of government housing capital, as well as strategize and identify successful ways to attract private capital to build housing for higher income levels.
 - 3. We should work with affordable housing providers in the community to find out about the income levels of housing applicants to we can better understand the community need. Some quick research during the meeting showed us that 44.7% of residents in the district received some type of income support (food stamps, SSI/SSD, PA, rental subsidy) in 2008.
 - 4. Education related housing needs- less crowded and more successful schools attract higher income families to a community.
 - 5. Economic Development related housing needs- if residents have more disposable income, different types of businesses will be attracted and sustained. There is a need to draw in destination or anchor stores to this Webster Ave. corridor.
 - 6. Transportation related housing needs- Train stations are deteriorating. Bus and car traffic safety along the corridor needs to be improved. E. Gun Hill Road congestion (and the Bronx River Parkway exits there) must be addressed.
- II. Azimuth Development- 3160 Webster Avenue
 - A. We revisited the presentation by Azimuth Developers on their proposed development at 3160 Webster Avenue to our February meeting. After discussion, the committee voted to support the project on the condition that they include units for households making up to 80% of the Area Median Income. Please see the motion section of the packet for the full motion to be voted on at the May General Board meeting.
- III. FY 2012 Housing Committee Budget Project Priorities
 - A. We began discussion on our housing budget-related expense and capital priorities for the past year. We will continue discussion in our May meeting on new priorities for FY 2012, as well as identifying one budget issue from the previous year to address with city agencies.
- IV. Meeting adjourned.