

Affordable Homeownership Coming to 1337 Jerome Avenue!



1337
Jerome
Ave

September 14, 2026

Community Board 4 Housing and Land Use Committee Briefing

NYC
Housing Preservation
& Development
Office of Neighborhood
Strategies

Agenda

1. **Neighborhood Builders Fast Track Request For Qualifications (RFQ)**
2. **Site Overview**
3. **RFP and Community Visioning Process**
4. **Next Steps**

1. Neighborhood Builders

Fast Track

Neighborhood Builders FastTrack

RFQ Goals

HPD seeks to establish a list of developers designated as qualified to develop and construct high-quality affordable housing development projects.

Fast Track Goals:

- Focus on small to moderate-sized sites that are considered ready-to-develop.
- Shorten the developer selection process by several months, and make the process less onerous for HPD and the development community.
- Provide opportunities for M/WBE firms and non-profit organizations.
- Deliver affordable housing faster.

RFQ was released on March 25, 2026

2. Site Overview

Site Overview

1337 Jerome Avenue

- **1337 Jerome Ave**
Bronx Community District 4
- **Council District 16:** CM Althea Stevens
- **Lot Size:** approx. 6,516 SF
- **Zoning Districts:** R8A, C2-4, Special Jerome District (2018), FAR 7.2
- Fronts commercial street with **elevated 4 line**



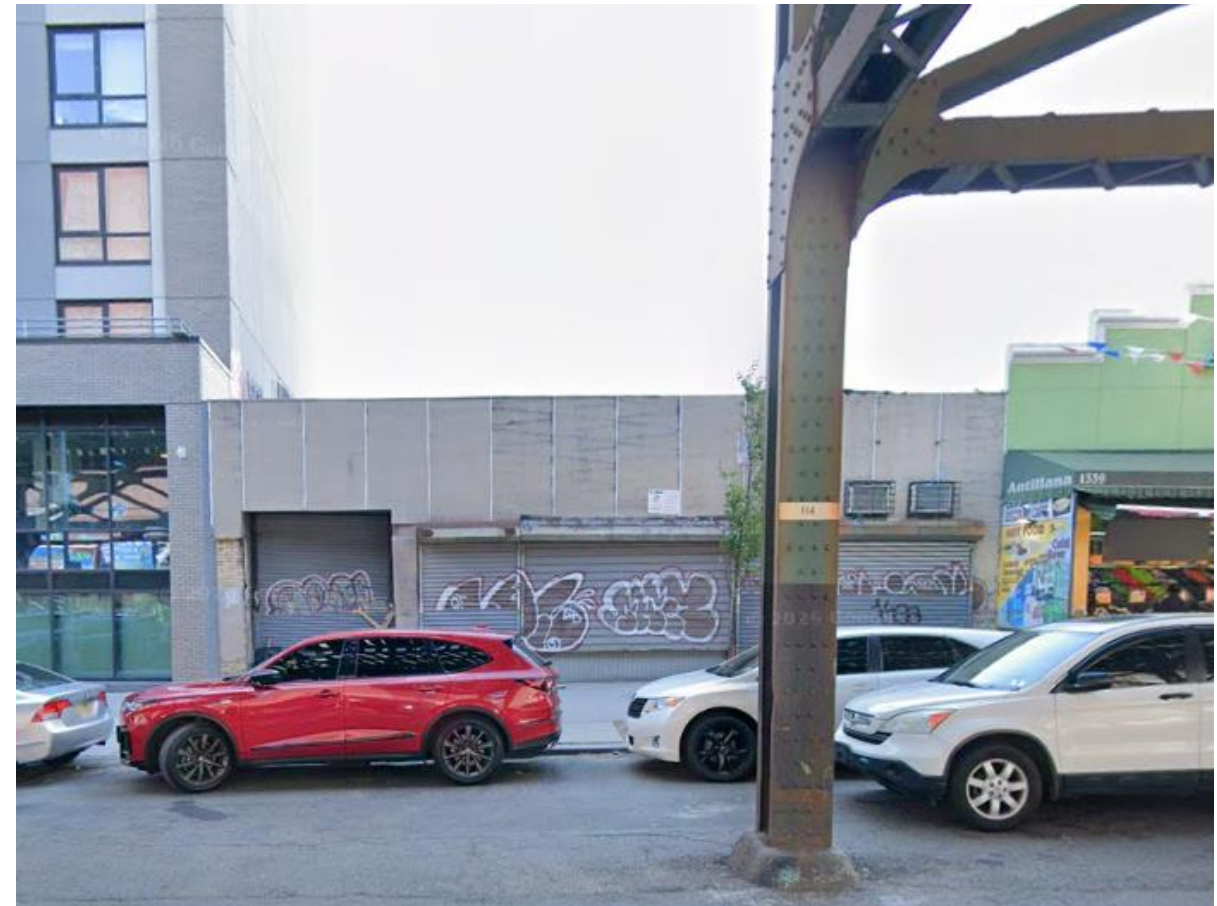
Site Overview

Background

City of Yes Housing for Opportunity (2024):

Small vacant single-story commercial building; HPD committed to advance affordable homeownership development.

	Current	Potential
Zoning District	R8A, C2-4, Special Jerome District	R9A, C2-4, Special Jerome District
Max. Residential Floor Area Ratio	7.20	9.02
Max. Height	175'	185'
Est. Units	48	60

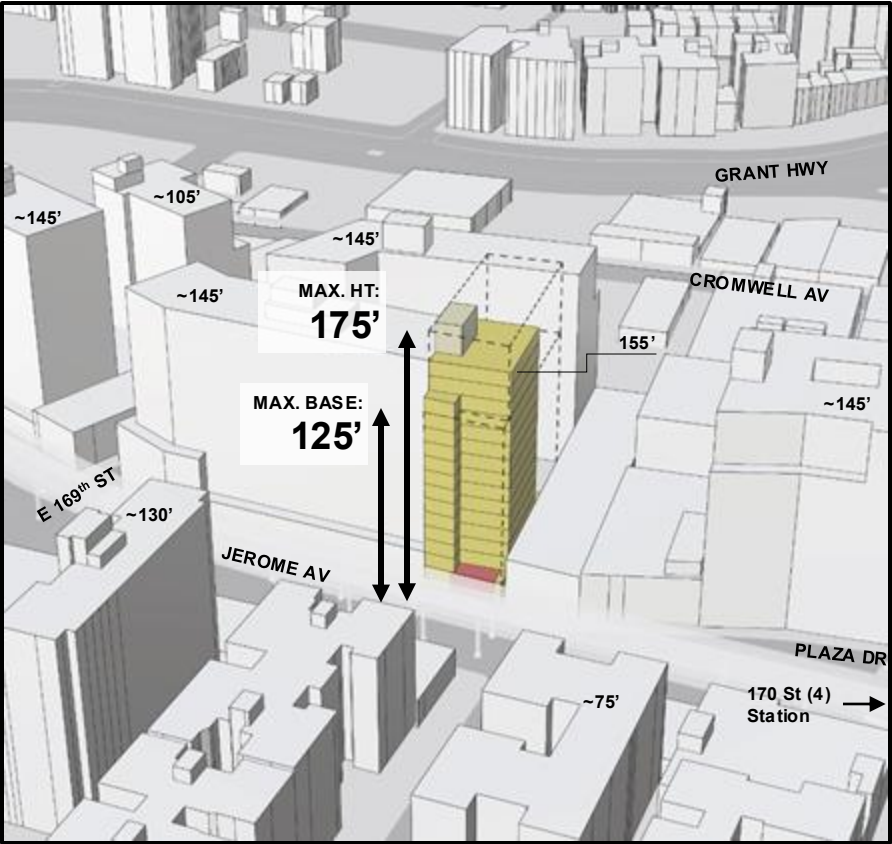


1337 Jerome Avenue

Site Overview

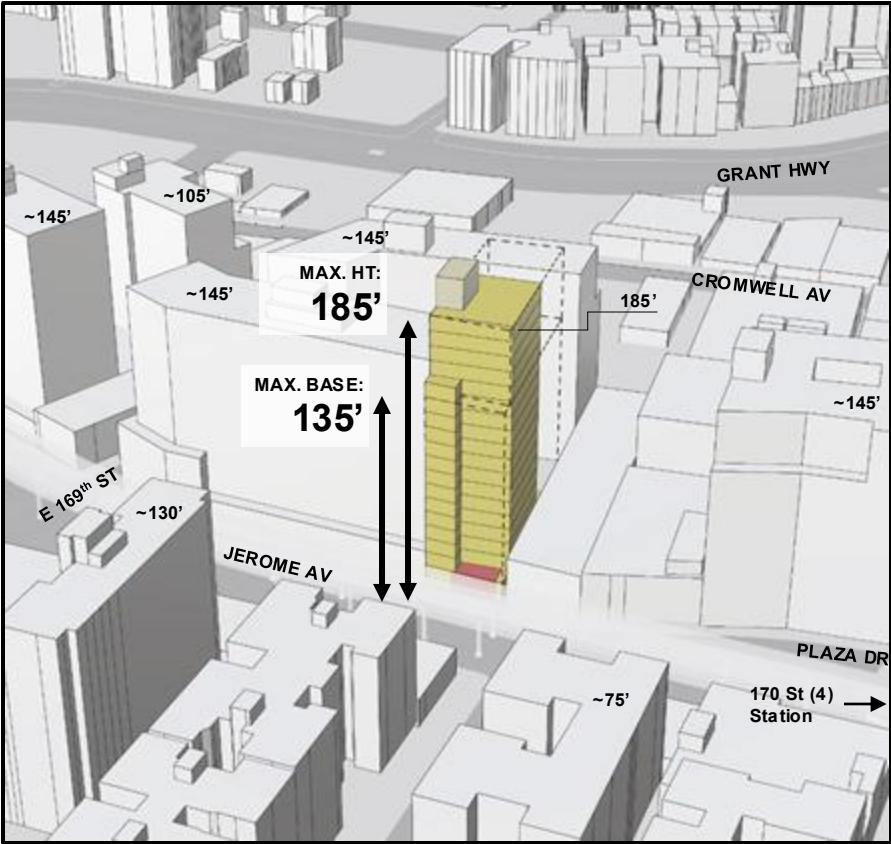
Background

R8A* (As of Right) 7.20 FAR | ~48 units



**In the Special Jerome Avenue Corridor District, R8A Districts are allowed to use the regulations of R8 districts, allowing taller heights. The typical R8A district allows 105' base heights and 145' maximum heights.*

R9A (ELURP) 9.02 FAR | ~60 units

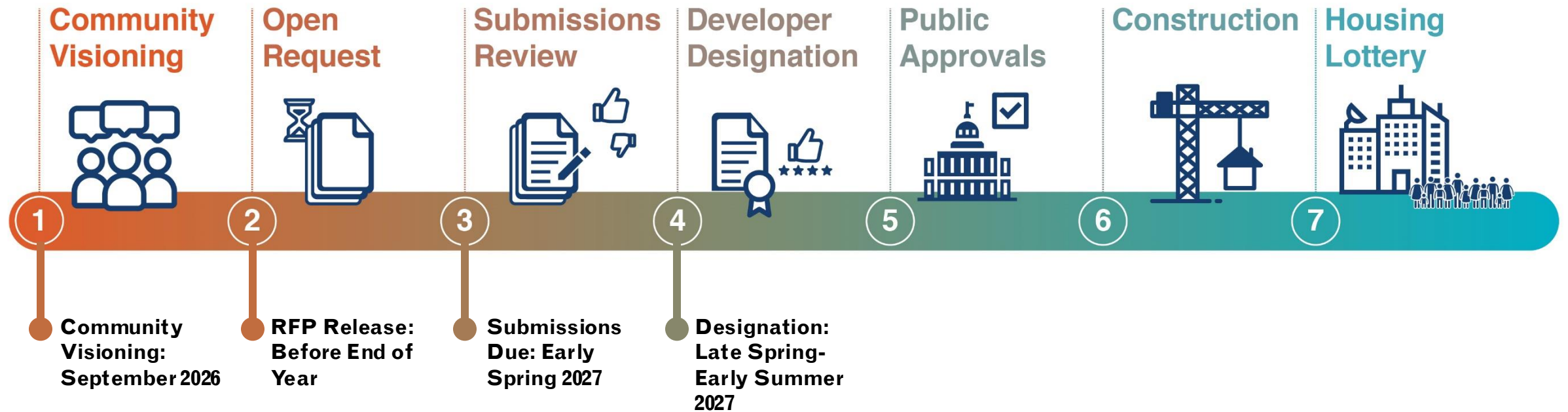


- LEGEND
- Residential
 - Commercial or Community Facility

3. RFP and Community Visioning Process

RFP and Community Visioning Process

Development Process

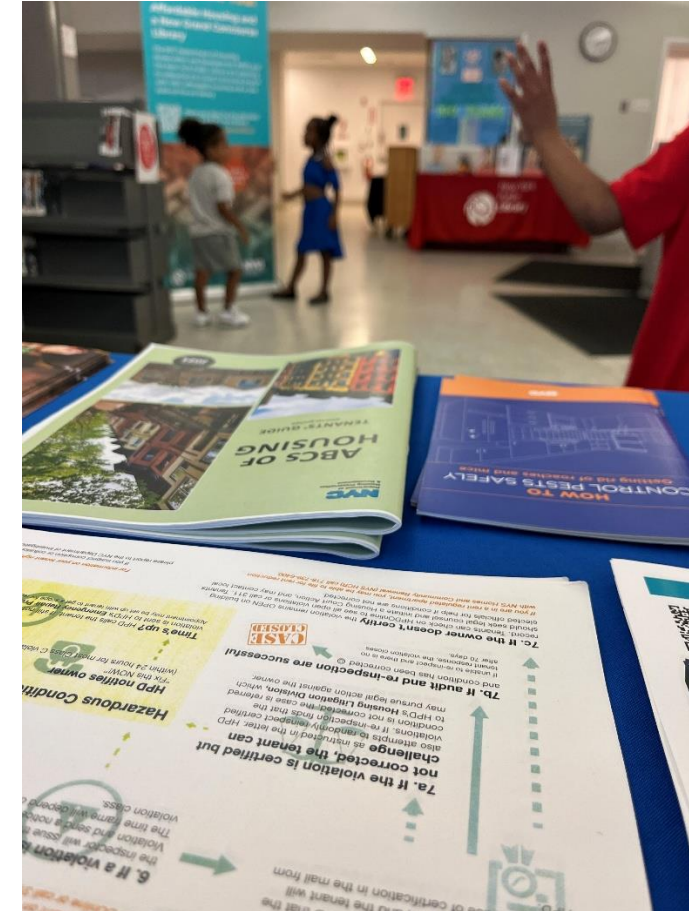


RFP and Community Visioning Process

Initial Community Conversations

Goal: Outreach to key stakeholders to get preliminary input on the site and engagement plan.

- Council Member Stevens
- Community Board 4
- Borough President Gibson
- Community Stakeholders



Public indoor tabling events

RFP and Community Visioning Process Engagement Strategies

Goal: Spread the word about how to get involved and create ways for community members to participate.

- Public tabling events (information packet, questionnaire, housing resources)
- Online (project website, social media campaign, email blasts, online questionnaire)



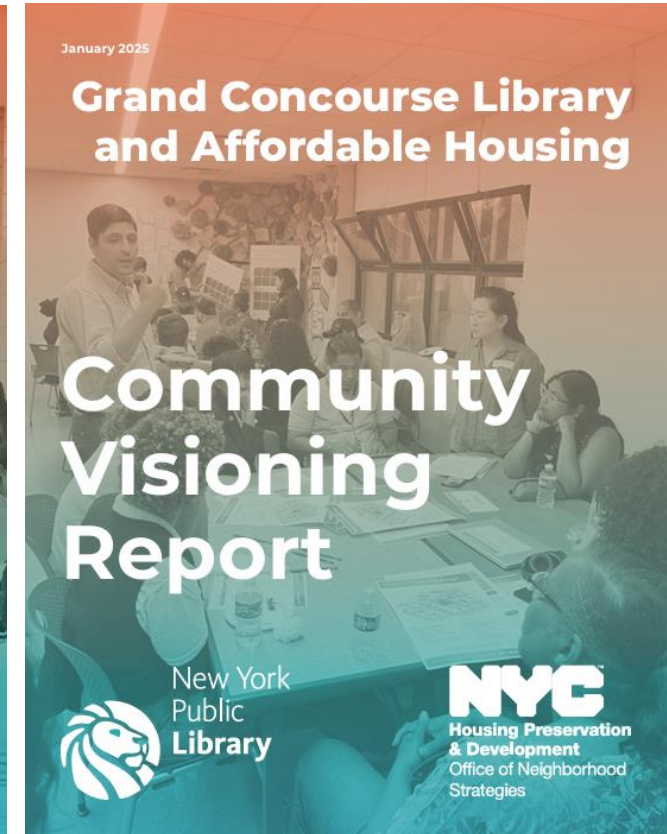
Neighborhood tabling events

RFP and Community Visioning Process

Report-Back Meeting

Goal: Report back to local stakeholders about community priorities identified during engagement.

- Summary of public input, which will be published in the Report
- Open to the public
- Attached to the RFP



Past Community Visioning Reports (CVR)

4. Next Steps

Next Steps

Collaboration with Community Board 4

1. **Key Community Stakeholders**
2. **Engagement Opportunities/Events this September**
 - Tabling events outside the project site
3. **Engagement Strategies**
 - Where to focus our efforts?
4. **Help Spread the Word**
5. **Report Back meeting**

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