

November, 2023

# Stebbins Avenue

# Community Visioning Report

**NYC**<sup>TM</sup>  
Housing Preservation  
& Development

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# What?

## Development Informed by Community

The NYC Department of Housing Preservation and Development (HPD) conducted community outreach from April through July of 2023 to gather input on the development of new affordable housing and neighborhood amenities at 1388-1400 Stebbins Avenue, a City-owned property.

The goal of the outreach was to identify priorities for the new development from those who live and work near the site and have an intimate understanding of neighborhood conditions and needs. This report summarizes the results of the engagement process and is available on HPD's website at [nyc.gov/stebbins-rfp](https://nyc.gov/stebbins-rfp). It will be attached to the Request for Proposals (RFP) issued for 1388-1400 Stebbins Avenue. Development teams responding to the RFP are strongly encouraged to consult this report and thoughtfully respond in their proposals. HPD will evaluate how well development teams incorporate the community vision from this report in their submissions.



Project Website

# Where?

## The Site

The site is located in the Crotona Park East neighborhood in the Bronx's Community District 3. It is surrounded by a mix of low- and medium-density residential buildings, community facilities, commercial uses and Crotona Park.

The site is a 23,016 square foot City-owned vacant lot located on Stebbins Avenue between East 170th Street and Jennings Street. The site is on the northwestern portion of the block and is neighbored by single-family homes on the eastern side of the block and low-rise multi-family apartment buildings to the south.

The site is in close proximity to the 2 and 5 train lines at Freeman Street Station providing access to both Manhattan and Brooklyn. It is also in proximity to several bus routes including the Bx11 which runs east-west from Parkchester to Washington Heights in uptown Manhattan, the Bx17 which runs north-south from Fordham to Mott Haven, and the Bx21 which runs north-south from Westchester Square to Mott Haven.



Site Aerial View

# Where?

## The Context

Public facilities and institutional uses in the surrounding area include the schools P186X Walter J. Damrosch School, CS 134 George F. Bristow, X271 East Bronx Academy for the Future, and X511 Bronx Envision Academy. The Community Board 3 office is two blocks from the site. The nearest public library is Morrisania Library located less than a mile from the site. There are also several places of worship including Iglesia Alianza Cristiana y Misionera Vida on Jennings Street and Masjid Sidiki on Boston Road.

The site is also in proximity to three major commercial corridors: Southern Boulevard to the east, Boston Road to the west and north, and East 169th Street to the south. These corridors host a mix of community and cultural facilities, restaurants, grocery stores, retail, industrial and manufacturing uses, and a hotel.



Site Aerial View

# How?

## Community Engagement Strategy

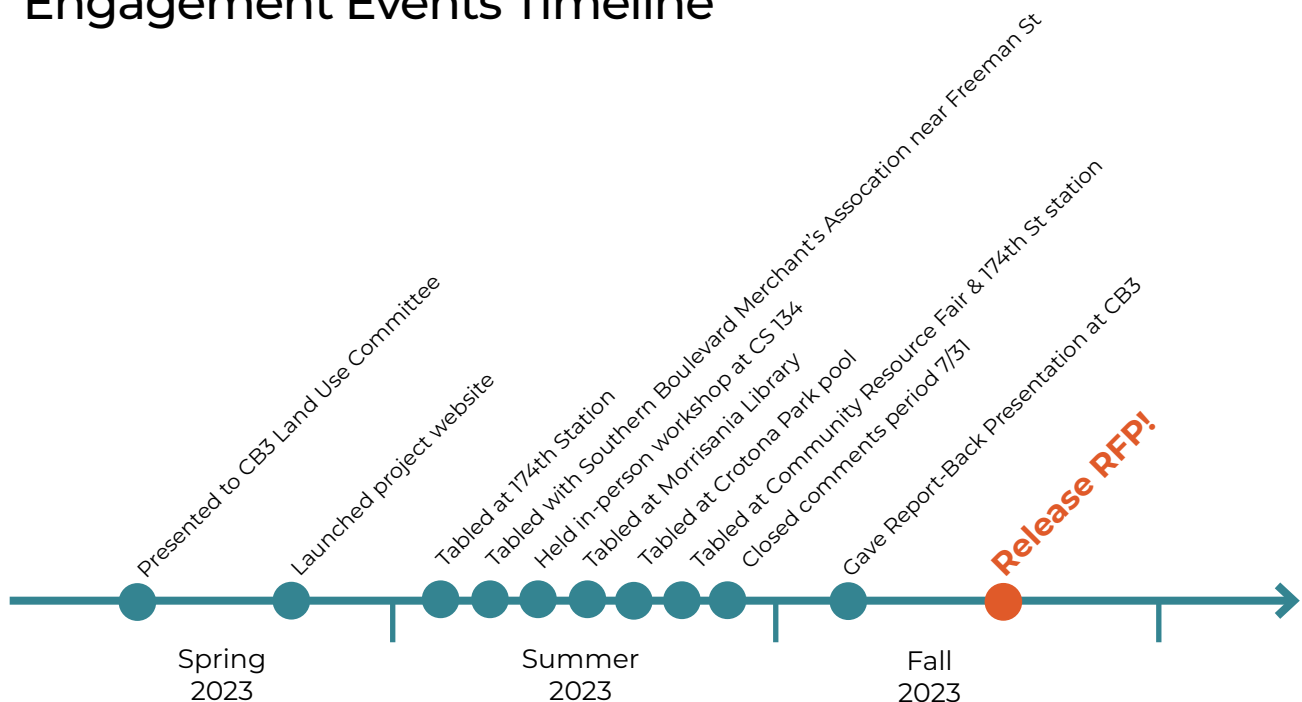
HPD hosted multiple tabling events and one workshop over the course of two months to provide various ways for community members to provide their input.

All project advertisements and engagement materials including email blasts, flyers, social media posts, questionnaire, and public comments map were translated to Spanish to accommodate the large community of Spanish speakers in the neighborhood. Live Spanish interpretation was provided at the workshop. Additionally, the [project website](#) is available in multiple languages.

The questionnaire was the primary method of collecting community input. Nearly 200 members of the public responded to questions about:

- Housing issues in the area.
- What kind of housing should be included at 1388-1400 Stebbins Avenue.
- What potential ground floor uses the site could provide for the broader community.

### Engagement Events Timeline



# How?

In addition to the individual events listed in the Engagement Events Timeline, HPD promoted the project in the following ways:

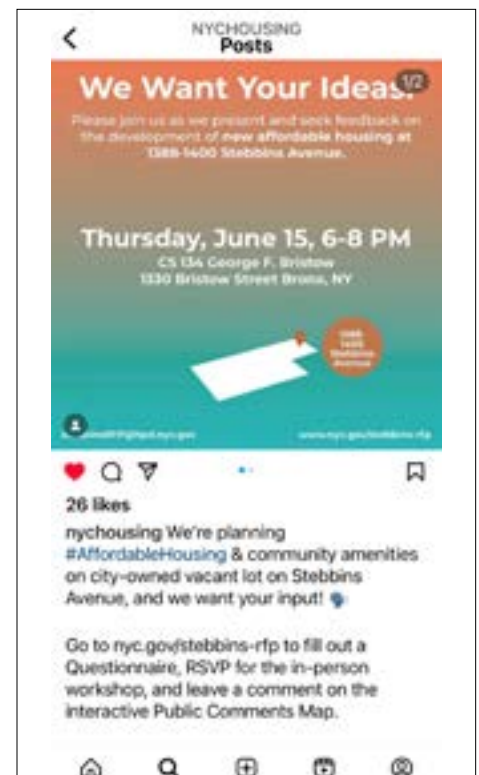
- Conducted targeted outreach to individual community-based organizations and stakeholders throughout the engagement period.
- Sent over 10 email blasts to a growing number of subscribers.
- Posted on social media (Twitter, Instagram) to promote ways to provide input throughout the engagement period.
- Posted flyers with link to the workshop RSVP and questionnaire across the neighborhood.
- Began an open comment period on May 17. In response to public feedback on the proposed engagement timeline, the comment period was extended from July 17 to July 31 to ensure community members had ample time to submit their input.



Email Blast



Twitter Advertising



Instagram Advertising

# How?

The workshop was held on June 15. Community members were walked through two activities, mapping neighborhood assets and needs and discussing affordability. Participants were asked to share their visions for housing and community amenities for this site. A total of 21 stakeholders and community members attended this workshop.



HPD with neighborhood residents at tableting events around the Bronx and at the public workshop



# Findings

Though participants communicated many different visions for the site, certain themes emerged as priorities. In total HPD received **191 questionnaire responses**. These priorities are reflective of the questionnaire responses and conversations had at the workshop, tabling events, and Community Board 3 meetings.

RFP submissions will be evaluated based on the quality and feasibility of the proposals, as well as how well they respond to the priorities articulated by the community.

## Summary of Findings

### RESIDENTIAL PROGRAM

- Respondents chose housing costs being too high as the leading issue in the area.
- Respondents report that young adults face the most barriers in finding housing.
- Respondents expressed great interest in housing for lowest and lower income levels.

### GROUND FLOOR USES

- 75% of respondents said that they would prefer to see community amenities over residential uses on the ground floor.
- There was a clear preference for the following three community amenities: childcare/daycare center, a community and cultural space, or workforce/job training center.

### GENERAL FEEDBACK

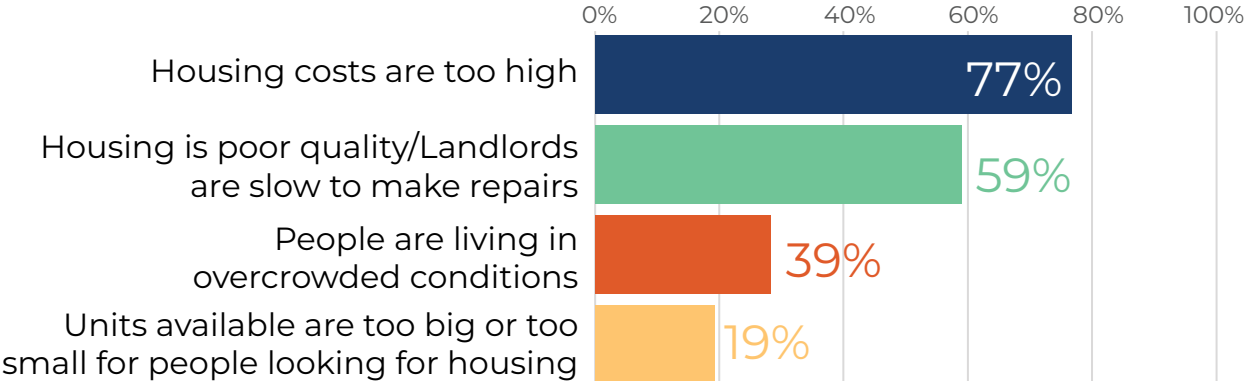
- Young adults, households with children and homeless families and individuals were the top three groups identified as struggling the most to find and keep housing.
- A community space that promotes community growth to both young and senior community members was a priority. Many left comments about the need for community space that both provides programming and is available for neighbors to gather.
- Questionnaires filled out in Spanish expressed support for a health center or workforce/job training center.

# RESIDENTIAL PROGRAM INTRO

HPD asked respondents about housing issues and barriers in the neighborhood to better understand how the 1388-1400 Stebbins Avenue development could improve quality of life for neighborhood residents.

## 1. WHICH ARE THE MOST IMPORTANT HOUSING NEEDS IN YOUR NEIGHBORHOOD?

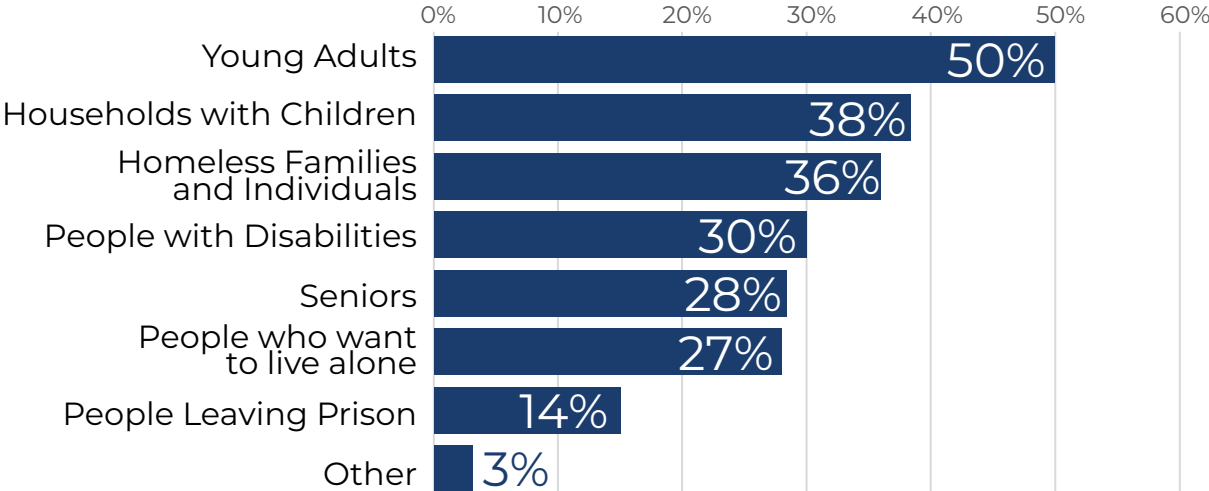
Select up to 3



94% of respondents answered this question.

## 2. WHO FACES THE MOST BARRIERS TO FINDING OR KEEPING HOUSING IN THE NEIGHBORHOOD?

Select up to 3.






96% of respondents answered this question.

Half of respondents identified young adults as the leading group that struggles the most in finding or keeping housing. Underscoring the popularity of this choice, one respondent wrote that new housing should be built to **“help out young adults.”** Households with children and homeless families/individuals were also selected by many respondents. One respondent summed up the multigenerational nature of respondents’ selections by stating that the community needs housing that provides a **“safe place for elderly, and children to socialize.”**

# RESIDENTIAL PROGRAM

HPD builds income-restricted affordable housing where units are reserved for households in specified income ranges or with specific needs.

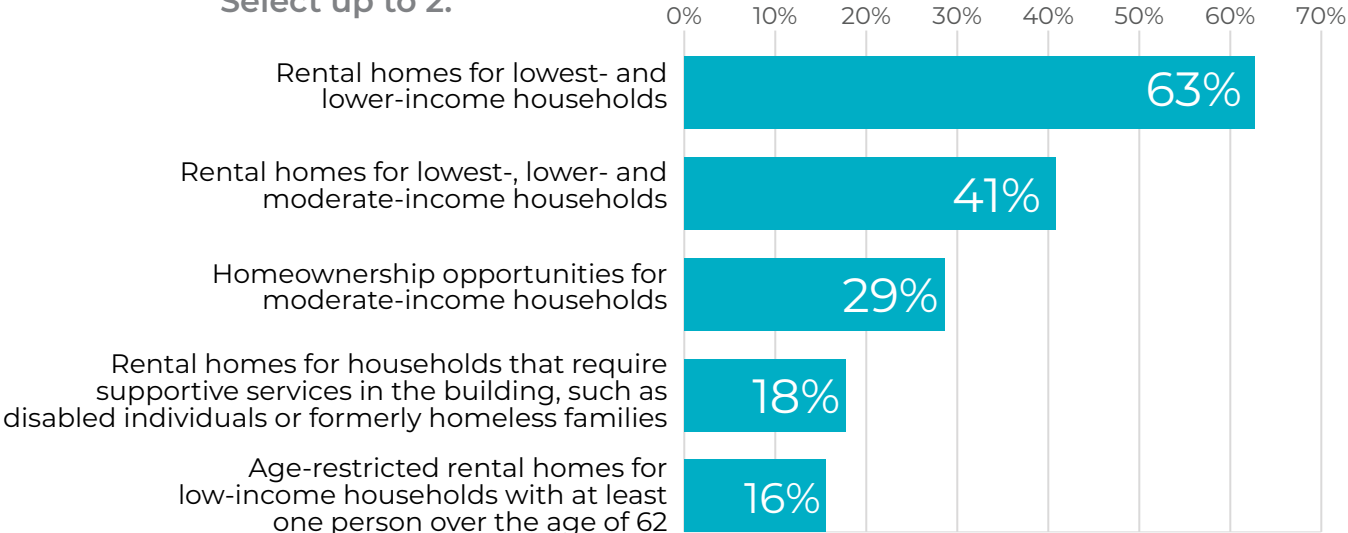
**INCOME BANDS CHART**

Household Size	Lowest Income	Lower Income	Moderate Income
	\$0 - \$25,000	\$25,000 - \$75,000	\$75,000 - \$115,000
	\$0 - \$30,000	\$30,000 - \$85,000	\$85,000 - \$130,000
	\$0 - \$35,000	\$35,000 - \$95,000	\$95,000 - \$145,000

*Based on 2022 Income Levels set by U.S. Department of Housing and Urban Development (HUD)*

### 3. WHAT KIND OF HOUSING SHOULD BE INCLUDED?

Select up to 2.



94% of respondents answered this question.

Respondents were shown the Income Bands Chart, which approximates income ranges by household size in groupings of “lowest income,” “lower income” and “moderate income.” These terms approximate 30%, 80% and 120% of the U.S. Department of Housing and Urban Development (HUD) Income Limits, or Area Median Income (AMI), for 2022.

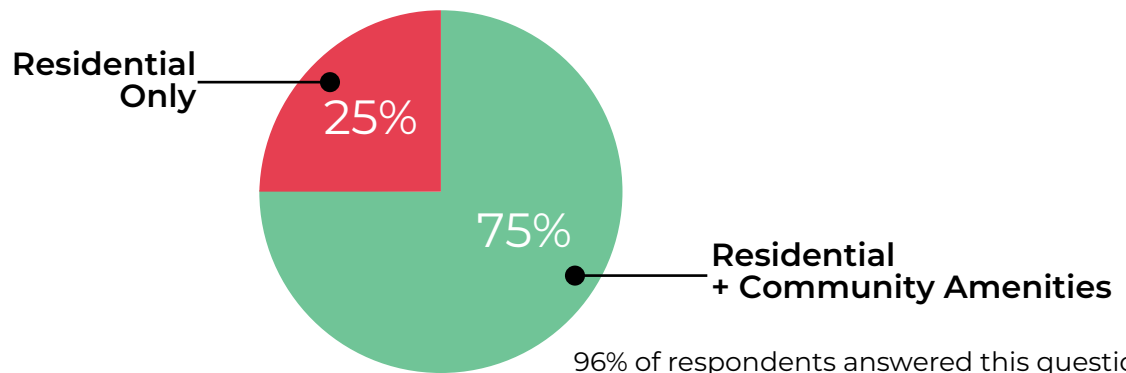
Using the income chart as a guide, respondents were asked to consider the needs of their community and select up to 2 options for housing they would like to see at the site.

The option selected by most respondents was rental homes for lowest- and lower-income households (selected by over 60%). Many respondents commented on the need for housing for those making low incomes. **“Please make it more accepting of lower income families. My daughter and I are struggling to find housing,”** one wrote. Another expressed that future development should **“benefit low income households in a positive way.”** Significantly more respondents selected rental housing than homeownership. Around 30% did identify homeownership opportunities for moderate-income households as important to them.

## GROUND FLOOR USES

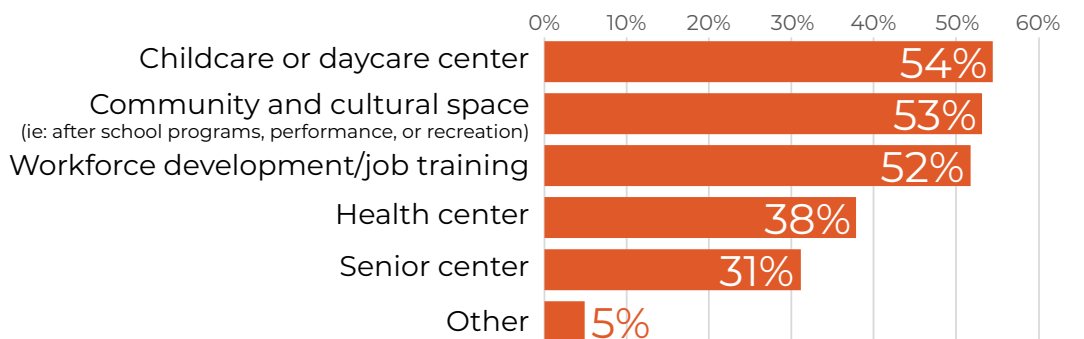
HPD-financed buildings provide more than homes through their ground floors, which can serve the whole neighborhood. Respondents were asked to select categories of community services that would be useful to locate on this site.

### 4.A SHOULD THE GROUND FLOOR OF THE FUTURE DEVELOPMENT BE USED FOR COMMUNITY AMENITIES, OR SHOULD THE BUILDING BE FULLY RESIDENTIAL?



### 4.B WHAT TYPE OF GROUND FLOOR USES COULD THIS SITE PROVIDE?

Select 3.



72% of respondents answered this question.

The site is on a primarily residential street. While zoning in the area does not allow for a commercial/retail use on the building's ground floor, the building could include a community facility. Respondents were asked if they thought a ground floor community facility would be beneficial, or if they thought the building should only include residential uses.

Many commented on their desire for this building to serve the needs of the broader community, not just the building's residents. **"Too often housing is used for people to have a place to live which is important,"** one respondent wrote, **"but community [space] makes people stay more connected."**

The top three choices were childcare center, community or cultural space, and workforce training center.

## ADDITIONAL COMMENTS

Respondents were given the option to include additional comments or feedback related to the site. The comments highlighted below were representative of several themes that were repeated in questionnaires and conversations had through HPD's various methods of community engagement.

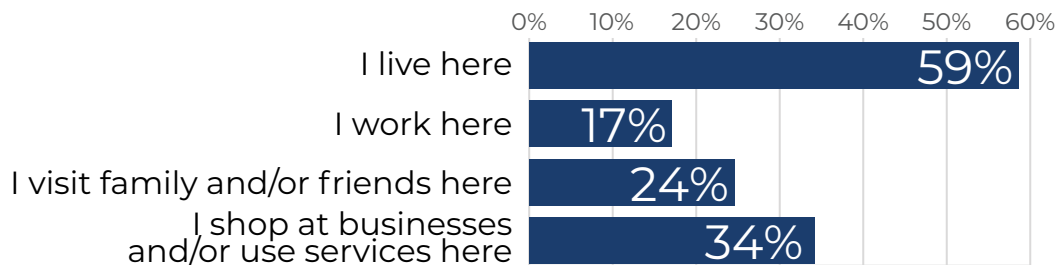
### 5. PLEASE SHARE ANY OTHER COMMENTS OR IDEAS YOU MIGHT HAVE FOR CONSIDERATION IN THE DEVELOPMENT OF THIS SITE:

- “A workforce development center would be beneficial to the individuals of the community currently experiencing homelessness.”
- “We have a large, beautiful park in the area but other than the occasional basketball or tennis tournament, there isn't enough cultural or extracurricular entertainment for folks to enjoy. Maybe with having a service oriented non-profit or some other group in the area, more things like this can be organized and executed.”
- “The neighborhood is in need of a year round recreational facility as being close to Crotona Park only (usually) offers seasonal recreational amenities.”
- “The overcrowding in NYC has made it more difficult for residents to access quality healthcare. The hospitals and clinics are crowded. Maybe having access in the building for Urgent Care Primary Care services will alleviate the anxiety when seeking urgent care/primary services.”
- “Be mindful of the lack of lighting in the neighborhood.”
- “24 hour security, a gym, and a community center.”
- “Accessible units for the disabled should have bathrooms connected to the bedroom, and washer and dryer inside the apartment. It's hard to find a place, especially for those that are really struggling to live because of life situations.”
- “I think this is a great chance to give this community a chance to have a better outlook and newer things. Unfortunately, this community doesn't have much to offer our children or senior citizens, so with this building going up, our community could bring a lot of change for the better.”
- “Be sensitive to historically black and other ethnic neighborhoods.”

# Profile of Respondents

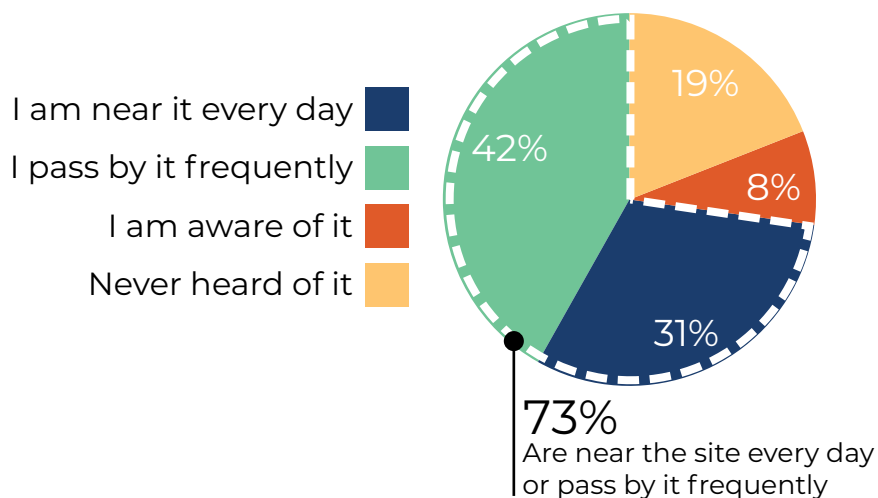
When asked about their relationship to the area, a majority of respondents said they lived nearby. Of the options given to define their relationship to the area, relatively few respondents said they work in the area; both “I shop at businesses and/or use services here” and “I visit family and/or friends here” were selected by more respondents than “I work here.”

## A. WHAT IS YOUR RELATIONSHIP TO THE AREA AROUND 1388-1400 STEBBINS AVENUE? Select as many as apply.



93% of respondents answered this question.

## B. ARE YOU FAMILIAR WITH THE SITE?

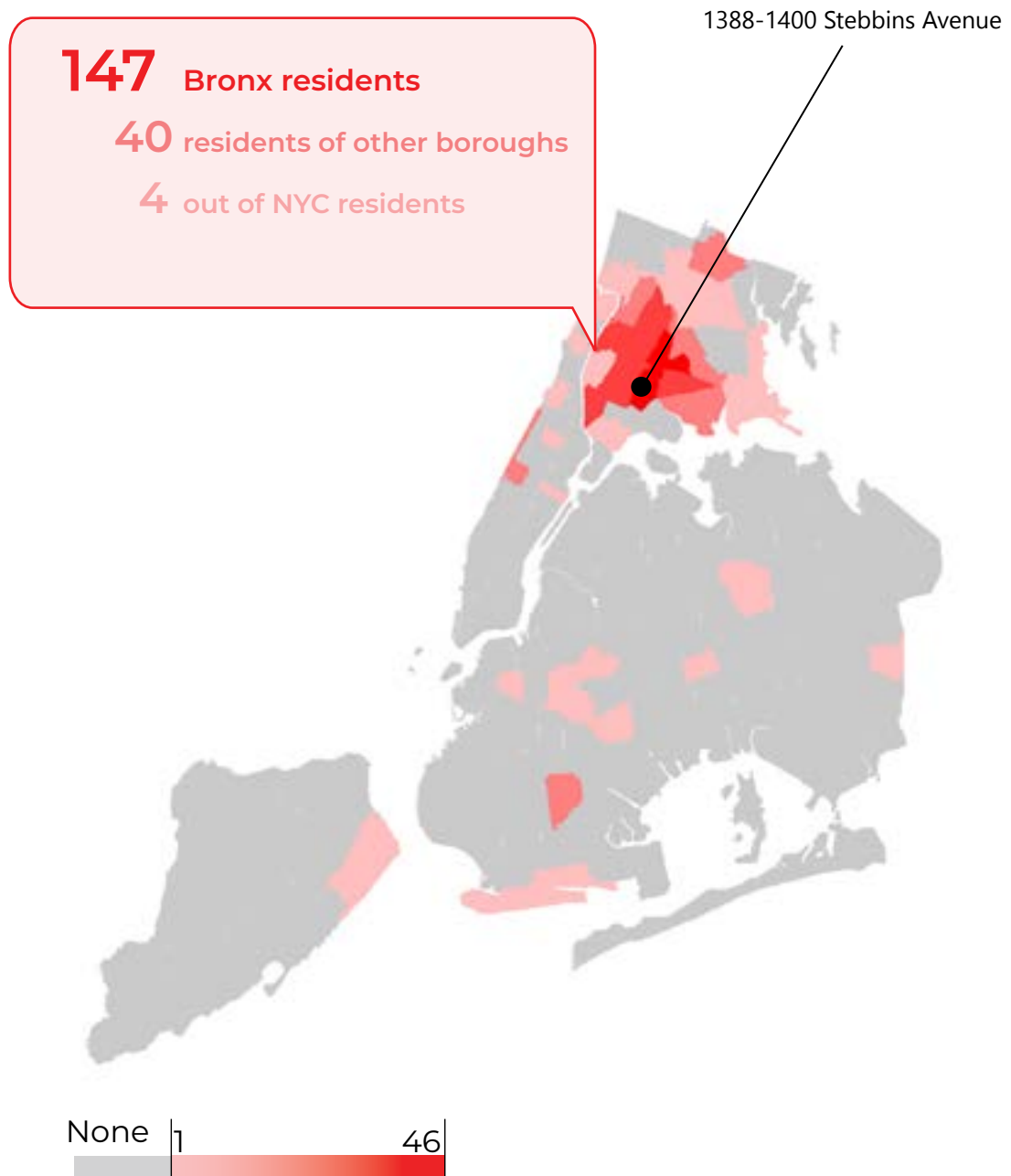


96% of respondents answered this question.

Respondents were asked about their familiarity with the vacant lot on Stebbins Avenue. 73% of respondents pass the site in their travels on a daily or frequent basis.

### C. NEIGHBORHOOD OF RESIDENCE:

The site is located in the 10459 zip code, about a block from the boundaries of the 10460 zip code. Half of respondents who gave their zip codes live in one of these two zip codes. Additionally, 85% of respondents gave a home zip code located in the Bronx.



90% of respondents answered this question.

**D. AGE:**

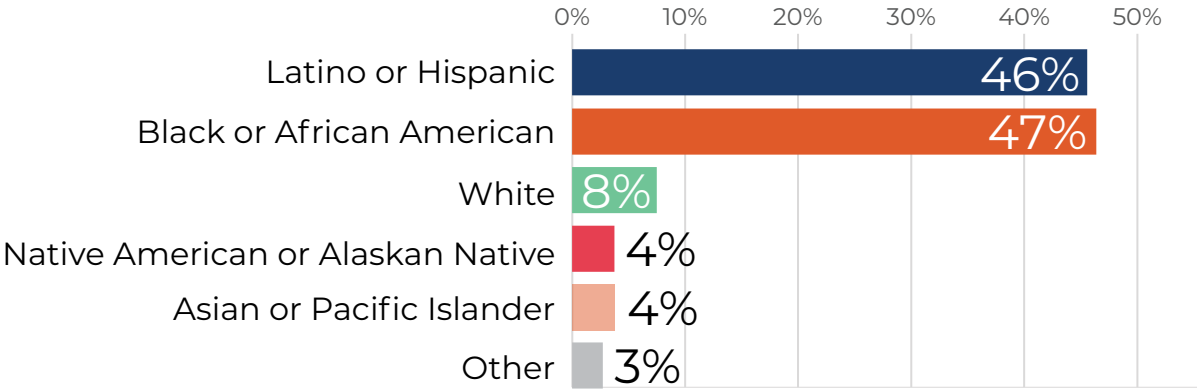
Questionnaire respondents had a wide variety of ages. The youngest respondent was 11 years old, and the oldest was 82. Around 30% of respondents were under the age of 35, while an additional 30% were over the age of 55. The median age of questionnaire respondents was 45 years old, skewing older than Bronx Community District 3's median age of 32.

**E. RACIAL AND/OR ETHNIC GROUP:**

Respondents were asked to select as many racial and/or ethnic identities as applied to them. Latino and/or Hispanic, and Black or African American were the two most frequently selected groups. Of the respondents who gave demographic information, 12% selected two or more racial and/or ethnic identities.

The demographics of questionnaire respondents mirror those of Bronx Community District 3 where people identifying as Latino and/or Hispanic and Black or African American make up over 95% of the population.

- **With what racial and/or ethnic group do you identify?**  
Select as many as apply.

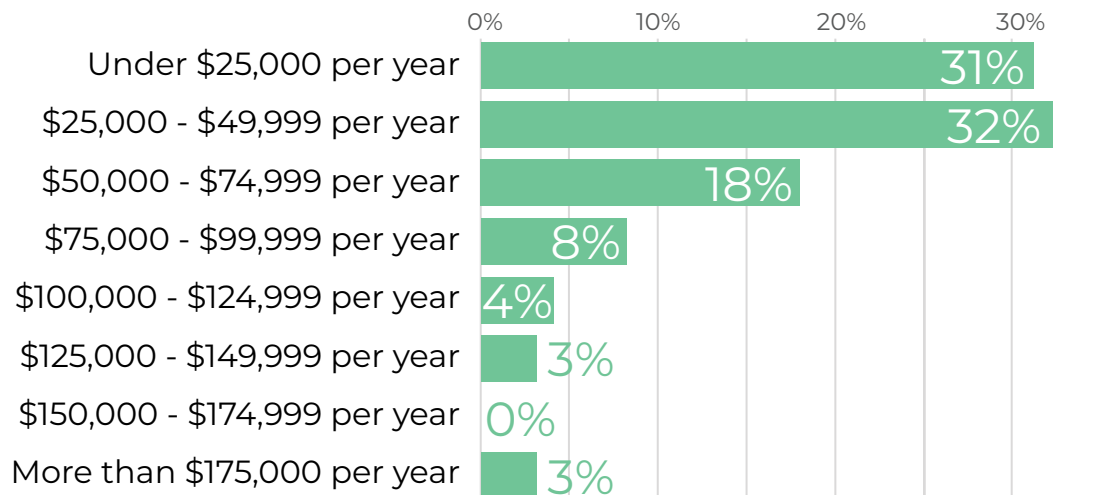


84% of respondents answered this question.



## F. INCOME:

Around 60% of respondents who gave their income make less than \$50,000 per year, and of that group, around half make less than \$25,000 per year. The trend in questionnaire respondent's household income tracks with the median household income for Bronx Community District 3, which is around \$32,000 per year.



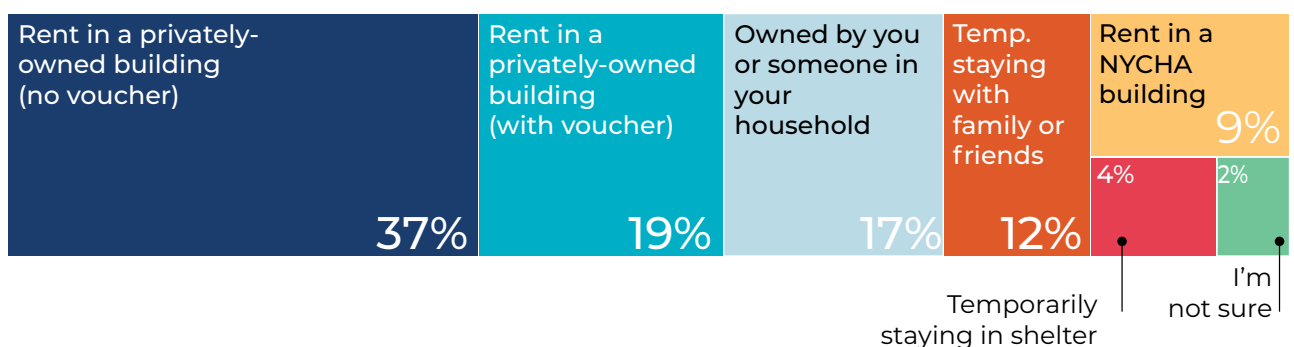
75% of respondents answered this question.

## G. HOUSING SITUATION:

Respondents were asked about their current housing situation and were given options reflecting a wide range of experiences. Most respondents are renters in privately owned buildings. Around 34% of these renters use vouchers (e.g. Section 8, CityFHEPS) to pay part of their rent. 16% of respondents are staying in temporary circumstances, either with friends or family, or in a shelter.

People in homeowner-occupied households were overrepresented in questionnaire respondents when compared to only 7.4% in Bronx Community District 3. Results collected are closer to the Bronxwide homeowner-occupied rate of 20%.

- Which of the following best describes your house, apartment, or place of dwelling?



91% of respondents answered this question.



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Office of Neighborhood  
Strategies

- Email:  
[StebbinsRFP@hpd.nyc.gov](mailto:StebbinsRFP@hpd.nyc.gov)
- Project website:  
[www.nyc.gov/stebbins-rfp](http://www.nyc.gov/stebbins-rfp)
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