

MOTT HAVEN (1) COMMUNITY DEVELOPMENT PLAN

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**SUPERSEDED**

Date 12-19-68

B. DESCRIPTION OF PROJECT

1. Project Area Description

This Community Development Plan encompasses a part or parts of that larger area, known as the South Bronx Model Cities Community Development Area, designated by the City Planning Commission pursuant to Section 504 of the General Municipal Law of the State of New York. The sites which constitute the Plan area is shown on Map 1: Land Use Plan and are described in the attached boundary description.

2. Objective

The community-wide program for renewal of the South Bronx Model Cities Community Development Area which involves this first stage detailed plan for Mott-Haven represents an approach to neighborhood renewal characterized by heavy emphasis on housing rehabilitation, so-called "vest pocket" construction of public housing and of housing and of housing aided under other programs on a scale to fit into the present neighborhood, and provision for additional community facilities, open space and other amenities.

The Mott Haven Community Development Plan is consistent with the overall plans to be developed for the larger South Bronx Area. This area was once noted for its good, spacious well-built housing with many sound tenement and townhouse buildings. Except for public

housing projects, however, no recent new construction has taken place in the South Bronx. This has resulted in some vacant land and obsolete building sites which are available for the development activities in this plan. The removal of obsolete structures and their replacement with new buildings and the concomitant new open space to be created, make desirable the rehabilitation of existing sound buildings. Thus acquisition, redevelopment and rehabilitation as incorporated in this plan are in line with overall improvement objectives for the area.

Until recently the South Bronx Area was considered by many to be among the poorest areas in public services. This early action plan is consistent with overall objectives for the community by providing housing, services and facilities immediately, and by involving local community participation and implementation in the development of this proposal.

The undertaking of this community-wide program of renewal for South Bronx in stages is in the best public interest. A start can be made immediately on vacant and underutilized sites; this is the meaning of the first stage. The staging of development plans will be programmed so as to minimize dislocation of residents of the area, and also to create a common open space in the interiors of whole blocks to be used as recreational and play space by the block residents. Conceived as a "block action" program it would permit rehabilitation

of suitable existing tenement buildings adjoining proposed new apartment buildings.

It should be noted that the residents of the Mott Haven community themselves participated in the detailed planning which is now submitted for approval. The unprecedented give-and-take of community dialogue which took place in developing these plans is the best assurance that undertaking the renewal activities in this area in stages will not cause increased hardship to the local residents.

The following plan is part of a crash program for the renewal of the South Bronx, which is one of the Model Cities neighborhoods of the City in which the City of New York is concentrating its resources for an attack on blight. The area also has a major urban renewal project in planning, Bronxchester and a special feasibility study is about to start in Bronxchester East. An application has also been approved for planning a Hunts Point Neighborhood Multi-Service Center.

In summary, the proposed plan or project for the portion or portions of the South Bronx Model Cities Community Development Area referred to for convenience as Mott Haven I is intended to eliminate, arrest and prevent blight and blighting influences in the plan areas. To accomplish this, it is proposed to: remove substandard and insanitary structures and improvements; eliminate blighting and environmental

influences; provide needed public facilities; strengthen code enforcement and other public services; eliminate impediments to land assemblage and development; provide relocation housing in advance of dislocation to ease the process of renewal; provide new and rehabilitated low and moderate income housing; and generally establish a superior living environment for the residents of the area.

### 3. Types of Proposed Renewal Action

The following actions are proposed:

1. Acquisition clearance and redevelopment with housing for low and moderate income families.
2. Acquisition and rehabilitation of housing for low and moderate income families.
3. Acquisition clearance and redevelopment with community facilities and other appropriate public improvements.

## C. LAND USE PLAN

### 1. Land Use Map

Map 1, Land Use Plan, dated July 10, 1967 shows existing properties to be acquired and the proposed use and treatment thereof.

### 2. Land Use Provisions

As shown on Map 1, Land Use Plan residential and community facility uses and also accessory recreational, parking and commercial uses shall be permitted and all other uses excluded. All housing to be rehabilitated or constructed shall be for occupancy by families of low and moderate income.

D. PROPOSED ACTION

1. Land Acquisition

All of the real property within this Plan Area will be acquired for either clearance and redevelopment, or for rehabilitation. The attached Exhibit, Boundary Description, describes the property to be acquired; the proposed use and tentative recommendations for street closings are shown on Map 1, Land Use Plan. Map 1 also indicates those properties tentatively proposed for rehabilitation. The City reserves the right to clear and redevelop any such properties in the event that rehabilitation is deemed infeasible, or to designate additional properties within this Plan Area for rehabilitation.

2. Redeveloper's Obligations

- a) The regulations and controls set forth in this Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b) The redeveloper shall devote the land solely to the uses specified in this Plan.
- c) The developers shall begin and complete the development of the land for the uses required in this Plan, and the construction of the improvements or the rehabilitation agreed upon in the respective land disposition contracts within a definite and reasonable time as determined and set forth in such contracts between the City of New York and the respective redevelopers.
- d) The redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York, except

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as set forth in the contract between the City of New York and the redeveloper.

e) No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of New York, or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, color, or national origin in the use or occupancy thereof.

f) Site plans, architectural drawings, outline specifications and schedules of materials and finishings for the construction of improvements on the land all in sufficient detail to permit determination of compliance with the intent and controls of this Plan and the design and character of proposed construction, shall be submitted for review and approval to the Housing and Redevelopment Board by such redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Redevelopment Board shall be similarly submitted for review and approval.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and, more particularly, Section 502, subdivision 7 thereof:

- 1) Statement of Proposed Land Uses - See Section C of this Plan.
- 2) Proposed Land Acquisition Demolition and Removal of Structure - See Section D of this Plan.

- 3) Proposed Acquisition of Air Rights - None
- 4) Proposed Methods or Techniques of Community Development - See Section D of this Plan.
- 5) Proposed Public, Semi-Public Private and Community Facilities or Utilities - See Section C of this Plan. No significant adjustments or improvements of utilities are contemplated.
- 6) Proposed New Codes and Ordinances - No new codes or ordinances are anticipated to be required to effectuate this Plan; except such amendment to the Zoning Resolution as shown in the attached Exhibit.
- 7) Proposed Program of Code Enforcement - Strengthening of enforcements.
- 8) Proposed Time Schedule for the Effectuating of this Plan -

Estimated Completion Date of Project: December, 1971

	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	October, 1967	June, 1968
b. Relocation of Site Occupants	January, 1968	December, 1968
c. Demolition and Site Clearance	March, 1968	June, 1969
d. Site Preparation including Installation of Project Improvements	March, 1968	December, 1971
e. Disposition of Land in the Project Area	March, 1968	December, 1971

#### F. CHANGES IN APPROVED PLAN

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and requirements as referred to in Section (C) and (D) of this Plan would result in unnecessary hardship, involve practical

intent and purposes of these restrictions, the Board of Housing and Redevelopment  
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difficulties or would constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Housing and Redevelopment Board shall have the power, upon appeal in specific cases to authorize such changes of the terms of these restrictions to conform with the intent and purpose of this Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances.

G. RELOCATION PLAN

Proposals for Relocation

1. Residential

The basic strategy for the rehousing of all families is as follows:

- a) Use of existing public housing near the project with application of revised admission standards to make vacancies available to relocatees. Vacancies in neighborhood public housing developments are available in designated existing projects would accomodate the first families to be displaced. In addition, construction of new projects will be staged to accomodate ensuing displaced families whose eligibility will be determined under the revised admission standards referred to above.
- b) A survey will be initiated immediately to determine the size, social and income status of families to be displaced. Design of new low or moderate income units will be developed with full consideration to the housing needs of displaced families.

- c) Site office social services will be supplied to work with community committees to qualify families for admission to available apartments.
- d) Site office services will be supplied to accelerate approval of non-profit sponsors within the private sector to provide moderate rental housing.
- e) The general policies and procedures set forth in the Comprehensive Manual of the Department of Relocation shall apply to this project. All units required and expected to be used for relocation housing for this project are available to all ethnic groups on an equal basis without any discrimination pursuant to the Fair Housing Practices (Brown, Sharkey, Issacs) Law of 1957 and the Mayor's policy for an open city.

## 2. Commercial

- a) The Department of Relocation will maintain constant liaison with the commercial tenants in the area so as to coordinate all of the commercial relocation efforts, advising all commercial tenants with respect to the relocation schedule, relocation payments, space availability and current market rentals.
- b) All merchants will be advised of the Small Business Administration's Program of making long-term, low interest loans to assist in reestablishing small businesses that have suffered substantial economic injury as a result of displacement. Commercial tenants will be entitled to moving expenses and other displacement payments to the extent allowable.

EXHIBIT

BOUNDARY DESCRIPTION

The Mott-Haven (I) Community Development Plan encompasses the following sites which are within the South Bronx Model Cities Community Development Area bounded by Third Avenue, Boston Post Road, Seabury Place, Charlotte Street, Jennings Street, Sheridan Expressway, Bruckner Boulevard, and Major Deegan Expressway in the Borough of the Bronx, City of New York.

<u>Block</u>	<u>Parcel</u>	<u>Lot</u>	<u>Site No.</u>
2291	6	57 through 61, 64, 66 through 69	4
2291	8	50 through 52, 55	4
2287	3	35 through 38	5
2287	5	42, 44	5
2273	3	1 through 4, 41, 42	9
2273	5	30, 31, 32, 34, 36	9
2272	6	5 through 8, 108, 9, 10, 11	9
2272	7	12, 15, 17, 18, 19	9
2271	15	1 through 4, 41, 42	9
2568	1	12	13
2282	3	45 through 56	18
2282	2	57 through 64, 66, 68	18
2281	4	10, 11, 13 through 17	18
2291	1	9, 10, 11	4
2291	4	30, 33 through 36	4
2287	6	46 through 50, 52	5
2287	7	54 through 59	5
2287	8	71 through 74	5

EXHIBIT

BOUNDARY DESCRIPTION

Mott-Haven (I) Community Development Plan Continued

<u>Block</u>	<u>Parcel</u>	<u>Lot</u>	<u>Site No.</u>
2273	2	19 through 25	9
2272	8	20 through 26	9
2272	10	30 through 36	9
2271	12	10 through 16, 50	9
2271	17	30 through 37	9
2271	19	19	9
2282	1	75 through 83	18
2281	6	28 through 34	18
2291	2	23 through 25	4
2287	1	26 through 32	5
2568	3	36	13
2281	5	21 through 27	18
2281	9	56	18
2291	3	26, 28	4
2291	5	70, 72, 74	4
2291	7	56	4
2291	9	46 through 49	4
2287	2	33	5
2287	4	41	5
2273	1	17	9
2273	4	37, 39	9
2272	9	37, 39	9
2271	11	9	9
2271	13	17, 18	9
2271	14	20, 21, 22, 24	9
2271	16	38, 40	9
2272	18	27	9
2568	2	33, 35	13
2281	7	72, 75	18
2281	8	58 through 65	18
2218	10	49 through 55	18