A. INTRODUCTION

This chapter assesses whether the Proposed Actions would result in significant adverse impacts to the socioeconomic character of the area within and surrounding Stevenson Commons in the Soundview neighborhood of Bronx Community District (CD) 9. The Stevenson Commons site (~~a.k.a~~the "Project Area") at 1850 Lafayette Avenue (Block 3600, Lots 4, 10, 15, 20, 25, 30, 40, and 50) comprises the 679,000 square foot (sf) superblock bounded by Lafayette Avenue, White Plains Road, Seward Avenue, and Thieriot Avenue. As described in the 2020 *City Environmental Quality Review* (CEQR) *Technical Manual*, the socioeconomic character of an area includes its population, housing, and economic activities. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although some socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area. In some cases, these changes may be substantial, but not adverse. The objective of a CEQR analysis is to disclose whether any changes created by the action would have a significant adverse impact compared to what would happen in the future without the Proposed Actions.

As described in Chapter 1, "Project Description," the Proposed Actions involve a minor modification to the previously approved Stevenson Commons large scale residential development (LSRD) plan and a modification to the previously approved Stevenson Commons City-aided limited-profit housing project that would facilitate the construction of an approximately 826,209 gross square foot (gsf) mixed-use residential and community facility development. The new development would be spread across six buildings ~~on~~in the ~~more than 15-acre~~ Project Area. The incremental (net) change between the No-Action and With-Action conditions that would result from the Proposed Actions would be a net increase of 735 affordable dwelling units (DUs), including 621 income-restricted housing units and 114 affordable independent residences for seniors (AIRS), 33,995 gsf of community facility uses, approximately 1.94 acres of publicly accessible open space, and a net decrease of 104 accessory parking spaces (the "Proposed Project"). The proposed mixed-use development would be completed by 2028.

In accordance with *CEQR Technical Manual* guidance, this socioeconomic assessment considers whether the Proposed Actions could result in significant adverse socioeconomic impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; or (5) adverse effects on specific industries.

B. PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in any significant adverse impacts to the five socioeconomic areas studied under CEQR including direct residential displacement, direct business/institutional displacement, indirect residential displacement, indirect business/institutional displacement, and adverse effects on specific industries, in accordance with *CEQR Technical Manual* guidance. The Proposed Actions would not

result in the direct displacement of any residents or businesses or adverse effects on specific industries, and the incremental community facility uses would not represent a substantial new use warranting assessment of potential indirect business/institutional displacement.

With respect to potential indirect residential displacement, a preliminary assessment finds that the Proposed Actions would not result in a significant adverse indirect residential displacement impact. The Proposed Project would introduce 735 affordable residential units; none of the proposed residential units would be market-rate units. Despite this fact, given the income levels of the residents in the ~~½~~ half-mile socioeconomic conditions study area, it is possible that residents introduced by the Proposed Actions could have incomes higher than those of the surrounding study area. However, as the Proposed Actions would only increase the study area's residential population by 4.6 percent, the Proposed Actions would not introduce a substantial new population that could substantially affect residential real estate market conditions in the study area. The Proposed Project would advance the goals of *Housing New York*, the City's ten-year strategy to build or preserve 200,000 units of high quality affordable housing to meet the needs of more than 500,000 people. The affordable housing added by the Proposed Actions would help to maintain a diverse demographic composition within the study area.

C. METHODOLOGY

Under CEQR, the socioeconomic character of an area is defined by its population, housing, and economic activities. The assessment of socioeconomic conditions usually distinguishes between the socioeconomic conditions of an area's residents and businesses. However, proposed actions can affect either, or both segments in similar ways: they may directly displace residents or businesses; or they may alter one or more of the underlying forces that shape socioeconomic conditions in an area and thus may cause indirect displacement of residents or businesses. The objective of the CEQR analysis is to disclose whether any changes created by the Proposed Actions would have a significant impact compared with what would happen in the future without the Proposed Actions (i.e., the "No-Action Condition").

Direct displacement is defined as the involuntary displacement of residents, businesses, or institutions from the actual site of (or sites directly affected by) a proposed project or action. Examples include the proposed redevelopment of a currently occupied site for new uses or structures, or a proposed easement or right-of-way that would take a portion of a parcel and thus render it unfit for its current use. Since the occupants of a site are usually known, the disclosure of direct displacement focuses on specific businesses and employment and an identifiable number of residents and workers.

Indirect or secondary displacement is defined as the involuntary displacement of residents, businesses, or employees in an area adjacent to, or close to, a project or development site that results from changes in socioeconomic conditions created by a proposed project or action. Examples include rising residential rents in an area that result from a new concentration of higher-income housing introduced by a project, which ultimately could make existing housing unaffordable to lower income residents; a similar turnover of industrial to higher-rent commercial tenancies induced by the introduction of a successful office project in an area; or the flight from a neighborhood that can occur if a proposed project or action creates conditions that break down the community (such as a highway dividing the area). Unlike direct displacement, the exact occupants to be indirectly displaced are not known. Therefore, an assessment of indirect displacement usually identifies the size and type of groups of residents, businesses, or employees potentially affected.

Even if projects do not directly or indirectly displace businesses, they may affect the operation and viability of a major industry or commercial operation in the City. An example would be new regulations that prohibit or restrict the use of certain processes that are critical to certain industries. In these cases, the CEQR review may involve the assessment of the economic impact of the project on the specific industry in question.

Determining Whether a Socioeconomic Assessment Is Appropriate

According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if an action may be reasonably expected to create socioeconomic changes in the area affected by the action that would not be expected to occur in the absence of the Proposed Actions (i.e., the No-Action condition). The following initial screening assessment considers threshold circumstances identified in the *CEQR Technical Manual*, and bulleted below, that can lead to socioeconomic changes warranting further assessment.

The Proposed Project would introduce a net increase of 735 affordable DUs, including 114 AIRS units, 33,995 gsf of community facility space, approximately 1.94 acres of publicly accessible open space, and a net decrease of approximately 104 accessory parking spaces.

- ***Direct Residential Displacement: Would the proposed actions directly displace residential population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.***

The portion of the Project Area that would be redeveloped as a result of the Proposed Actions is occupied by surface parking and private open space, including private tennis and handball courts, and passive grassy areas that comprise 3.1 acres and are used exclusively by current residents.[1] It does not contain any existing residential uses. The existing 948 affordable rental DUs on the eastern portion of the Project Area (the existing Stevenson Commons development) would remain irrespective of the Proposed Actions. As such, the Proposed Actions would not result in any direct residential displacement, and therefore, would not result in significant adverse impacts due to direct residential displacement.

- ***Direct Business Displacement: Would the proposed actions directly displace more than 100 employees, or directly displace a business whose products or services are uniquely dependent on its location, are the subject of policies or plans aimed at its preservation, or serve a population uniquely dependent on its services in its present location? If so, assessments of direct business displacement and indirect business displacement are appropriate.***

The portion of the Project Area that would be redeveloped does not contain any existing commercial uses. The existing approximately 10,648 gsf of local retail uses and 36,214 gsf of community facility uses ~~at~~on the eastern portion of the Project Area (within the existing Stevenson Commons development) would remain irrespective of the Proposed Actions. As such, the Proposed Actions would not result in any direct business or institutional displacement, and therefore, are not expected to result in significant adverse impacts due to direct business or institutional displacement.

- ***Indirect Residential and/or Business Displacement due to Increased Rents: Would the proposed actions result in substantial new development that is markedly different from existing uses,***

[1] The grass field is currently not operational for the tenants due to safety concerns.

development, and activities within the neighborhood? Residential development of 200 units or less or commercial development of 200,000 sf or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, an assessment of indirect residential displacement and indirect business displacement is appropriate.

The Proposed Actions would introduce approximately 735 affordable DUs as compared to the No-Action condition, which would exceed the 200-unit *CEQR Technical Manual* threshold. Therefore, a preliminary assessment of potential indirect residential displacement is warranted, and is provided in Section D, "Preliminary Assessment of Indirect Residential Displacement".

The Proposed Actions and associated Proposed Project would also introduce a net increase of approximately 33,995 gsf of community facility space, which would not exceed the 200,000 gsf *CEQR Technical Manual* threshold. Therefore, an assessment of potential indirect business displacement is not warranted.

- ***Indirect Business Displacement due to Retail Market Saturation: Would the proposed actions result in a total of 200,000 sf or more of retail on a single development site or 200,000 sf or more of regional-serving retail across multiple sites? This type of development may have the potential to draw a substantial amount of sales from existing businesses within the study area, resulting in indirect business displacement due to market saturation.***

The Proposed Actions would not result in 200,000 sf or more of retail on a single development site or 200,000 sf or more of regional-serving retail across multiple sites. Therefore, an assessment of indirect business displacement due to retail market saturation is not warranted.

- ***Adverse Effects on Specific Industries: Is the project expected to affect conditions within a specific industry? This could affect socioeconomic conditions if a substantial number of workers or residents depend on the goods or services provided by the affected businesses, or if the project would result in the loss or substantial diminishment of a particularly important product or service within the city.***

The Proposed Actions would not result in development warranting an assessment of direct or indirect business displacement; therefore, an assessment for adverse effects on specific industries is not warranted.

Based on the screening assessment above, the Proposed Actions would warrant an assessment of indirect residential displacement.

Analysis Format

Following *CEQR Technical Manual* guidance, the socioeconomic analysis of potential indirect residential displacement begins with a preliminary assessment. The purpose of the preliminary assessment is to learn enough about the effects of the Proposed Actions to either rule out the possibility of significant adverse impacts, or determine that a more detailed analysis is warranted. A detailed analysis, when required, is framed in the context of existing conditions and evaluations of the future without the Proposed Actions and the future with the Proposed Actions by the ~~project~~ build year of 2028.

For the analysis of indirect residential displacement presented below, Steps 1 and 2 of the *CEQR Technical Manual*'s preliminary assessment were sufficient to conclude that the Proposed Actions would not result in any significant adverse socioeconomic impacts.

Study Area Definition

A socioeconomic study area is the area within which the Proposed Actions have the greatest potential to directly or indirectly affect population, housing, and economic activities. A study area typically encompasses a project or development site and adjacent areas within an approximately 400-foot, ~~¼-~~quarter-mile, or ~~½-~~half-mile radius, depending upon the project size and area characteristics. According to the *CEQR Technical Manual*, the larger ~~½-~~half-mile study area is appropriate for projects that would potentially increase the ~~¼-~~quarter-mile area population by more than five percent. The Proposed Actions would increase the ~~¼-~~quarter-mile population (14,050[2] as of the 2010 Census) by an estimated 1,898 people[3] (approximately 13.5 percent), and as such warrants a larger ~~½-~~half-mile study area.

As socioeconomic analyses depend on demographic data, it is appropriate to adjust the study area boundary to conform to the census tract delineation that most closely approximates the desired radius (in this case, a ~~½-~~half-mile radius surrounding the boundary of the Project Area). For this analysis, the nine census tracts that comprise the socioeconomic study area are shown in Figure 3-1 and include census tracts 16, 20, 38, 40.01, 42, 44, 46, 74, and 86. The ~~½-~~half-mile socioeconomic study area is in the southeast Bronx on the Clason Point Peninsula, and is roughly bounded by Watson Avenue to the north, Pugsley ~~Avenue/~~and Castle Hill Avenues to the east, Lacombe Avenue to the south, and Metcalf Avenue to the west.

Data Sources

Information used in the analysis of indirect residential displacement (including population, housing, rents, incomes) were obtained from the U.S. Census Bureau's 2010 Census~~,~~ and the 2006-2010 and 2014-2018 Five-Year American Community Surveys (ACS). The New York City Department of City Planning's (DCP) Population FactFinder online mapping application tool was used to determine the statistic reliability of single-variable census data presented for the study area, the borough of the Bronx and New York City.[4] The average household size (2.78 persons) for Bronx ~~Community District~~CD 9 according to the 2010 Census is used to estimate the future population resulting from anticipated No-~~Build projects~~Action developments in the study area. Data on the study area were compared to the Bronx and New York City.

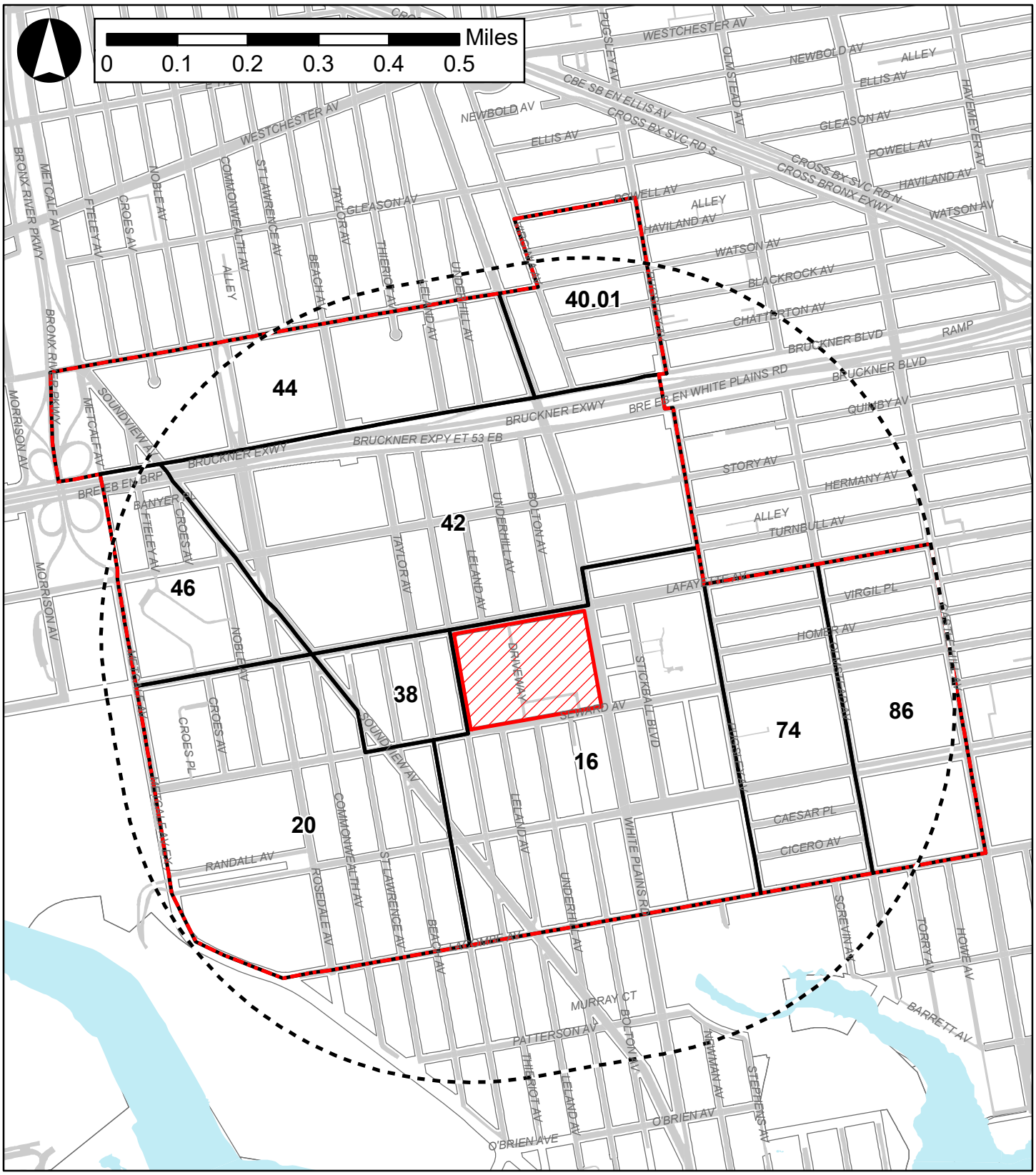
Land use and parcel data were collected from the City's Primary Land Use Tax Lot Output (PLUTO™) data files, online Geographic Information Systems (GIS) databases, including the New York City Open Accessible

[2] https://popfactfinder.planning.nyc.gov/profile/16762/census

[3] Estimate of incremental residential population resulting from the Proposed Actions assumes 2.78 persons per DU for all family units, which is based on the average household size for Bronx CD 9 according to the 2010 Census, and an average of 1.5 per DU for senior housing units.

[4] The reliability of data is based on the margin of error (MOE). MOEs describe the precision of an estimate within a 90 percent confidence interval and provide an idea of how much variability (i.e., sampling error) is associated with the estimate where the larger MOE is relative to the size of the estimate, the less reliable the data. The MOE is partially dependent on the sample size because larger sample sizes result in a greater amount of information that more closely approximates the population.

Figure 3-1
Socioeconomic Study Area



Legend

Project Area | Half-Mile Radius | Socioeconomic Study Area | 44 Census Tracts

Space Information System[5] and NYCityMap[6]. Study area market-rate asking rents were researched using online real estate listing sites, including Zillow and Streeteasy.com.

D. PRELIMINARY ASSESSMENT OF INDIRECT RESIDENTIAL DISPLACEMENT

As described in the *CEQR Technical Manual*, indirect residential displacement usually results from substantial new development that is markedly different from existing uses and activity in an area, which can lead to increased property values in the area. Increased property values can lead to increased rents in non-regulated rental housing units, which can make it difficult for some existing residents to afford to stay in their homes. Pursuant to *CEQR Technical Manual* guidance, the indirect residential displacement assessment aims to determine whether the Proposed Actions and associated Proposed Project would either introduce a trend or accelerate an existing trend of changing real estate market conditions that may have the potential to displace a vulnerable residential population and substantially change the socioeconomic character of the neighborhood. To quantify the reasonably anticipated effects of the Proposed Actions, the vulnerable population is defined in the *CEQR Technical Manual* to include renters living in privately held units unprotected by rent control, rent stabilization, or other government regulations restricting rents, and whose incomes or poverty status indicate that they may not support substantial rent increases. Residents who are homeowners, or who are renters living in rent regulated[7] or subsidized housing units would not be vulnerable to rent pressures according to *CEQR Technical Manual* guidance.

This preliminary assessment follows the step-by-step preliminary assessment guidance described in Section 322.1 of the 2020 *CEQR Technical Manual*. As described below and in keeping with *CEQR Technical Manual* guidance, Steps 1 and 2 of the preliminary assessment were sufficient to determine that the Proposed Actions would not result in significant adverse impacts due to indirect residential displacement.

Step 1: Determine if the proposed actions would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area in the future without the proposed actions.

As described previously, the ~~½~~ half-mile study area is in the southeastern Bronx on the Clason Point peninsula, and comprises portions of three neighborhoods in ~~Community District~~CD 9, including the southeast portion of Soundview, the northeast corner of Clason Point, and the northwest corner of Castle Hill. All three neighborhoods are largely residential areas.

The predominant land use in the ~~½~~ half-mile study area is residential. More than 94 percent of the existing built square footage in the ~~½~~ half-mile study area is residential, and nearly 99 percent of lots contain residential uses. According to 2020 PLUTO data, the ~~½~~ half-mile study area contains nearly 14,400 housing units.

Most of the housing stock in the study area consists of elevator and walkup multiunit apartment buildings. Approximately 76 percent of residential buildings in the study area contain six or more DUs. Multiunit residential buildings containing 50 or more residential units comprise slightly less than 75 percent of the residential buildings in the study area. A significant portion of the larger multiunit apartment buildings is

[5] http://wwww.oasisnyc.net

[6] http://gis.nyc.gov/doitt/nycitymap/

[7] Rent regulated housing includes both rent controlled and rent stabilized apartments that are protected from steep rent increases and offer tenants greater legal protections than those residing in market-rate housing.

public housing. Roughly, 40 percent of housing units in the study area are contained in housing developments owned by the New York City Housing Authority (NYCHA), including Sack Wern Houses, Clason Point Gardens, Soundview, Monroe Houses, Sotomayor Houses, and Castle Hill Houses.

Housing stock is generally older. Approximately 16 percent of the study area housing stock was constructed prior to 1947. Another 64 percent of units were constructed between the late 1940s and early 1970s. Approximately six percent of the housing stock in the study area was constructed since 2000, with slightly more than two percent constructed in the last decade.

The larger Soundview neighborhood comprises nearly two square miles, and is generally bounded by the Cross Bronx Expressway (I-95) to the north, White Plains Road to the east, Lacombe Avenue to the south, and the Bronx River to the west. The Bruckner Expressway (I-278) bisects the neighborhood. Soundview has a diverse housing stock and is primarily characterized by low-rise, semi-detached row houses, as well as five-to six-story multiunit tenement buildings and larger multiunit residential complexes. There are also single-family homes and duplexes. It contains one of the highest concentrations of NYCHA development in New York City.

The Clason Point neighborhood is located to the south of Soundview along the waterfront on the Bronx River and East River, and is generally to the south of Lafayette Avenue and west of Pugsley Creek Park. Clason Point supports a mix of housing including large multiunit apartment complexes and low-rise row houses and single-family homes. Castle Hill is also located to the south of Soundview and to the east of Clason Point. It is bounded by Lafayette Avenue to the north, the Westchester River to the east, and White Plains Road to west. Castle Hill is characterized by a mix of housing with two-family homes, often detached, dominating the housing stock. Single-family homes, along with larger multiunit apartment buildings, also dot the landscape. Most of the housing stock dates before 1974.

Household income characteristics for the study area population are described using the average (or mean) and median household incomes. The median household income represents the mid-point of all household incomes in a study area, and the mean household income is calculated by dividing aggregate income by the total number of households in a study area. The presence of higher income households raises the area's mean income, sometimes substantially higher or lower than the median or mid-point of household incomes in a study area.

As shown in Table 3-1, household incomes are relatively low in the study area. According to 2014-2018 Five-Year ACS estimates, the mean annual household income of residents living in the study area is approximately $47,746, as compared to $46,016 in 2006-2010 (see Table 3-1).[8] The existing mean annual household income of study area residents falls below 50 percent of the area median income (AMI) of New York City.[9] The lower mean household income within the study area is, in part, likely attributed to the number of NYCHA housing developments. As noted previously, the study area includes portions of seven NYCHA developments including: Sack Wern Houses; Clason Point Gardens; Soundview; Monroe Houses;

[8] Based on the MOE for the mean household income of the study area according to the 2014-2018 Five-Year ACS (a MOE of $5,054), the average household income could range from $42,692 to $52,800. The change in mean household income between the 2006-2010 and 2014-2018 Five Year ACS in the study area cannot be reported with statistical confidence.

[9] In the New York City region, 50 percent of the AMI for a three-person family is $51,200. The AMI for a three-person family is used because the average household size for Bronx CD 9, which comprises the neighborhoods of Soundview, Castle Hill, and Clason Point, is 2.78 persons according to the 2010 Census.

Sotomayor Houses, and Castle Hill Houses. Combined, these seven NYCHA developments account for nearly 5,700 apartments in the study area.

TABLE 3-1
Household Income Characteristics in the ½ Half-Mile Study Area, Bronx, and & New York City[1]

	Median Household Income			Mean Household Income		
	2006-2010 ACS	**2014-2018 ACS**	**Percent Change**	**2006-2010 ACS**	**2014-2018 ACS**	**Percent Change**
Half-Mile Study Area	$35,338	$30,203	Decrease	$46,016	$47,746	N/A
Bronx	$39,651	$38,184	Decrease	$54,616	$56,328	Increase
New York City	$58,109	$60,762	4.6%	$89,899	$97,647	8.6%

Sources: Bureau of the Census, 2014-2018 Five-Year ACS Estimates, as reported on DCP's Population Factfinder (https://popfactfinder.planning.nyc.gov/profile/39444/demographic) in June 2020).
Notes:
[1] The statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder. For the study area, neither the directionality of change nor the percent change could be reported for the area's mean household incomes. Only the directionality of change over time was statistically reliable and therefore reported for the median household income of the study area and for both the median and mean household incomes of the Bronx.

As shown in Table 3-1, the mean annual household income of the study area is also considerably less than New York City ($97,647). The mean annual household income in the Bronx is $56,328. Trends in the mean household income in the larger borough and greater city indicate that the mean household income is increasing. As shown in Table 3-1, the average household income in New York City has increased by nearly nine percent since 2006-2010.

In terms of median household income, like the mean household income data, study area households have a lower median household income compared to the larger city (see Table 3-1). According to 2014-2018 Five Year ACS data, the median household income for the study area is an estimated $30,203,[10] as compared to $38,085 for Bronx households and $60,762 for New York City households, respectively. The study area's existing median annual household income falls below 30 percent of the 2020 AMI for the New York City region for a three-person family.[11]

As of 2006-2010 Five Year ACS, the median household income for the study area was an estimated $35,338.[12] Consistent with mean household income trends in New York City, median household income levels have also increased in the study areaCity. As shown in Table 3-1, between the 2006-2010 and the 2014-2018 Five Year ACS, the median household income in New York City increased by nearly five percent.

Mean household income levels in all three geographic areas are higher than median household income levels, indicating the presence of higher income households in the respective areas. Table 3-2 illustrates the distribution of household incomes within the study area, Bronx, and in New York City.

[10] Based on the MOE for the median household income of the study area according to the 2014-2018 Five-Year ACS (a MOE of $3,268), the average household income could range from $26,939 to $33,467.

[11] The median income for all cities across the country is defined each year by the U.S. Department of Housing and Urban Development (HUD). In the New York City region, 30 percent of the AMI for a three-person family is $30,720. The AMI for a three-person family is used because the average household size for Bronx CD 9, which comprises the Soundview, Clason Point, and Castle Hill neighborhoods of the Bronx, is 2.78 persons.

[12] Based on the MOE for the median household income of the study area according to the 2006-2010 Five-Year ACS (a MOE of $12,632), the average household income could range from $141,542 to $166,806.

TABLE 3-2
Household Income Distribution (2014-2018)[1]

	Total Households	Households Earning Less than $25,000		Households Earning $25,000 to $49,999		Households Earning $50,000 to $99,999		Households Earning $100,000 to $199,999		Households Earning $200,000 or more	
		#	%	#	%	#	%	#	%	#	%
Half-Mile Study Area	13,903	6,145	44.2%	3,295	23.7%	3,123	22.5%	1,185	8.52%	N/A	N/A
Bronx	499,28	182,627	36.5%	117,103	23.4%	124,351	24.9%	62,656	12.5%	12,991	2.6%
New York City	3,154,103	772,160	24.5%	590,856	18.7%	807,932	25.6%	662,176	21.0%	320,979	10.2%

Sources: Bureau of the Census, 2014-2018 Five-Year ACS Estimates, as reported on DCP's Population Factfinder (https://popfactfinder.planning.nyc.gov/profile/39444/demographic).
Notes: [1]The statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.

As shown in Table 3-2, the study area has a higher percentage of lower income households than in the Bronx and in the greater City. Consistent with the comparatively lower mean annual household income, approximately 44 percent of the study area population has an annual household income that is less than $25,000. In comparison, roughly 36 percent of Bronx households and approximately 24 percent of New York City households have an annual household income that is less than $25,000. Nearly 68 percent of the study area households earn less than $50,000 annually, which greatly exceeds the proportions of population earning less than $50,000 in both the borough (59 percent) and in the City (43.2 percent). On the higher end of the income spectrum, less than ten percent of study area households have an annual household income that exceeds $100,000. In comparison, nearly 15 percent of Bronx households and roughly 31 percent of New York City households have annual household incomes that exceed $100,000.

Table 3-3 provides information on poverty rates in the study area, the Bronx, and New York City. As shown in Table 3-3, slightly more than 35 percent of the population for whom poverty status is determined in the study area had incomes below the poverty level in 2014-2018, as compared to approximately 29 percent of the population in the Bronx and approximately 19 percent in New York City.

TABLE 3-3
Population below the Poverty Level in the Study Area, Bronx, and New York City (2006-2010 & 2014-2018)[1]

	Population Below the Poverty Level			
	2006-2010		2014-2018	
	Number	Percent	Number	Percent
Half-Mile Study Area	10,055	27.2%	13,662	35.4%
Bronx	376,680	28.4%	407,528	29.1%
New York City	1,518,636	19.1%	1,570,754	18.9%

Sources: Bureau of the Census, 2006-2010 and 2014-2018 Five-Year ACS Estimates, as reported on DCP's Population Factfinder (https://popfactfinder.planning.nyc.gov/profile/39444/demographic).
Notes: [1]The statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.

According to Five-Year ACS estimates, the median gross rent in the study area was an estimated $820 per month in 2014-2018, as compared to $670 per month in 2006-2010 (see Table 3-4). The median gross rent in the study area is lower than the larger borough ($1,176) and the City as whole ($1,396). In terms of existing residential rents and trends, residential rents have increased in the study area, the Bronx and the City since 2006-2010. Although these data do not provide specific rent information according to regulation status or unit size, they can provide a general picture about the rate at which housing costs are changing in a neighborhood. Consistent with Citywide trends, the gap between how much households are earning and how much households are paying for housing is growing in the study area, as household income levels

are largely rising at slower rates as compared to rent increases. Households throughout the City are struggling to adjust to higher rents.

TABLE 3-4
Median Gross Rent in the Study Area, Bronx, & New York City (2006-2010 & 2014-2018 ACS)[1]

	2006-2010	2014-2018	Percent Change
Half-Mile study area	$670	$820	Increase
Bronx	$1,065	$1,176	10.5%
New York City	$1,237	$1,396	12.9%

Sources: Bureau of the Census, 2006-2010 and 2014-2018 Five-Year ACS Estimates, as reported on DCP's Population Factfinder (https://popfactfinder.planning.nyc.gov/profile/39444/demographic).
Notes:
[1]The statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.
[2] All dollar figures have been adjusted to 2018 dollars.

U.S. Census and ACS data do not provide specific rent information according to regulation status or unit size, but instead paint a general picture about the rate at which housing costs are changing in a neighborhood. Market comparables are therefore used (below) to provide a fuller understanding of where the market is today. Table 3-5 summarizes online listings for apartments for the study area. The average asking rents presented in the table were calculated based on market-rate rental units, and in general are up to two to three times higher than the data presented in the 2014-2018 Five Year ACS estimates.

TABLE 3-5
Average Asking Rents in the Study Area

	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
Half-Mile Study Area	$1,348	$1,643	$2,024	$2,431

Sources: Zillow (Zillow.com) and Streeteasy (http://streeteasy.com) accessed in July 2020.
Notes: Median monthly asking rents are based on real estate listings of 100 DUs located within the study area. Of the 100 DUs, ~~3~~three are studios, 26 are one-bedrooms, 26 are two-bedrooms, and 44 are three bedrooms.
~~Source: Zillow (Zillow.com) and Streeteasy (accessed in July 2020.~~

Future without the Proposed Actions (No-Action Condition)

In absence of the Proposed Actions, the study area residential population is anticipated to increase due to planned and anticipated developments in the study area, as described in Chapter 2, "Land Use, Zoning, and Public Policy." As shown in Table 3-6, four No-Action developments that are currently anticipated, being planned, or are under construction, would add more than 800 DUs, including both family and senior housing units, and are expected to introduce approximately 2,255 residents by 2028.

TABLE 3-6
Anticipated No-Action Developments within ½ Half-Mile Study Area

Address	Number of Residential Units	Retail Space	Community Facility Space	Estimated Residents
1965 Lafayette Ave	425	19,938 gsf	-	1,182
Casa Celina- Sotomayor Houses: 109 Rosedale Ave	201	-	3,350 gsf	559
1600 Randall Ave.	99	-	-	275
760 Soundview Ave	86	-	22,000 gsf	239
Totals	**811**	**19,938**	**25,250 gsf**	**2,255**

Sources: New York City Department of Buildings NYC (DOB) Building Information System (BIS)-; 1965 Lafayette Avenue EAS (ULURP No. 170392ZMX); articles from NY *YIMBY*, other secondary sources.

All four of these No-Action developments would be 100 percent affordable. Rental apartment units at 1965 Lafayette Avenue are anticipated to be affordable to a mix of household income levels, and would include both family housing units and senior housing units. The planned Casa Celina development at the Sotomayor Houses would introduce 200 senior housing units for low- and extremely low-income residents. 1600 Randall Avenue is a community facility development that would add 99 supportive housing units, and 760 Soundview Avenue would introduce 86 affordable housing units for families earning between 30 and 60 percent of AMI.

Future with the Proposed Actions (With-Action Condition)

The Proposed Actions would facilitate the development of a considerable amount of new housing within the study area. Under the Proposed Actions, the Proposed Project would result in an incremental increase in 735 affordable DUs, including 114 AIRS units, on the Stevenson Commons site (the Project Area). Assuming an average household size of 2.78 persons (the average household size of Bronx CD 9 according to the 2010 Census) for the proposed family units, and 1.5 seniors per senior housing unit, as well as 100 percent occupancy, these 735 DUs would add an estimated 1,898 residents. In accordance with the requirements of HPD and/or HDCthe New York City Department of Housing Preservation and Development (HPD) and/or New York City Housing Development Corporation (HDC) financing being sought by the Applicant, 100 percent of the proposed residential units introduced oin the siteProject Area would be designated affordable, and are expected to be marketed to households earning between 30 percent and 130 percent of AMI. The affordability requirements would be defined and ensured through regulatory agreements with HPD.

The levels of affordability would be based on percentages of the HUD-defined AMI for the region, the 2020 income limits by family size for the New York City region are shown in Table 3-7.

TABLE 3-7
2020 New York City Area AMI

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	130% of AMI
1	$23,880	$31,840	$39,800	$47,760	$63,680	$79,600	$103,480
2	$27,300	$36,400	$45,500	$54,600	$72,800	$91,000	$118,300
3	$30,720	$40,960	$51,200	$61,440	$81,920	$102,400	$133,120
4	$34,110	$45,480	$56,850	$68,220	$90,960	$113,700	$147,810

Sources: HPD, https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page.

As shown in Table 3-7, it is expected that the Proposed Project's affordable DUs would be affordable to a family of three earning up to $133,120. These levels will change over time, however, based on these data, the residents of the Proposed Project's affordable housing units are expected to have higher median and mean household income levels in comparison to the existing income levels of households in the study area (see Table 3-1).

As it is possible that some of the proposed affordable DUs would be targeted to income levels that exceed those of the existing population in the study area, some of the project-generated residents could have household incomes higher than that of the existing population in the study area.

The affordable housing added by the Proposed Project is expected to help maintain a more diverse demographic composition, including providing senior housing, within the study area and would further expand housing opportunities in an area where a strong demand for affordable housing exists. Like many areas of the City, affordable housing is one of the most pressing issues facing the community. According to Bronx ~~Community Board~~CD 9's ~~2021~~ Statement of Needs for Fiscal Years 2020 – 2021, affordable housing is one of the top three pressing issues facing the ~~board~~district, as one in three families live below the federal poverty level, which is higher than in the overall Bronx and the City as a whole. In addition, approximately 49 percent of households in Bronx CD 9 are rent burdened and spend 35 percent or~~f~~ more of their income on rent, which is slightly less than the Bronx overall, in which roughly 51 percent of households are considered rent burdened. The Proposed Actions would be consistent with the policy goals of the City's *Housing New York: A Five-Borough, Ten-Year Plan.* As described in Chapter 1, "Project Description," the proposed residential development would help provide much needed affordable housing in an area in which population is increasing and there is increased demand for residential uses.

Although the Proposed Actions would expand housing options available to low-and moderate-income households in the study area, given the potential difference between the study area's existing average household income and that of the project-generated population, Step 2 of the preliminary assessment is warranted.

Step 2. Determine if the project's increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area.

According to Five-Year ACS data, in 2014-2018 the study area had a population of 39,172, as compared to a population of 37,566 in 2006-2010 (see Table 3-8). In comparison, over the same time, the population of the Bronx increased by more than five percent and the population of New York City increased by approximately 4.5 percent.

TABLE 3-8
Residential Population (2006-2010 & 2014-2018)[1]

	2006-2010 ACS	2014-2018 ACS	Percent Change 2006-2010 to 2014 to 2018
Half-Mile Study Area	37,566	39,172	N/A
Bronx	1,365,725	1,437,872	5.3%
New York City	8,078,471	8,443,713	4.5%

Source~~s~~: Bureau of the Census, 2006-2010 and 2014-2018 Five-Year ACS Estimates, as reported on DCP's Population Factfinder (https://popfactfinder.planning.nyc.gov/profile/39444/demographic).
Notes:
[1]The statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder. For the study area, neither the directionality of change nor the percent change could be reported for the population change.

As noted in Step 1, multiple No-Action development projects are anticipated to introduce residential uses in the study area in absence of the Proposed Actions. Based on information about these planned developments, 811 DUs are projected to be added to the study area by 2028 (see Table 3-6). Assuming an average household size of 2.78 persons per family DU and 1.5 persons per senior DU, as well as 100 percent occupancy rates, these planned development projects would add an estimated 2,255 people to the study area. Table 3-9 shows the total projections in the future without the Proposed Actions by adding the population from the No-Action development projects to the 2014-2018 population estimates.

TABLE 3-9
Estimated Study Area Population in the future without & with the Proposed Project[1]

Existing 2014-2018 Population	2028 No-Action Condition	2028 With-Action Condition	Percent Change (%)
39,172	41,427	43,325	4.58%

Notes:
[1] Based on average household size of 2.78 persons/household for Bronx CD 9 (2010 Census) ~~for the~~per family unit~~s~~ and 1.5 persons per senior housing unit.

The Proposed Project would introduce 735 DUs in the study area. Assuming an average household size of 2.78 persons (the average household size of Bronx ~~Community District~~CD 9 according to the 2010 Census) for the proposed family units, and 1.5 seniors per senior housing unit, as well as 100 percent occupancy, these 735 housing units would add an estimated 1,898 residents to the study area over the No-Action condition. As shown in Table 3-9, when compared to the No-Action condition, the Proposed Project would result in an estimated 4.6 percent population increase in the study area.

According to *CEQR Technical Manual* methodology, if the project-generated population increase is less than five percent in the study area, it would not introduce a substantial new population that could substantially affect residential real estate market conditions in the study area. As the Proposed Actions would result in an increase in the ~~½-~~half-mile study area residential population of approximately 4.6 percent, this would not represent a substantial new population, and no significant adverse indirect residential displacement impacts would result pursuant to CEQR. The Proposed Project, which would introduce 735 affordable DUs, including 114 AIRS units, would advance the goals of *Housing New York*, the City's ten-year strategy to build or preserve 200,000 units of high quality affordable housing to meet the needs of more than 500,000 people.