

INTRODUCTION

The Jerome Avenue Neighborhood Plan is part of an on-going community planning process involving multiple agencies and community stakeholders to identify improvements that positively affect the lives of thousands of residents and stakeholders. The City is committed to deploying resources and tools in and around the study area to ensure that capital investments, services & programs, affordable housing opportunities, and other resources are serving the needs of the existing residents of these growing communities.

Through the Jerome Avenue Neighborhood Plan, we seek to strengthen the Jerome Avenue corridor through coordinated public realm investments and changes to zoning and land use, together with capacity-building strategies and support for existing businesses and local organizations. These changes will unify and enhance connections across diverse neighborhoods, improve quality of life, promote opportunities for improved health, and provide a solid foundation for the long-term growth and sustainability of Jerome Avenue and surrounding communities.

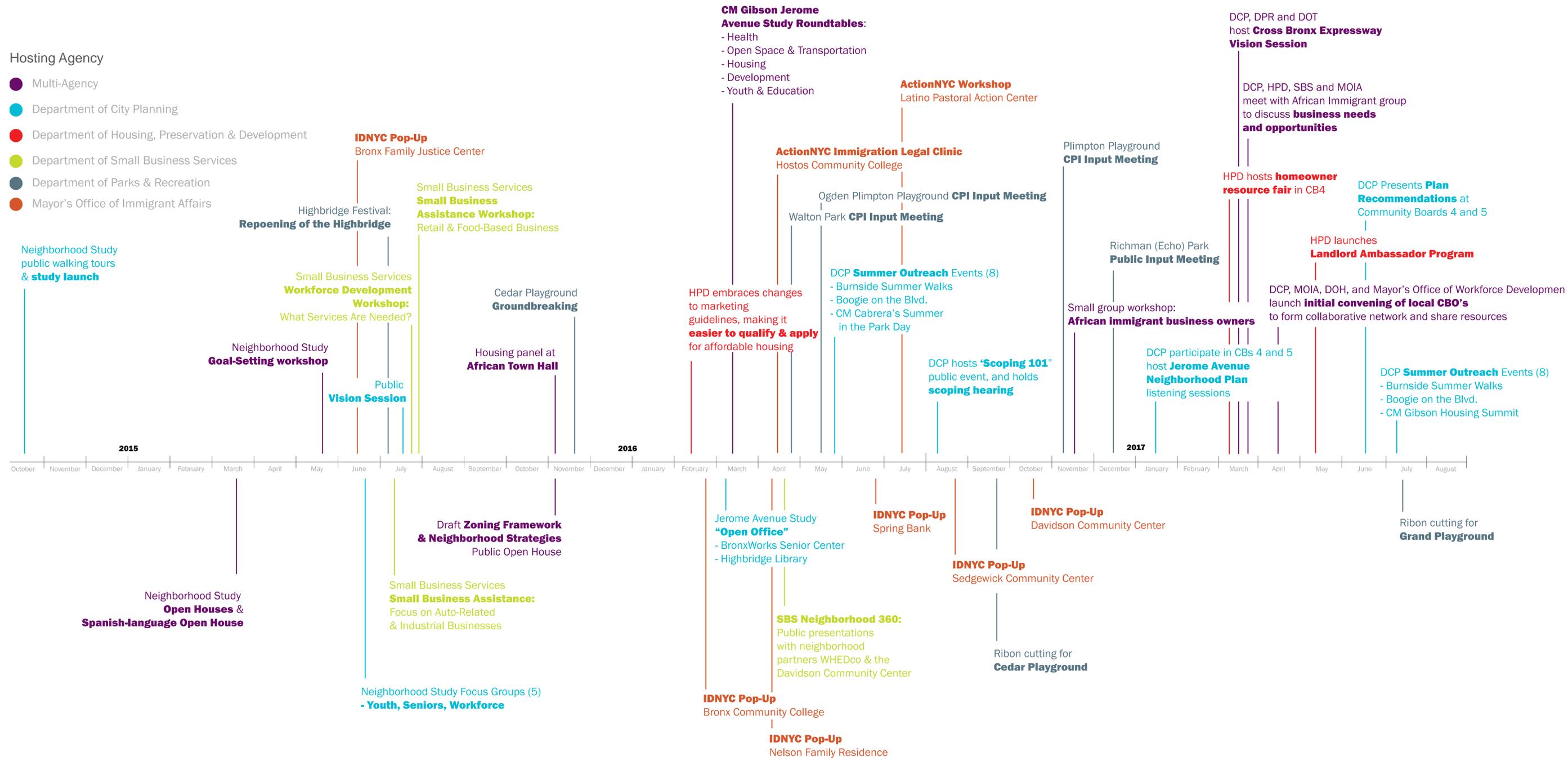
The Open House is designed to share the three-year planning process, the consensus-driven goals and community vision, and Plan recommendations and strategies. The Open House is an opportunity to learn and share. Go at your own pace. Stay 10 minutes. Stay an hour. We encourage you to visit each station, ask questions, provide input, or just observe.

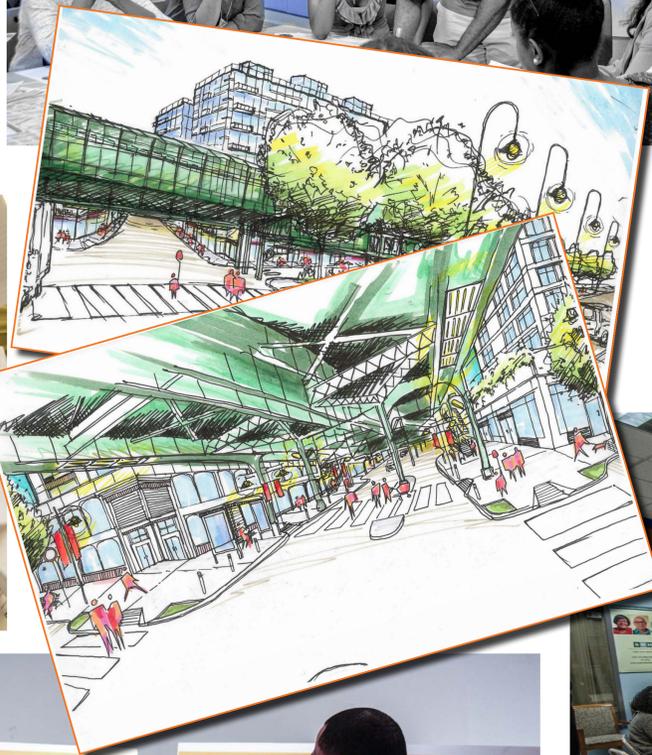
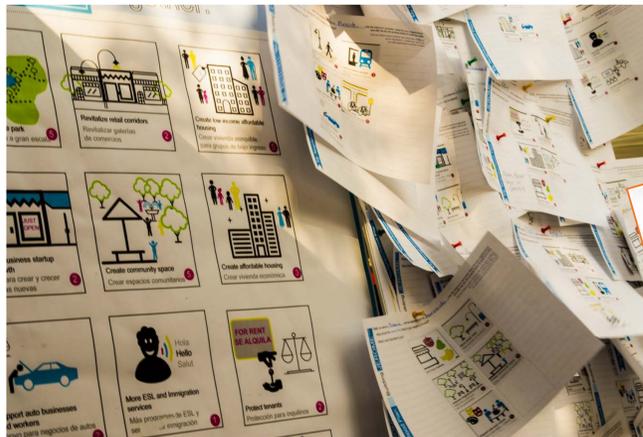
We thank everyone for your thoughtful contributions and participation.

Sponsored by Community Board 4, Community Board 5, and the Department of City Planning



INTRODUCTION: Timeline & process







VISION

Pedestrian safety improvements, active groundfloor uses, enhanced lighting, and buildings that set back from the elevated rail all contribute to a Jerome Avenue that better serves the community and its vision.

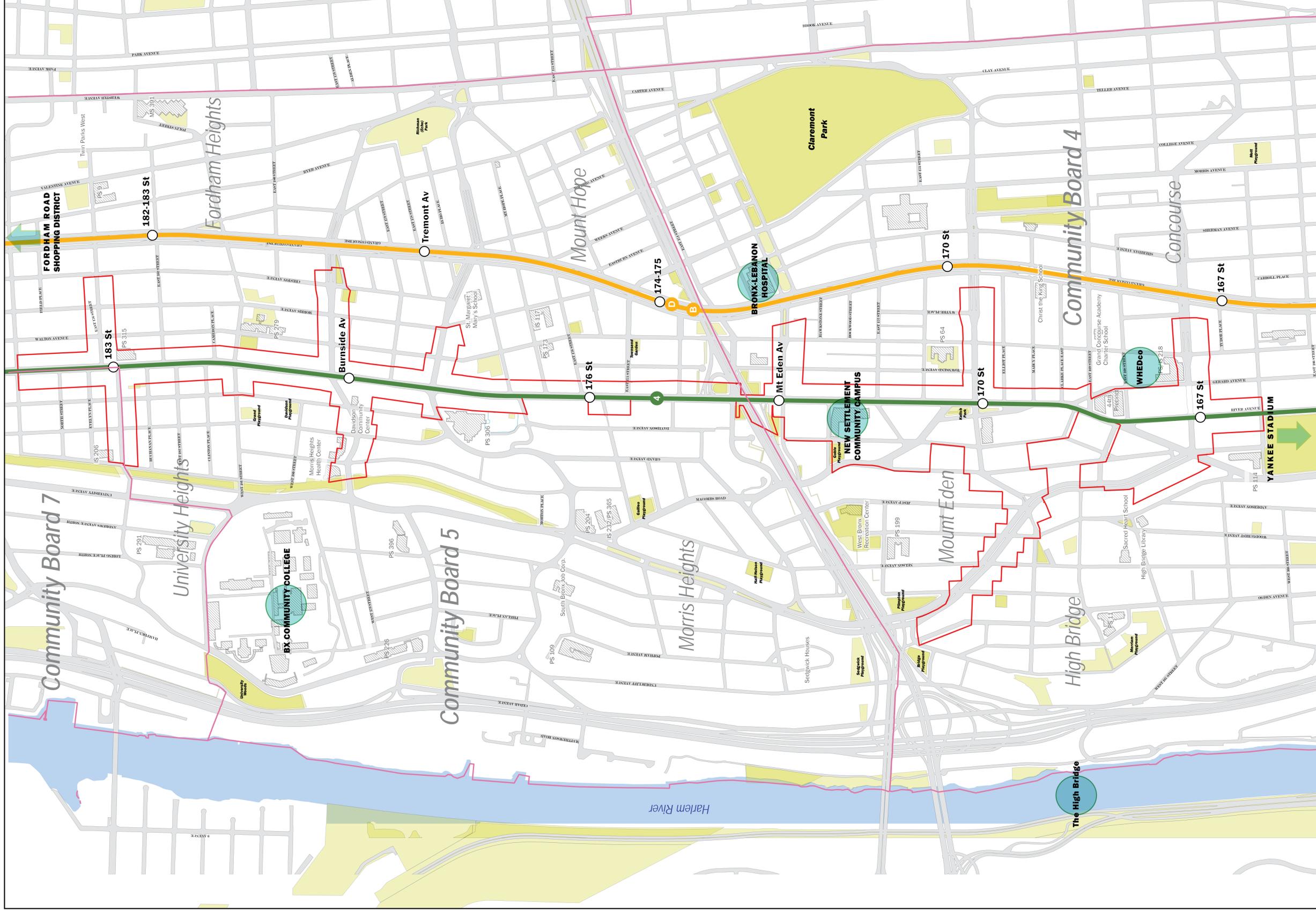
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VISION

Changes in zoning, in concert with investments in the public realm, transform underbuilt and underutilized spaces into active corridors and active neighborhood anchors.

NOTE: IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



This section of the Jerome Avenue Neighborhood Plan summarizes the goals, strategies, and actions that the City proposes to undertake in response to the range of needs and priorities on Jerome Avenue and surrounding neighborhoods. The Jerome Avenue Neighborhood Plan is part of a broader community development initiative under Housing New York, which is the Mayor's plan to build and preserve affordable housing through strategic investments that foster diverse, livable neighborhoods.



GOALS:

- 1 Provide sustainable, high-quality, affordable housing with a range of options for residents at all income levels.
- 2 Protect tenants and improve housing quality.



HOUSING GOALS

- 📌 Preserve existing affordable housing
- 📌 Develop new affordable housing
- 📌 Increase access to affordable housing
- 📌 Promote economic opportunity

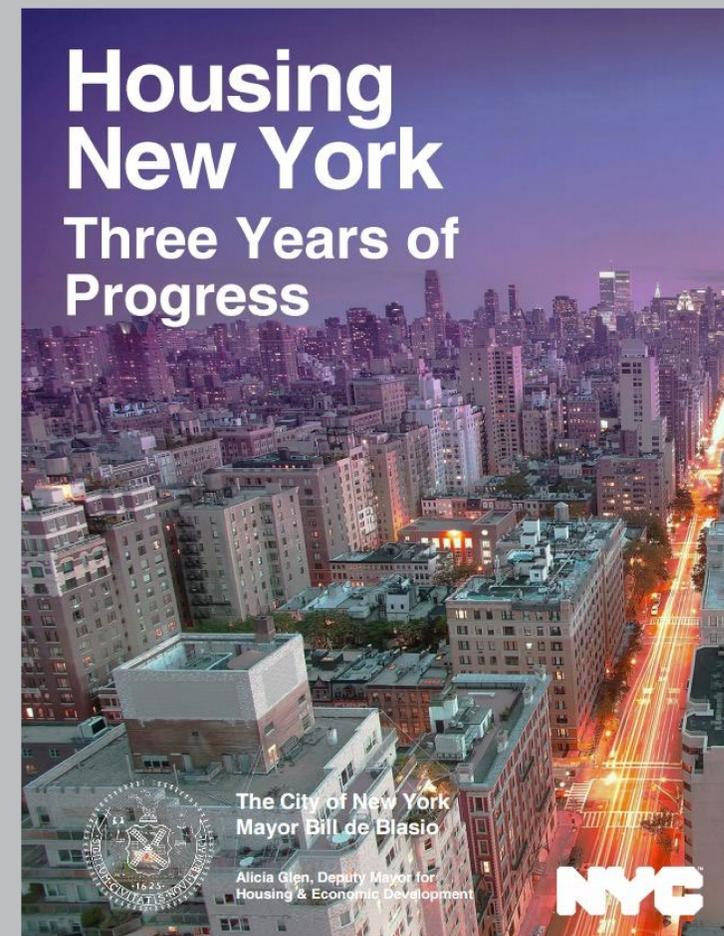


Housing New York: Three Years of Progress

In May 2014, the de Blasio Administration unveiled Housing New York, a comprehensive plan to create and preserve 200,000 high-quality, affordable housing units over 10 years – enough for almost half a million people. Three years in, the City is ahead of schedule. The Department of Housing Preservation and Development (HPD) and Housing Development Corporation (HDC) have financed the new construction or preservation of 77,651 affordable units – the highest rate of affordable housing production in 25 years.

The Administration also exceeded its commitment to financing unprecedented levels of affordability. A full 32% of our total current production is serving households making less than \$42,950 for a family of three. Fifteen percent of those units are serving New Yorkers making less than \$25,770 for a family of three. And in February, 2017, the City committed an additional \$1.9 billion to increase by 10,000 the number of apartments serving households making less than \$40,000, half of which will be dedicated to seniors whose fixed incomes have left them struggling to keep up with rising rents.

The City is also doing more to serve New Yorkers with special needs: to date, it has financed 6,533 apartments set aside for formerly homeless households, including 2,850 supportive housing units with on-site social services. And by 2024, the City is aiming to create and preserve a total of 15,000 new homes for seniors, and 500 apartments for veterans.



Strategies for Preserving Existing Affordable Housing

Finance and Safeguard Affordability

- 1 Keep existing apartments affordable by continuing to offer loans and tax incentives to building owners
- 2 Implement an extensive outreach strategy to promote programs that could help owners make repairs and preserve affordability for existing tenants
- 3 Pilot a Landlord Ambassadors Program to provide technical assistance to property owners
- 4 Help homeowners access the resources they need to keep, maintain, and improve their homes

Promote Safe and Healthy Housing

- 6 Continue to improve housing quality through rigorous enforcement of the Housing Maintenance Code
- 7 Prioritize the surveying of distressed properties in CDs 4 and 5
- 8 Explore strategies to address zombie homes

Protect Tenants

- 9 Continue to provide free legal representation to Jerome Avenue area tenants facing harassment
- 10 Continue to work with the Tenant Harassment Prevention Task Force to investigate and take action against landlords who harass tenants
- 11 Educate tenants about their rights and resources to prevent displacement
- 12 Continue to explore the creation of a “Certificate of No Harassment” (CONH) Pilot Program

New Settlement Apartments

New Settlement Apartments, a 14-building project in Mount Eden, received financing from HPD’s Participation Loan Program and other subsidies to rehabilitate 893 units of affordable housing in exchange for extending their regulatory term for another 60 years. Units are available at 30%, 50%, 60%, and 85% of the Area Median Income (example rents for one-bedroom apartments are approximately \$420, \$750, \$920, and \$1,400 per month, respectively), and the owner agreed to continue providing 30% of the units for homeless families and individuals. The complex will also house Bronx Lebanon Hospital’s WIC clinic and the Young Adult Opportunity Initiative (YAOI), a community group for underemployed young adults.



Tenant Support Unit (TSU)

In the Jerome Avenue area, tenants living in rent-stabilized apartments have reported that landlords are trying to push them out by making frequent buy-out offers, neglecting repairs, and/or performing illegal construction work. In response, outreach specialists with the City’s Tenant Support Unit (TSU) are going door-to-door in the area, informing tenants of their rights, documenting complaints related to harassment and eviction, and making referrals to free legal support whenever necessary. Since beginning work in the Jerome area in November 2015, TSU has already knocked on about 29,000 doors and opened cases on behalf of about 960 residents in zip codes 10452 and 10453. 185 of those tenants received legal assistance.

HOUSING: Strategies

Strategies for Developing New Affordable Housing

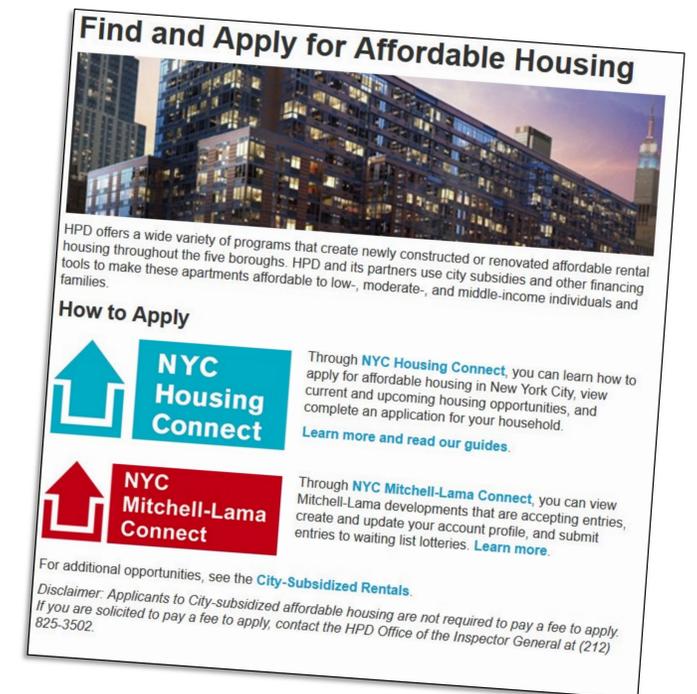
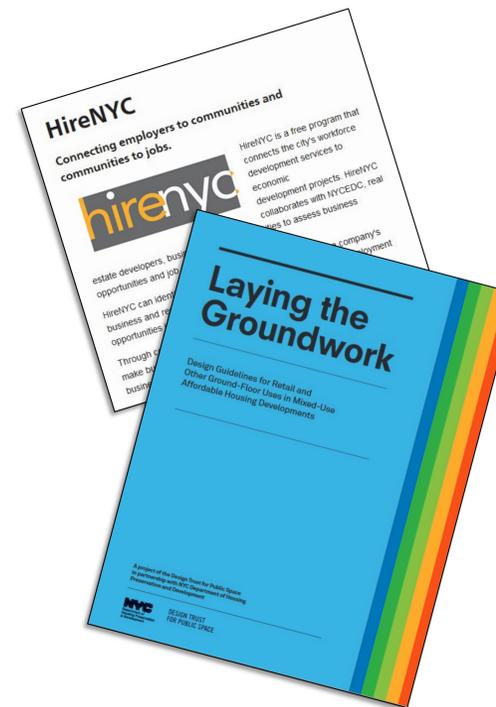
- 1 Implement Mandatory Inclusionary Housing (MIH) to require that all new residential development include permanently affordable homes
- 2 Continue to offer financing to develop affordable housing that exceeds minimum MIH requirements
- 3 Advance affordable housing development on publicly owned land
- 4 Proactively engage property owners on the Jerome Corridor
- 5 Support mission-driven groups interested in developing affordable housing on underutilized sites

Strategies for Increasing Access to Affordable Housing

- 1 Make it easier for residents to understand, prepare for, and complete the affordable housing application process
- 2 Better advertise open housing lotteries
- 3 Continue to refine marketing policies and procedures to reach New Yorkers most in need

Strategies for Promoting Economic Opportunity

- 1 Connect residents to good jobs in the building trades
- 2 Expand local hiring incentives in HPD-financed developments
- 3 Expand opportunities for Minority and Women-Owned Business Enterprises (M/WBEs) in the affordable housing development industry
- 4 Ensure affordable housing development contributes to a healthy and diverse retail environment on Jerome Avenue

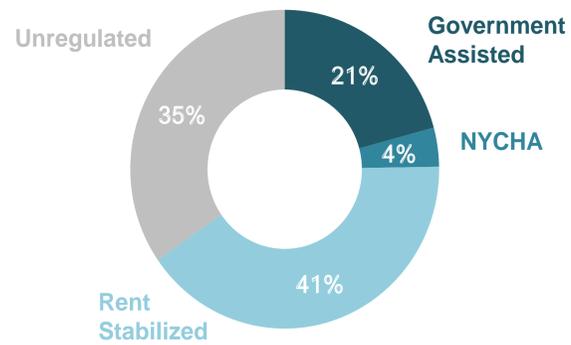


HOUSING: Housing Snapshot

Housing Stock

- About two-thirds of all homes in the Jerome area are rent regulated
- Since 2003, HPD has financed the construction or preservation of about 15,500 units of affordable housing in CDs 4 and 5

Regulatory Status of Existing Housing (CDs 4 and 5)



Source: HPD Research & Evaluation 2014

Affordable Units financed in Jerome* (2003 - June 2017)

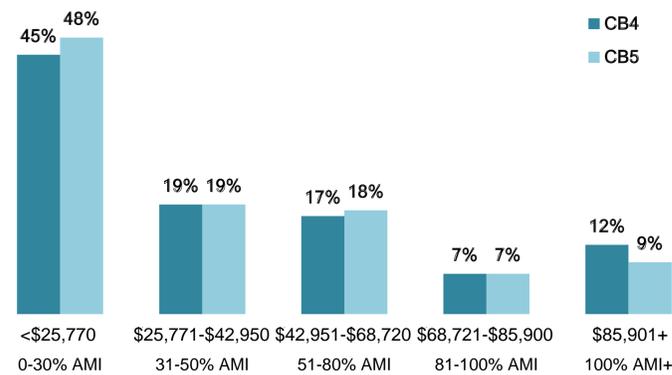
Type	2003 - 2013	2014 - 2017	Total
New Construction	3,500	1,595	5,095
Preservation	5,922	4,527	10,449
Total Units	9,422	6,122	15,544

Source: HPD Performance Management and Analytics 2017
*Housing starts for Bronx Community Districts 4 and 5

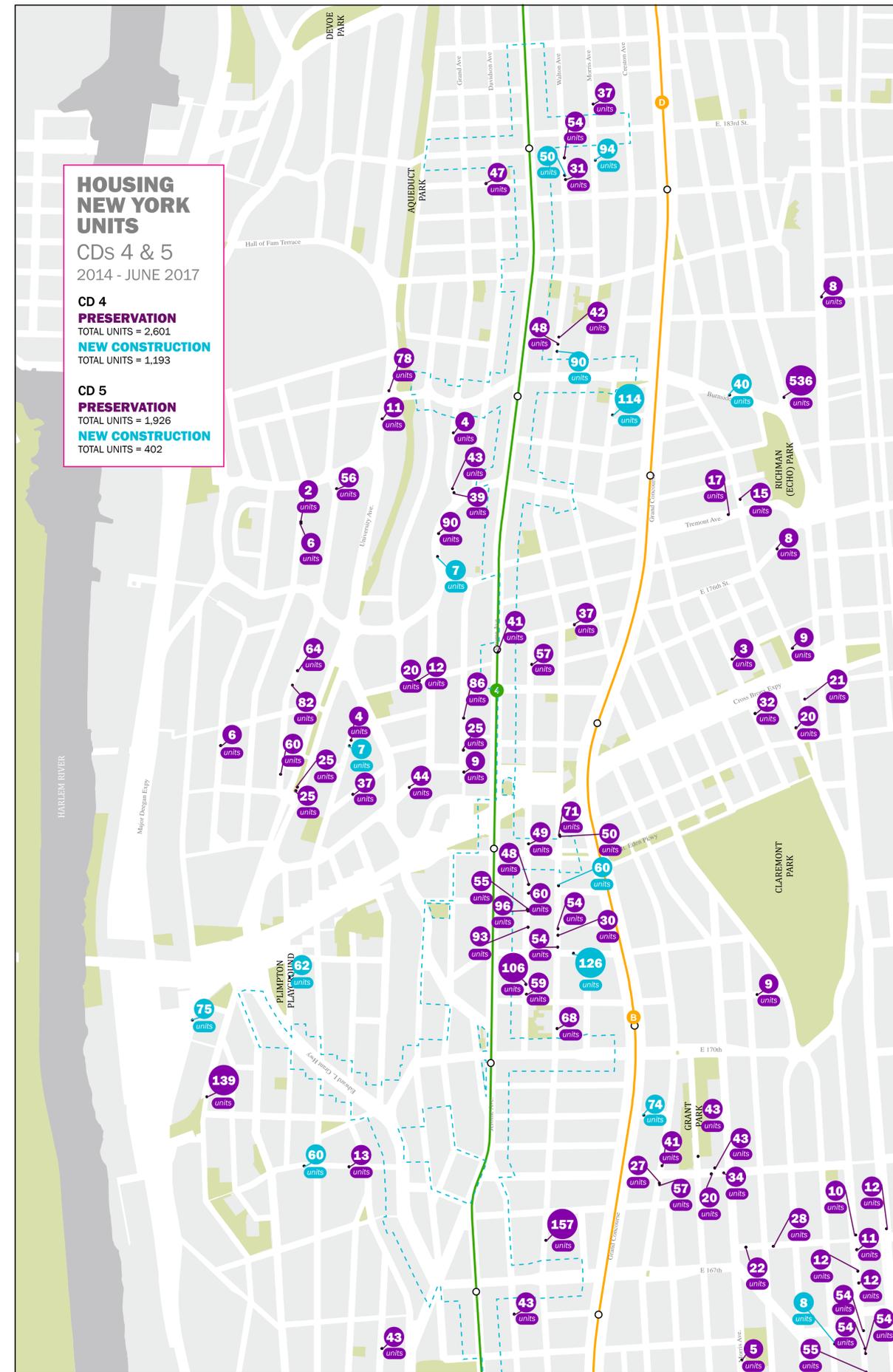
Incomes & Affordability

- Population growth is putting pressure on the housing supply
- Between 2002 and 2014, the median rent increased by 18% in CD4 and 35% in CD5, compared to 24% citywide
- To afford this, a household would need to earn about \$68,000. The median income in the Jerome area is \$26,226

Distribution of Households by Income Group (CDs 4 and 5)



Source: ACS 2011-2015; Income limits are for a three-person household (HUD 2017)



LAND USE & ZONING: Overview

The land use patterns around Jerome Avenue were established a century ago and were reinforced when the entire city was rezoned in 1961. Despite changing community needs, the zoning and land uses along Jerome Avenue had not been examined until this study was requested by Community Boards 4 and 5.

A series of land use actions — including zoning map amendments, zoning text amendments, and City Map changes — have been crafted to support the Jerome Avenue Neighborhood Plan. The land use actions drive the integration of all Plan elements and are integral to its implementation and success. They reflect DCP’s on-going community engagement process with local Community Boards, community residents, business owners, community-based organizations, elected officials, and other stakeholders.

Jerome Avenue represents a unique opportunity to bolster much needed affordable housing. With over 2/3 of units in the area being rent regulated, preservation of existing affordable housing is of paramount importance in Jerome. Yet opportunities for new housing construction are also important to meeting the Jerome Avenue Plan goals. Zoning changes to allow residential development will create opportunities for new housing. Given past trends, a substantial portion of new housing is expected to be affordable. Additionally, in areas zoned for increased residential density, developers will be required to comply with the City’s mandatory inclusionary housing program (MIH). NYC’s MIH program is the country’s most rigorous and requires that between 20% and 30% of new units in mapped areas be reserved for permanently affordable housing. Regardless of market conditions, MIH will guarantee affordability in the area into the future.

Finally, the study offers a chance to encourage transit-oriented development along one of the city’s richest transit corridors, served by both the 4 and B/D train, thereby ensuring that communities in need continue to have easy access to this vital network. In short, Jerome Avenue represents an opportunity to transform an automotive-centered service corridor into a corridor that connects people and neighborhoods.

GOALS:

- 1 **Map zoning districts conducive to fulfilling the vision of the Jerome Avenue Corridor as a thriving commercial corridor with more residential uses and safe, active streets and public spaces.**
- 2 Focus distinct nodes of density in **appropriate locations (residential & commercial)**
- 3 Leave strategic areas zoned for current uses



LAND USE & ZONING: Special District

SPECIAL JEROME AVENUE DISTRICT

While iconic, the elevated structure along Jerome disrupts the streetscape and affects development on adjacent lots. To address these issues, and to encourage well-designed buildings and an attractive public environment, the Plan calls for special zoning rules to be created.

- New buildings fronting the elevated train will be required to limit the streetwall of the building to 1-2 stories, after which the building will be set back. These requirements will ensure adequate light and air to the street and significantly improve conditions for new residential units.
- All new buildings will also be required to be built to reduce interior noise. This is usually achieved through triple-glazed windows, insulation, and other common building technologies.
- New buildings fronting the elevated will be permitted additional height (1-2 stories) to allow more articulated and attractive buildings
- New buildings will be required to provide store-front windows and active uses under the elevated train. Having continuous commercial along the corridor would make the street more inviting and walkable, provide additional local services, and would bring more light and activity to Jerome.
- On constrained lots, the special district provides rules for open spaces to ensure a lively and visually interesting streetscape.

The special district rules aim to ensure development achieves the following goals:

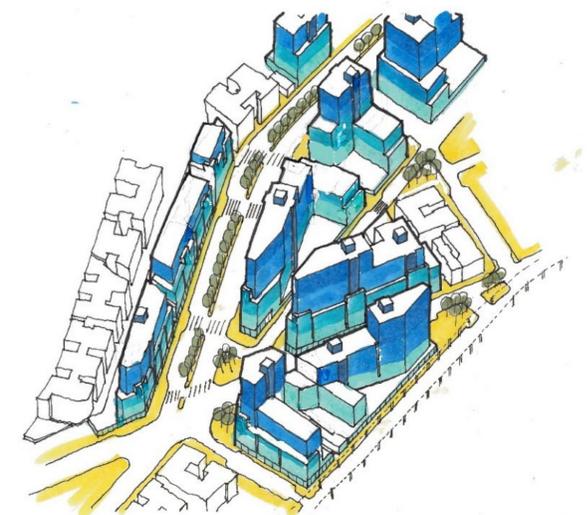
- 📌 Create a sense of place along the elevated and its adjacent streets
- 📌 Encourage a safe, lively, active, and varied pedestrian experience
- 📌 Foster development that occurs at a **human scale**
- 📌 Adapt to the **environmental constraints** of the elevated rail infrastructure
- 📌 Take into consideration existing site conditions (topography, lot depth, etc.)
- 📌 Promote construction of **affordable housing** along the Jerome Avenue transit corridor

Tools

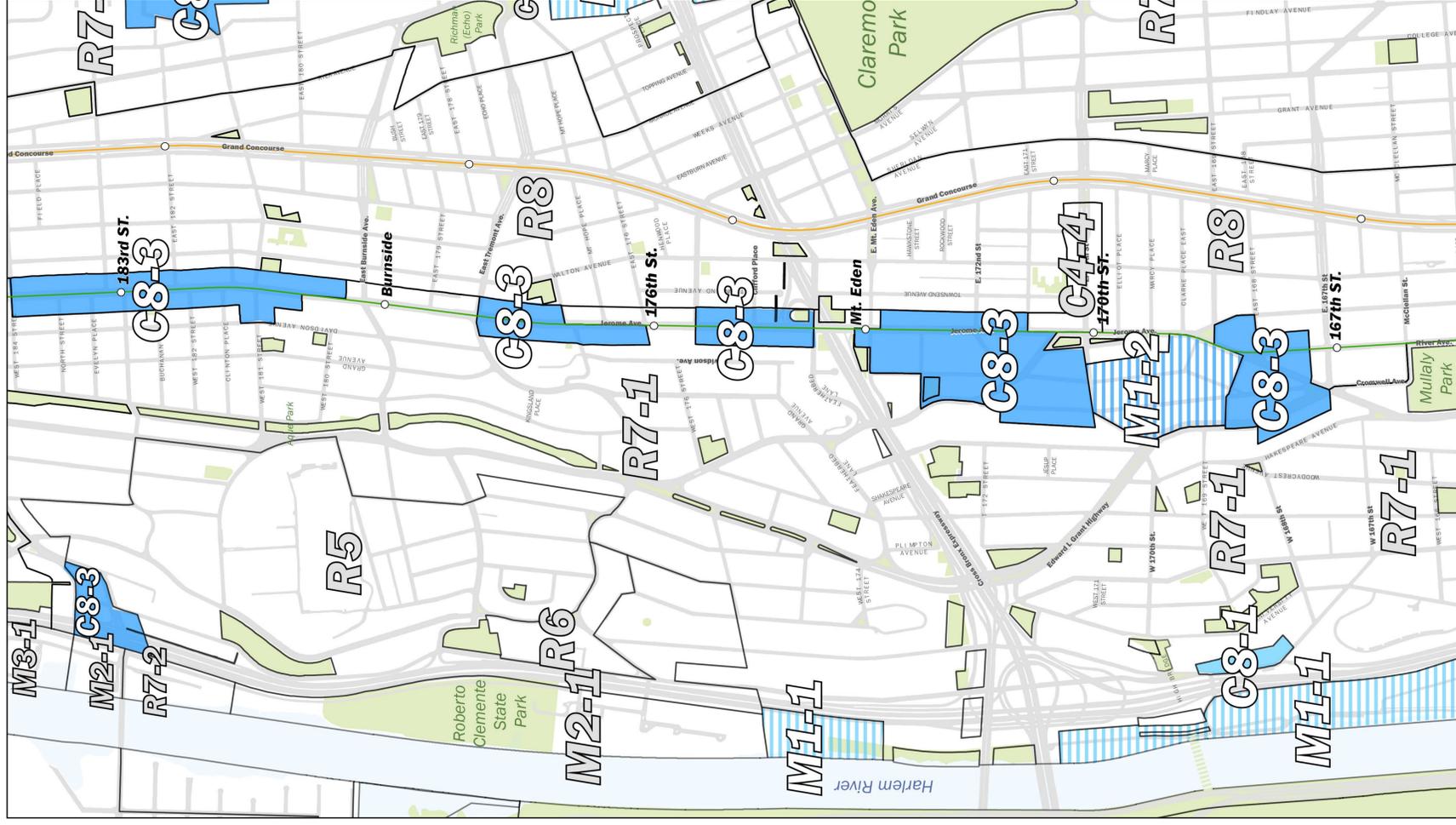
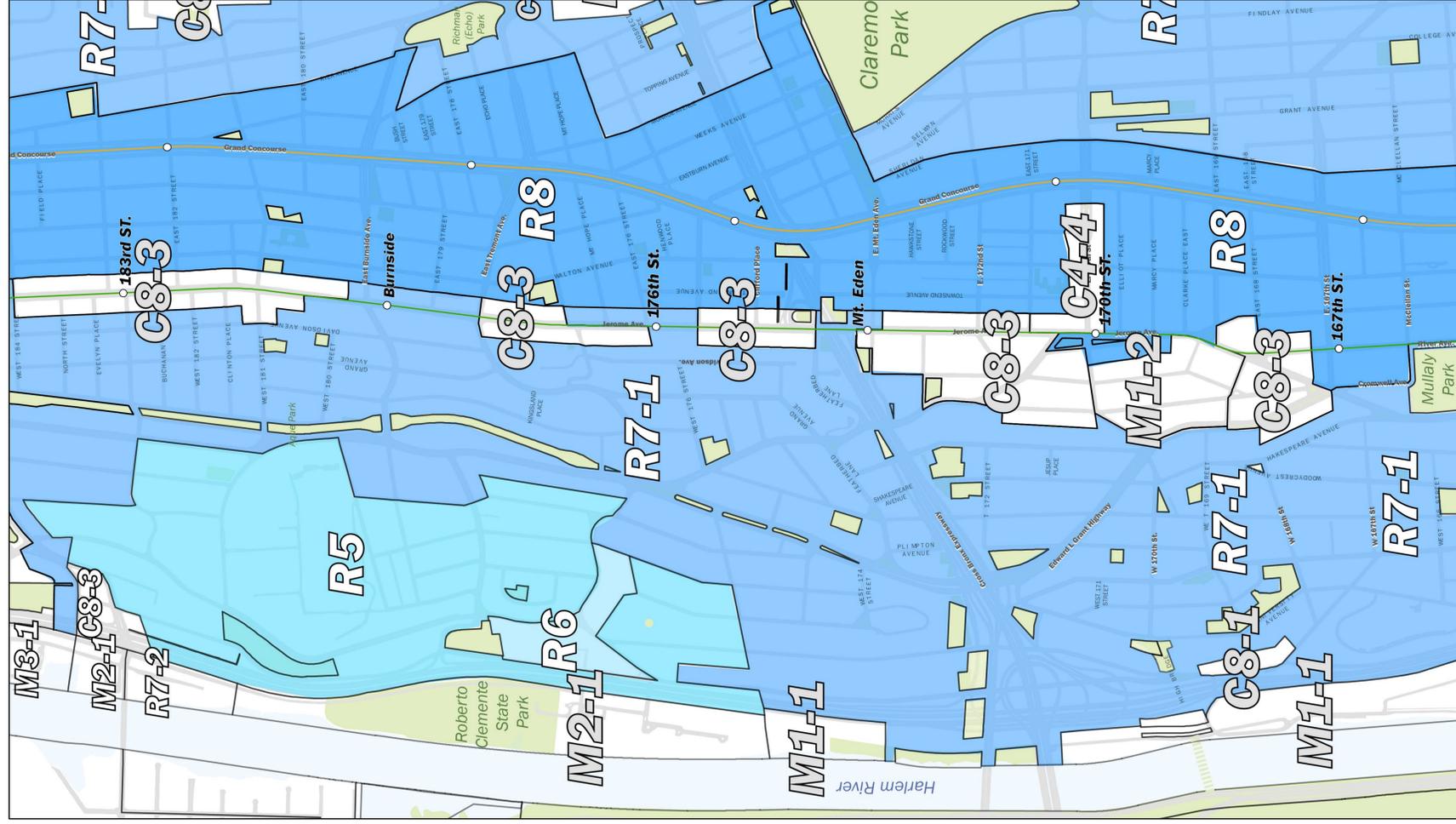
A number of tools are available to help ensure that development along the elevated lines is in accordance with the vision established by the community.

These include:

- 📌 **Require a setback** at a height not taller than 30 feet (2 stories)
- 📌 Allow for **additional height on portions fronting the elevated**
- 📌 Permit **street wall articulation** and opportunities for minor recessing at the ground floor
- 📌 Require **planting, wall treatments**, and/or urban furniture on recessed spaces at the ground floor
- 📌 Require **non-residential ground floors** along the corridor
- 📌 To encourage visual variety, 20% of façade must recess 3 feet and dormers allowed within 75 feet of corners



LAND USE & ZONING: Existing Zoning



Existing Land Use

The existing zoning has not been updated to reflect changing needs since 1961. Many zoning districts on the corridor do not allow residential uses as-of-right, limiting opportunities for housing construction. Additionally, existing residential zones in the study area don't have height limits or other bulk controls that require new buildings to match their existing neighbors and fit existing neighborhood character.



M-1 and C8 Districts prohibit residential uses



Land uses affect **quality of life**



Commercial use limitations at Burnside & Tremont Avenues



Difficulty building on irregular lots



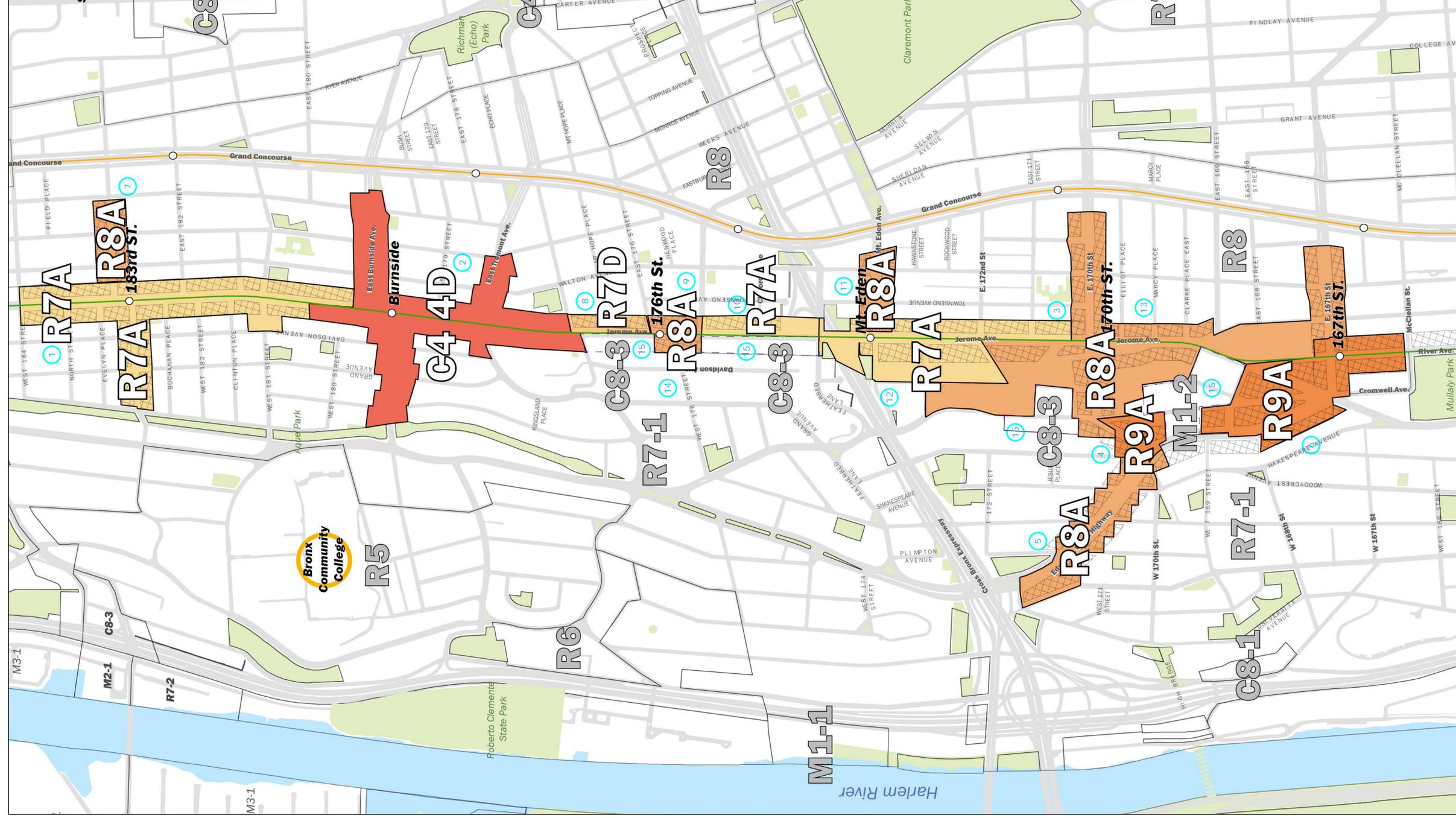
Elevated rail infrastructure



LAND USE & ZONING: Proposed Zoning

ZONING FRAMEWORK

- ☑ Promote **development at stations**
- ☑ Nodes of density at convergence of wide streets
- ☑ Promote opportunities along **major corridors**
- ☑ **Expand commercial uses** at Burnside/Tremont Avenues
- ☑ Promote **mid-density development and** retail continuity along Jerome Avenue
- ☑ Maintain existing zoning at key locations
- ☑ Create special rules for lots along the elevated rail, irregular lots



- 1 183rd Street, west of Jerome from R7-1 to R7A.
- 2 Rezone the Burnside and Tremont Avenue retail corridors to a full commercial (C4-4D) district
- 3 Rezone Macombs Road, south of Goble and the eastern frontage of Jerome Avenue south of E. 172nd from C8-3 to R8A
- 4 Rezone node at 170th and Edward L. Grant from R7-1 and C8-3 to R9A
- 5 Rezone Edward L. Grant between the Cross Bronx Expressway and Woodycrest Ave. from R7-1 to R8A
- 6 Rezone River Avenue between McClellan St. and E. 167th St., R8 to R9A
- 7 183rd, east of Jerome from R8 to R8A.
- 8 Rezone the east side of Jerome Avenue between E. 176th Street and E. 177th from R7-1 to R7D
- 9 Rezone Jerome Avenue between Easy 175th and E. 176th from R7-1 to R8A
- 10 Rezone the eastern frontage of Jerome Avenue between E. 175th and the Cross Bronx Expressway from C8-3 to R7A
- 11 Mt. Eden Avenue from R8 to R8A.
- 12 Rezone Jerome Avenue south of the Cross Bronx from C8-3 to R7A
- 13 Rezone E. 170th from C4-4 to R8A
- 14 East side of Jerome Avenue (including 167th Street to the Grand Concourse) between 167th and 170th Street from R8 to R8A.
- 15 Maintain existing zoning districts in strategic locations



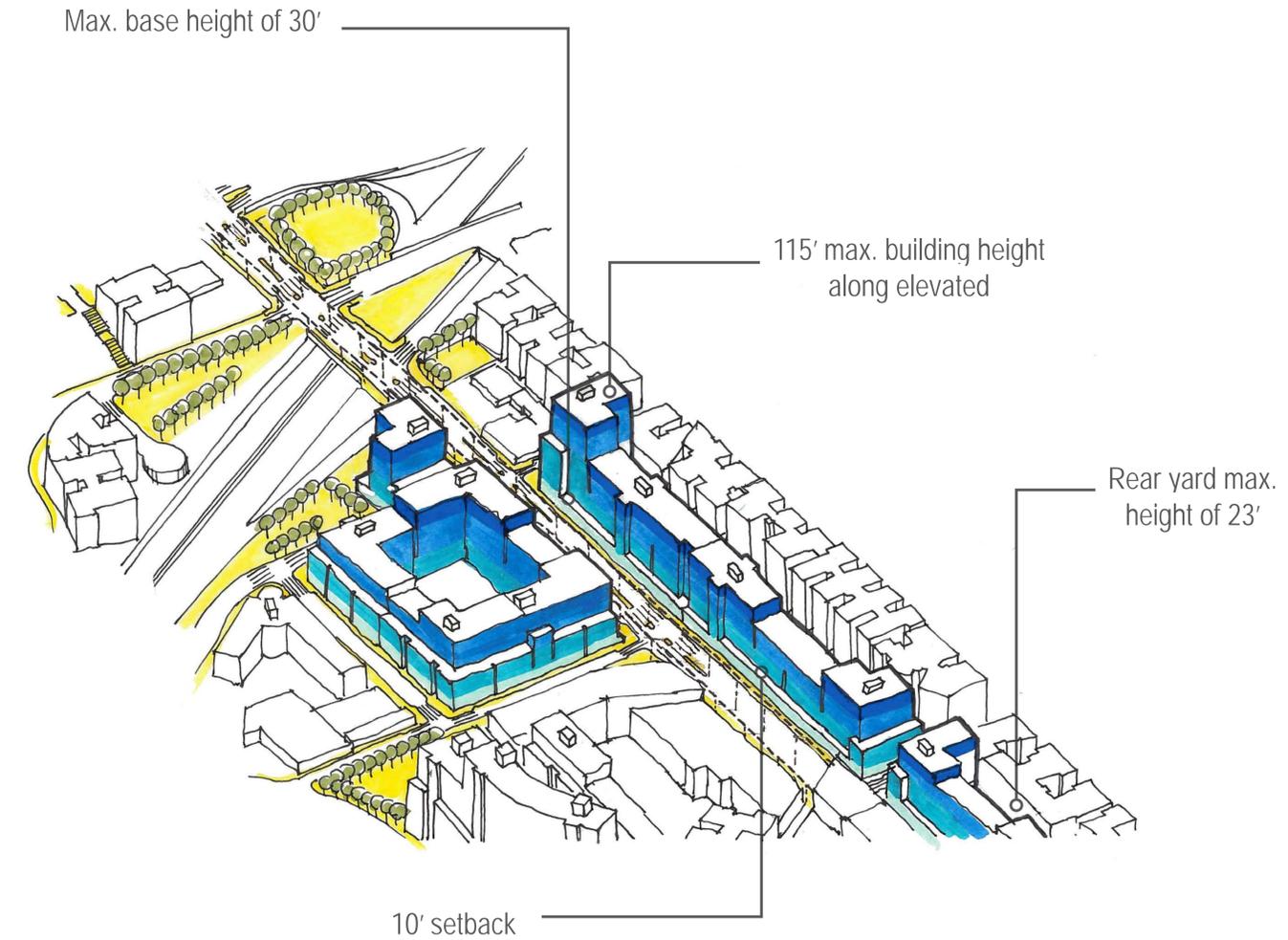
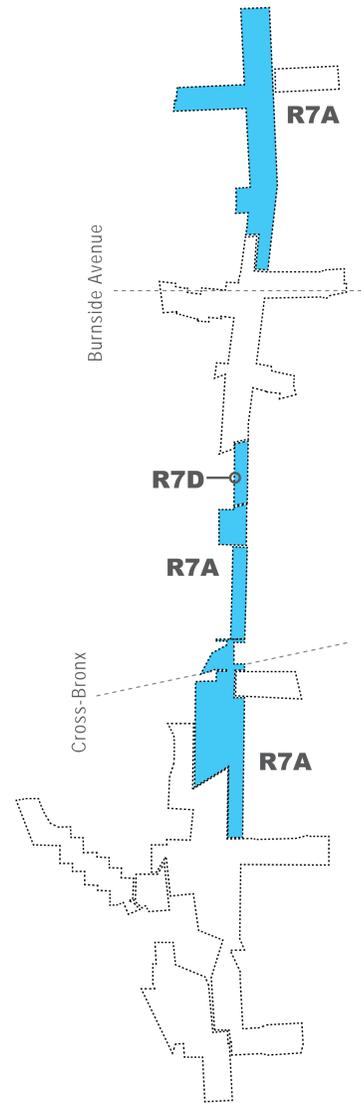
Mid-Density Districts

Recommendation

Map mid-density residential districts with commercial overlays along Jerome Avenue to create opportunities for housing, community facilities, and ground floor commercial along the corridor. The intended outcome is greater continuity and a sense of connection across neighborhoods.

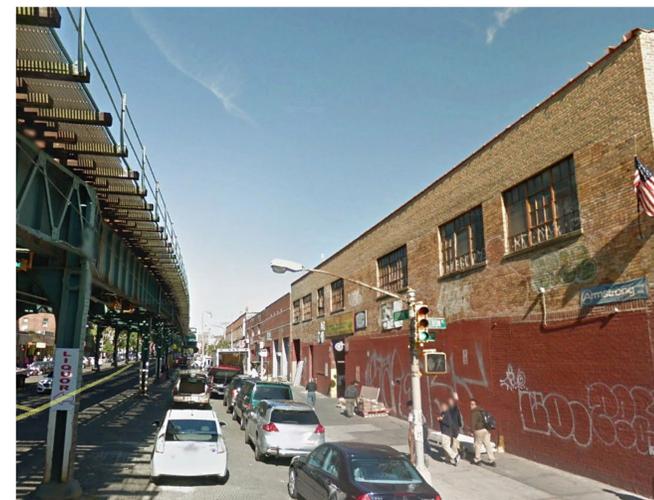
Rationale

Today, the neighborhoods along Jerome Avenue are defined by their residential context. By and large, areas west of Jerome Avenue are zoned as mid-density, R7-1 districts today. The recommendation to map similar districts (R7A and R7D) would permit residential and retail uses along the Jerome Avenue corridor, matching the surrounding neighborhood context. These districts would be mapped with commercial overlays, providing opportunities for ground floor retail and commercial services. Additionally, buildings on lots fronting the elevated rail would require a maximum base height of 30' before requiring a 10' setback before rising to their maximum heights, ensuring adequate light and air reach the street, as well as setting back residential uses from the elevated rail line.



Existing Zoning:
R7-1, C8-3
FAR from 3.4 to 4.0 for Residential Uses

Proposed Zoning:
R7A, R7D
FAR of 4.0, 4.6 for Residential Uses
FAR of 4.0 for Community Facilities



Above: Existing conditions in area along Jerome Avenue proposed to be mapped R7A.



Above: An R7A contextual building in Harlem.

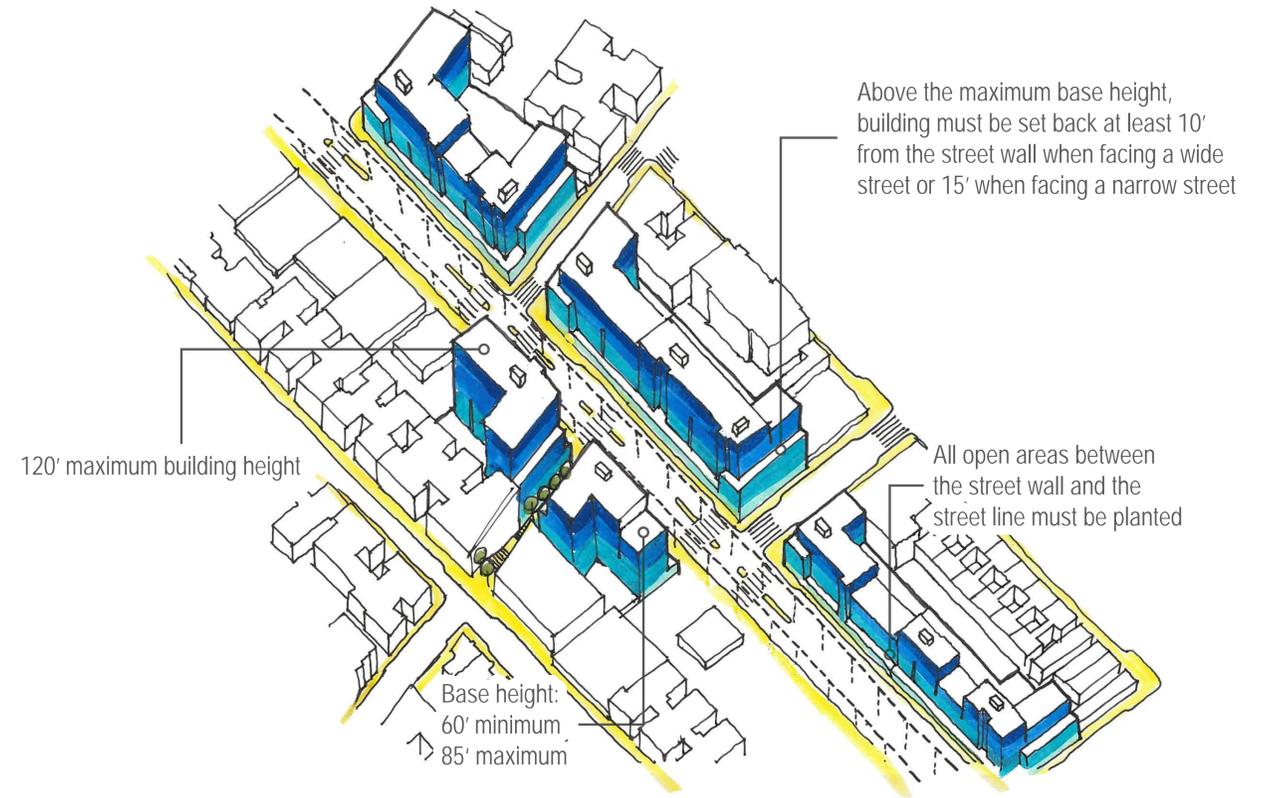
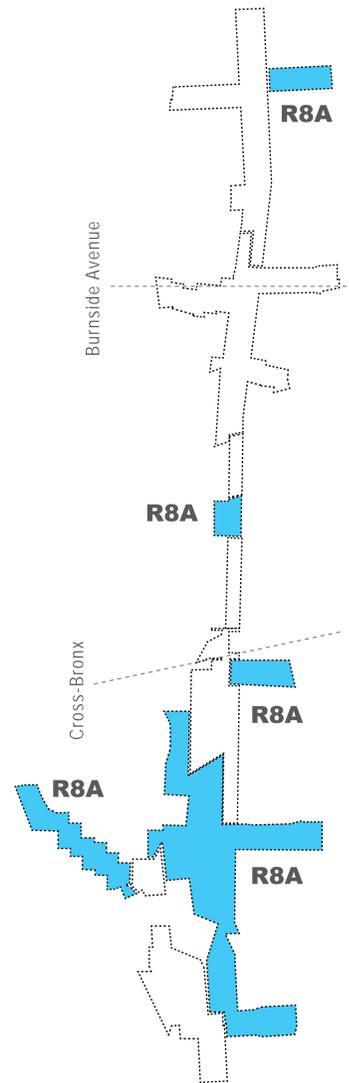
Map Density along Major Corridors and Transit Stops

Recommendation

Map R8A residential districts along major thoroughfares and transit stations throughout the study area, providing opportunities to accommodate growth and match surrounding neighborhood context.

Rationale

R8A districts are proposed in three conditions throughout the study area. The first condition is where R8 residential districts already exist on East 167th Street, Mt. Eden Avenue, and East 183rd Street. Mapping R8A will “contextualize” these districts, imposing height restrictions where none currently exist and requiring that buildings line up at the street. The second condition occurs at transit stations. In addition to the stations at 167th Street, Mt. Eden Avenue, and 183rd Street, and R8A district would be mapped at the transit node of Jerome Avenue and 176th Street. Finally, R8A districts are proposed along major, wide streets including: Edward L. Grant Street, 170th Street, and Macombs Road. Edward L. Grant and 170th Street are mapped with R7-1 and C4-4 (R7 residential equivalent) today while Macombs Road is currently zoned as a C8-3 district, which does not permit any residential development. All of these areas have potential for increased capacity, are poised for growth, and provide important connections across neighborhoods and to transit and parks.

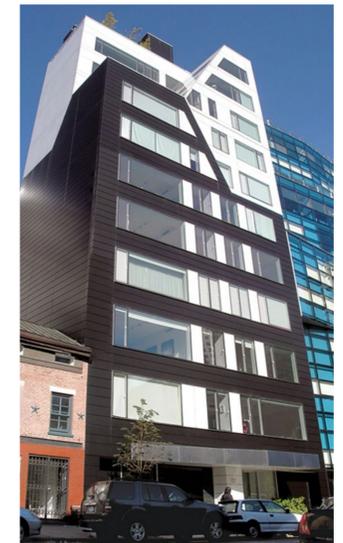


Existing Zoning:
R8, C8-3, R7-1, C4-4, M1-2
FAR from 3.4 to 7.2 for Residential Uses

Proposed Zoning:
R8A, R8A/C1-4, R8A/C2-4
FAR of 6.02, 7.2 for Residential Uses
FAR of 6.5 for Community Facilities



Above: Existing conditions in area along Jerome Avenue proposed to be mapped R8



Above: An R8A contextual building in Chelsea.

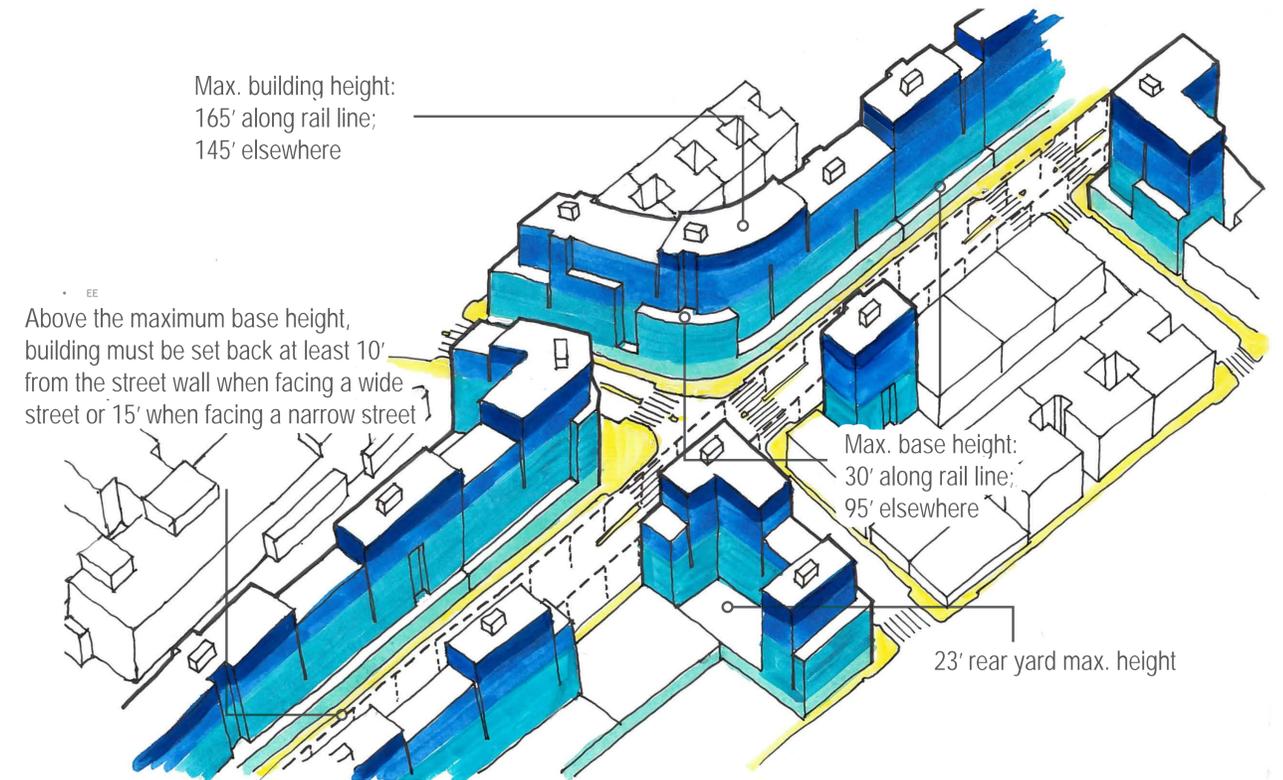
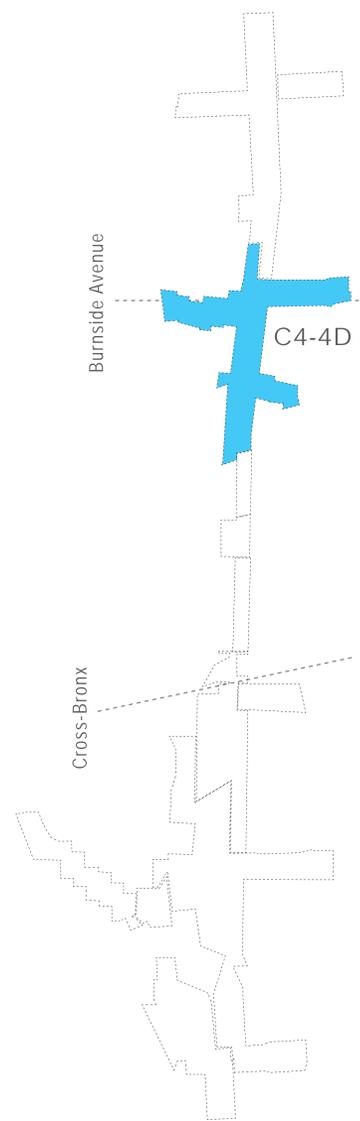
Mixed-Use Commercial/Residential District at Burnside/Tremont

Recommendation

Map a full commercial C4-4D district at Burnside Avenue.

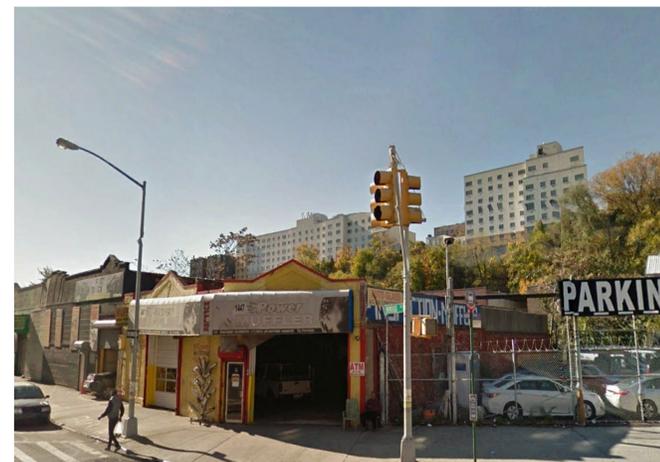
Rationale

Both Burnside and Tremont Avenue are vibrant retail corridors today with potential for future growth. Mapping a full commercial C4-4D district will provide opportunities for development that can create greater diversity of commercial, retail, and entertainment uses to serve and support adjacent neighborhoods. Located between the Grand Concourse to the east, Fordham Road to the north, and Bronx Community College to the west, the centrally located district has the opportunity to connect neighborhoods, act as a magnet to draw users from greater distances, and support local businesses and institutions like Bronx Community College, Morris Heights Health Center, the Davidson Community Center, and BronxWorks. Proposed zoning would allow for both residential and commercial uses, contributing to a vibrant mix of uses at this important junction.



Existing Zoning:
R7-1, R8, C8-3
FAR from 3.4 to 7.2 for Residential Uses

Proposed Zoning:
C4 4D
FAR of 6.02, 7.2 for Residential Uses
FAR of 6.5 for Community Facilities
FAR of 3.4 for Commercial Uses



Above: Development in an existing C8-3 district.



Above: The Hub, a C4-4 commercial district in the Bronx.

Nodes of Density at Strategic Locations

Recommendation

Map R9A districts at the 167th Street station and the confluence of multiple streets.

Rationale

R9A districts are the highest residential districts proposed in the Jerome Avenue Neighborhood Plan. By mapping R9A districts in strategic locations, resulting development will help anchor the southern portion of the corridor, taking full advantage of:

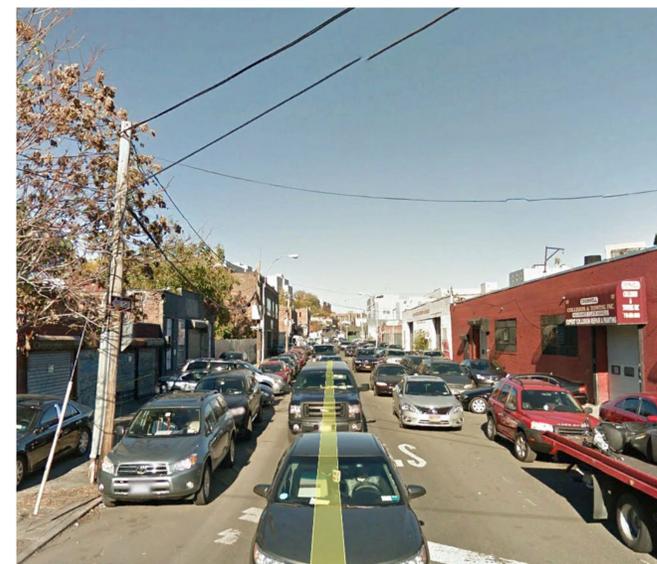
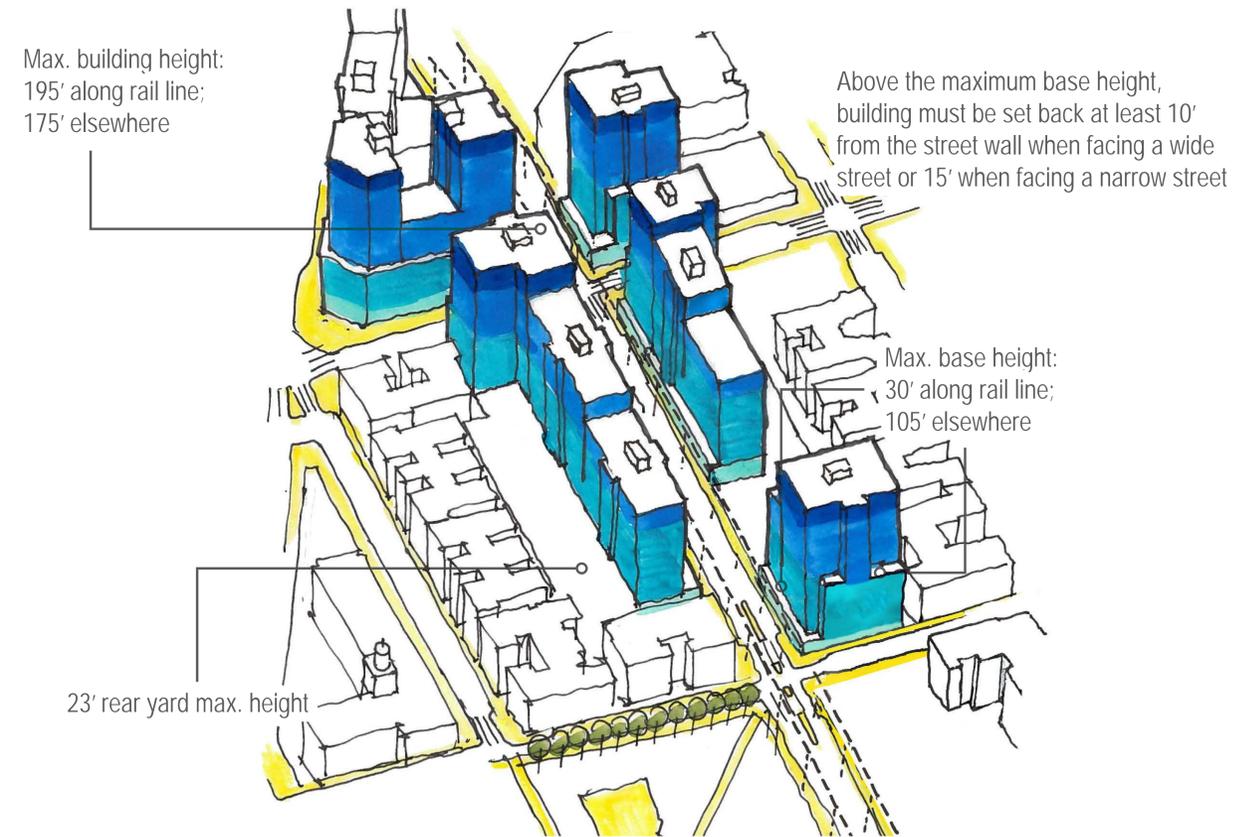
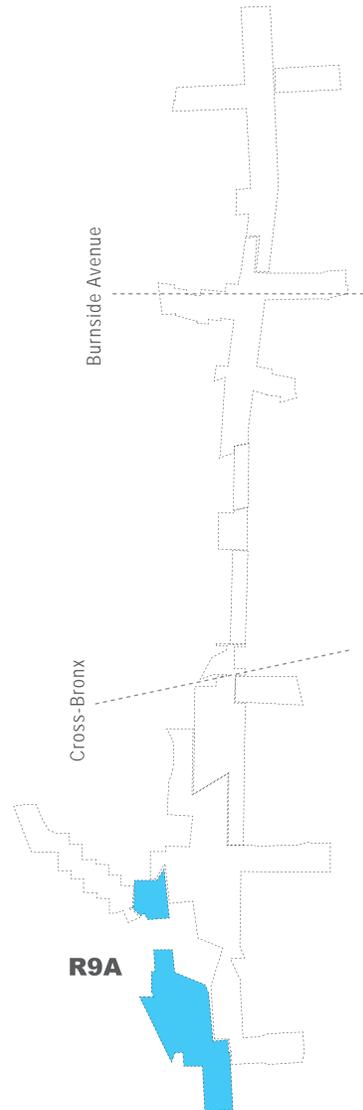
- Transit access at the 167th 4 and B/D stations, as well as the 170th Street 4 and B/D stations
- Opportunities for place-making as 167th Street, Edward L. Grant Highway, Jerome Avenue and Cromwell Avenue converge, as well as where 170th Street, Edward L. Grant Highway, and Cromwell Avenue converge.
- Site conditions allowing for increased densities, resulting in the mapping of mandatory inclusionary housing

Additionally, given the prevalence of irregular lots in the proposed district, special rules have been created to shape development that will:

- Create a sense of place according to immediate context
- Encourage a safe pedestrian realm
- Foster development that occurs at a human scale
- Create frontages that are active, lively, and varied
- Take into consideration the existing topography

Existing Zoning:
R8, R7-1, M1-2, C8-3
FAR from 3.4 to 7.2 for Residential Uses

Proposed Zoning:
R9A
FAR of 8.5 for Residential Uses
FAR of 7.5 for Community Facilities



Above: Existing M1-2 district.



Above: An R9A contextual building in Manhattan.

JOBS & BUSINESS: Overview

Economic stability and workforce development are critical determinants of the health, safety, and prosperity of a community. The Plan's recommendations focus on small businesses, workers, and residents alike with the goal of strengthening small business, encouraging entrepreneurship, and ensuring workers and residents have opportunities for the training and services that are critical to quality jobs. A healthy and diverse commercial landscape benefits the neighborhood as a whole, allowing residents to participate in a local economy and to meet their daily needs where they live.



GOALS:

- 1 Create greater retail diversity to meet current and growing retail and service needs.
- 2 Help Jerome Avenue residents prepare for jobs and career growth with appropriate training and skills development.
- 3 Promote small businesses and support entrepreneurship throughout the corridor.
- 4 Support auto-related businesses and workers.



Jerome Avenue Commercial District Needs Assessment

Beginning in early 2016, SBS worked in partnership with Women’s Housing and Economic Development Corporation (WHEDco) and Davidson Community Center to conduct a Neighborhood 360° Commercial District Needs Assessment (CDNA) of major Jerome Ave commercial corridors, including 181st Street, Burnside Avenue, Tremont Avenue, 176th Street, Mt. Eden Avenue, 170th Street, and 167th Street.

The CDNA contained analysis of the existing business landscape, consumer characteristics, physical environment, and unique character of Inwood to help SBS and its partners better understand the needs of the local commercial corridor, small businesses, and shoppers.

Neighborhood 360° Fellows

Neighborhood 360° help community-based organizations complete commercial revitalization projects and connect local stakeholders to City resources. The fellows are paid by SBS and are full-time community development professionals, community organizers, or planners.

SBS has placed paid, full-time, Neighborhood 360° Fellows at WHEDco in 2016 and 2017 to increase WHEDco’s capacity to engage stakeholders and execute more impactful economic development and commercial revitalization projects in the Jerome Avenue commercial district.

Neighborhood 360° Grants

Neighborhood 360° grants provide operating funds to not-for-profit corporations to address key findings, commercial revitalization opportunities, and project recommendations identified in each neighborhood Commercial District Needs Assessment (CDNA).

SBS awarded \$1.1 Million in Neighborhood 360° grants to WHEDco and Davidson Community Center to staff, plan, and implement customized commercial revitalization programs informed by the Jerome Avenue CDNA over the next three years.

KEY FINDINGS & OPPORTUNITIES

Strengths

- ▶ Vibrant commercial corridors and retail nodes with very low retail vacancy (6%)
- ▶ Active transportation connections along Jerome Avenue and the Grand Concourse, as well as the Cross Bronx Expressway
- ▶ Long-standing businesses in place for 10+ years, with many established merchants optimistic about their plans

Challenges

- ▶ Numerous pedestrian safety concerns for residents and shoppers, including dangerous intersections and poor quality sidewalks
- ▶ The corridor is dominated by the elevated train, which contributes to constant noise, concentrations of litter at subway entrances, and a lack of lighting and street trees
- ▶ Significant parking challenges throughout the corridor for both residents and business owners
- ▶ Open, green space is limited, with uninviting entrances

- ▶ Diverse ethnic and cultural communities, in that are owned by immigrants from Latin a countries
- ▶ Unique concentration of automotive busi draw customers in from outside the neig
- ▶ Active and well-organized neighborhood as well as community support for smal

- ▶ Public spaces, such as plazas, parks are not well maintained
- ▶ Concerns about public safety, esp
- ▶ The vast majority of businesses r space and are vulnerable to risin
- ▶ Local retailers in need of new tip their merchandise
- ▶ Many automotive businesses f and create dangerous obstru

Opportunities

- ▶ Develop and market a “shop & buy” local campaign to promote and highlight long-standing “mom & pop” retailers
- ▶ Cultivate relationships with institutional anchors such as Bronx Community College and Morris Heights Health Center to enhance connectivity along West Burnside Avenue
- ▶ Install temporary lighting, seating, and street furniture to activate space under the elevated train on Jerome Avenue

- ▶ Bolster local community events and street fairs to create greater customer awareness and drive additional foot traffic to the commercial corridors
- ▶ Revitalize and maintain strip streets throughout the corridor with arts programming and other active uses
- ▶ Engage the community to develop a corridor beautification/cleaning program centered on Burnside-Tremont, Devanney Triangle, and Townsend Walk

What's Next?

To address these key findings and opportunities, Neighborhood 360° Grants will be made available by SBS to not-for-profit organizations. For more information, visit sbs.gov/neighborhood360.



JOBS & BUSINESS: Workforce Development

WORKFORCE DEVELOPMENT

Access to jobs and local workforce development is critical to the health of communities around Jerome Avenue. In partnership with the Mayor's Office of Workforce Development, Department of Health and Mental Hygiene, Department of Small Business Services, and Mayor's Office of Immigrant Affairs, City Planning has brought together a diverse group of local community-based organizations to begin to address the needs around local workforce development.

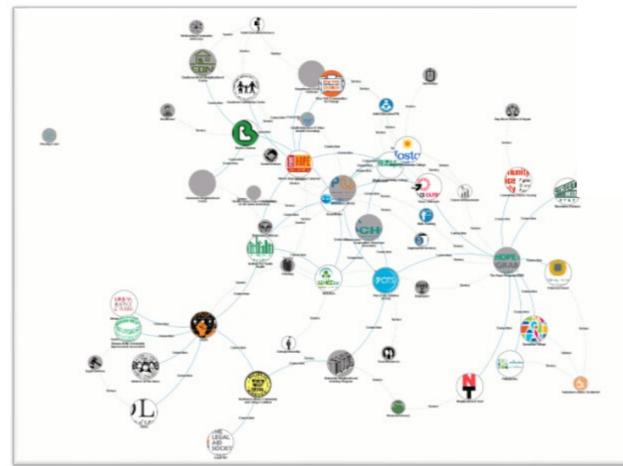
This work aims to:

- identify barriers for local residents to entering the workforce
- identify barriers for local residents to qualifying for quality jobs
- identify training and educational opportunities
- connect local residents to existing resources and jobs.

The CBOs are doing great work and offer a breadth of resources to the community today, and as a first step, we aim to hold a public event this fall to connect the community with this information and valuable resources.

In addition, through the Jerome Avenue Neighborhood Plan, we are responding to local demands from Community Boards 4 and 5 and the Coalition to create a collaborative employment model similar to the Lower East Side Employment Network (LESEN). LESEN is a partnership of local workforce development organizations that collaborate to ensure local job seekers are matched up with local employers and positioned to advocate for local hire. This summer representatives from JobsFirstNYC and LESEN shared their insights and experiences with the Jerome Avenue workforce development group. Thank you to the participating organizations:

Bronx Community College — Bronx Lebanon Family Medicine — BronxWorks — Burnside Merchants Association — CASA — Davidson Community Center — Emerald Cities Collaborative, Bronx Cooperative Development Initiative — Hope Program — Institute for Family Health — MIT Community Innovators Lab/ Bronx Cooperative Development Initiative — Montefiore Medical Center -Mount Hope Housing Corporation — Northwest Bronx Community and Clergy Coalition — Odyssey House — Part of the Solution (POTS) — Sustainable South Bronx — WHEDco



The network of community-based organizations working in the West Bronx is broad and complex. The CBOs have identified more than 30 organizations (and growing) that they work with to connect Bronxites to jobs, training, and other resources.



GOALS:

- 📌 Prepare local residents and workers for jobs and career growth
- 📌 Market services and opportunities in the Jerome corridor and surrounding communities
- 📌 Create a Workforce Referral Network among local CBOs to connect residents to jobs and training opportunities and language and immigration services
 - Promote workforce development and training opportunities
 - Connect residents to relevant training programs
 - Prepare local job seekers for growth-sector employment
 - Support local hire by connecting employers with local job seekers

Ongoing: The Department of Small Business Services offers high-quality and accessible services to businesses and residents in the Jerome Avenue Neighborhood Study area, including:

Workforce1 Career Centers

The New York City Department of Small Business Services operates 20 Workforce1 Career Centers across the city, including 4 centers in the Bronx. These centers offer services to prepare and connect qualified candidates to job opportunities throughout New York City. WF1 Centers offer specialty services for healthcare, industrial and transportation, and veterans.

West Farms Workforce 1 Center offers services for youth, ages 18-24, who seek to obtain a High School Equivalency Diploma while preparing for careers. Workforce1 Career Centers are a proud partner of the American Job Center network. 901 East Tremont Avenue

The Bronx Workforce 1 Career Center on Fordham Road offers a range of services to everyone, but it includes a dedicated Veteran Specialist available to connect veterans and their spouses to training, jobs, and supportive services to meet your career goals while leveraging your military skills and experiences. 400 East Fordham Road

Employment Works

Employment Works services are provided to for individuals with criminal justice involvement. Services include: career advisement, connections to employment, interview preparation including guidance on answering questions related to past convictions, occupational training, and connection to High School Equivalency (HSE) preparation services. 369 E 148th Street

NYC Business Solutions

The Department of Small Business Services operates seven Small Business Solutions Centers across the city. The NYC Business Solutions Centers provide access to free services to start, operate and grow small businesses. 400 East Fordham Road



JOBS & BUSINESS: Automotive Uses

AUTOMOTIVE USES

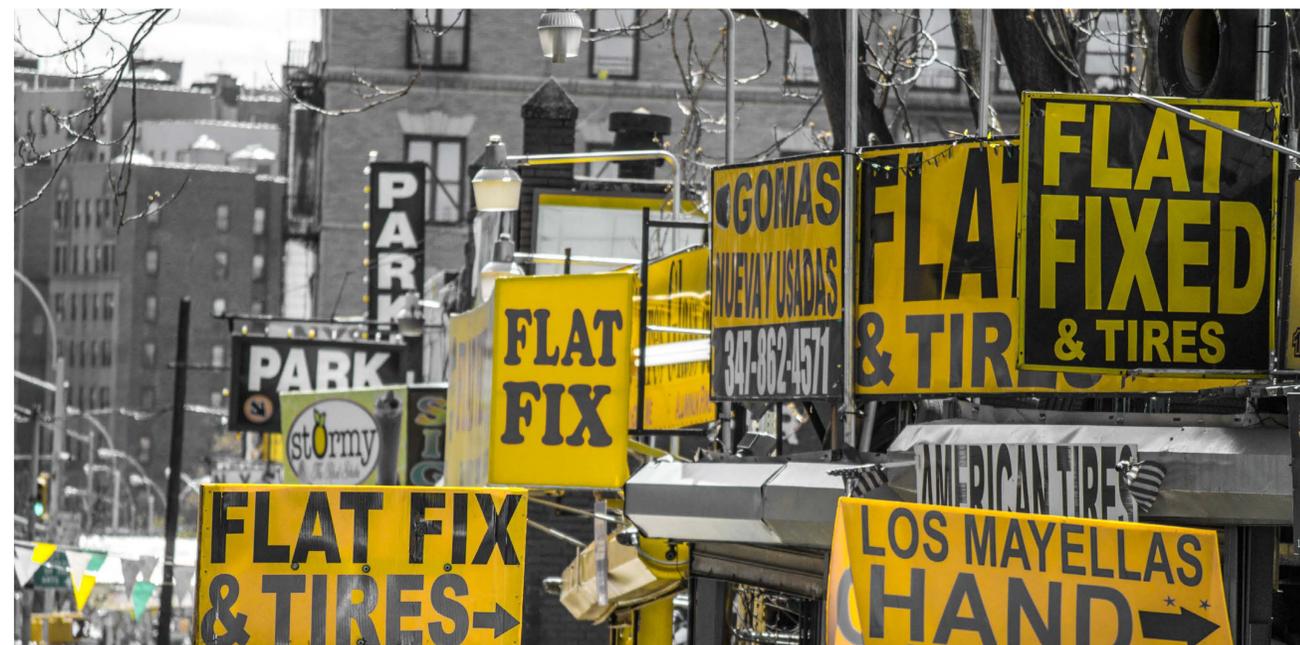
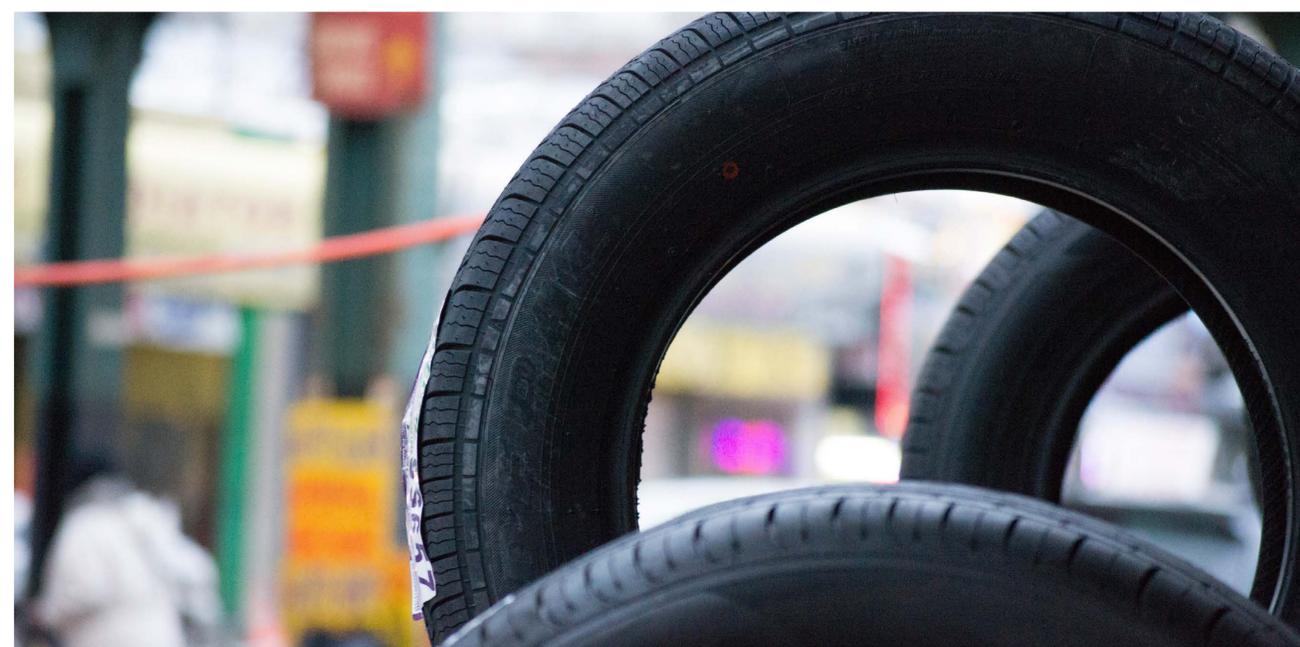
Jerome Avenue is known for automotive repair shops, and the shops play a role in the local economy (there are 200 located along the corridor).

In response to the challenges faced by auto repair shops and their employees in the area, the study seeks to work to address the needs of the automotive industry in a more comprehensive way. These challenges include immigration status, limited formal training, and English proficiency, as well as the need for shop owners to comply with regulations. The current operation of the shops often conflicts with walkability, commercial continuity and the general environment of the corridor.

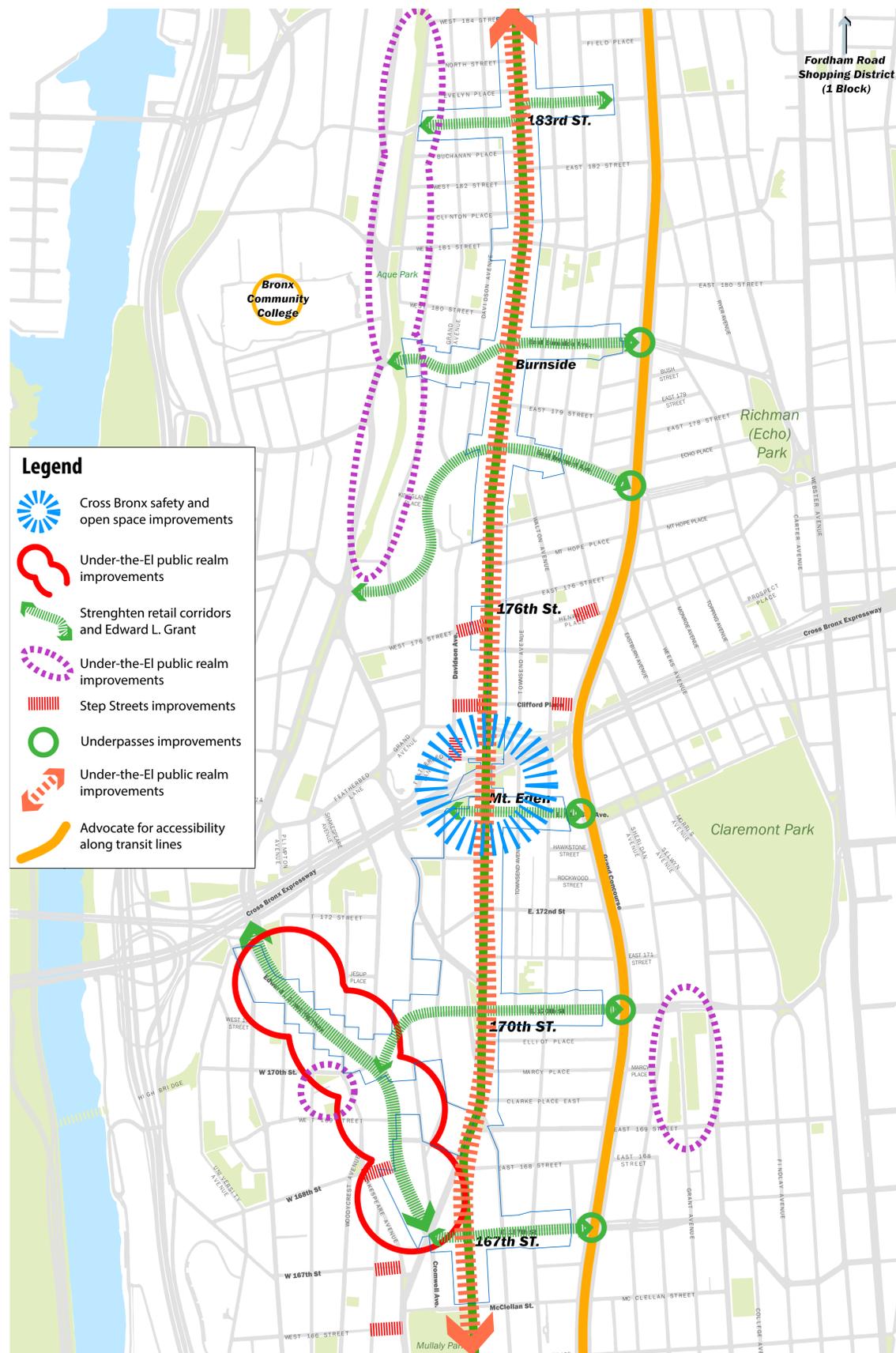
While the proposed zoning actions will allow for other competitive uses to locate along the corridor, adding pressure to some automotive uses and their employees and highlighting the need for them to interact better with surrounding uses, the City will work to address the need of the automotive industry.

STRATEGIES:

- 1 Connect auto workers to jobs and training opportunities through the City's Workforce1 Centers and the creation of a Workforce Referral Network with local CBOs.
- 2 Connect auto workers to language and immigration services.
- 3 Retain current zoning in areas with concentration of auto uses to ensure a diverse local economy into the future.
- 4 Market and provide business services and conformance information including regulatory information. Examples:
 - Lease negotiations
 - Legal clinics
 - Right to Know workshops (DEP)
 - Certificate of Fitness (FDNY)
- 5 Provide access to capital to support business and compliance needs



OPEN SPACE & ACCESS



KEY STRATEGIES

- Create more inviting public spaces under the elevated rail with more lighting and street improvements
- Enhance connectivity along the Edward L. Grant corridor
- Strengthen Retail Corridors & Underpasses** at the Grand Concourse
- Improve **Step Streets**, improving physical activity, connectivity, and neighborhood identity
- Pedestrian Safety and Open Space Improvements** at the Cross Bronx Expressway & Jerome Avenue Interchange
- Advocate for accessibility** along transit lines
- Map zoning to **promote continuity along the corridor**, and **match neighborhood context**, and **require affordable housing** through MIH
- Develop **new parkland to enhance access to open space** and provide more places for people to play and gather



OPEN SPACE & ACCESS: Overview

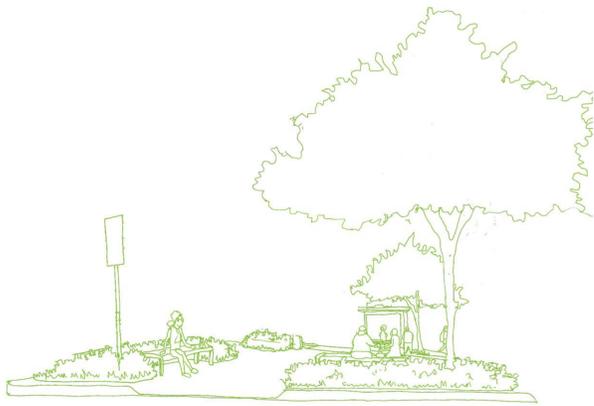
Open Space and Access are a critical component of the health and functionality of any community, and particularly so for those that make up the Jerome Avenue Neighborhood Study area. A diverse range of open spaces punctuate the area, from playgrounds, to step streets, to the streets themselves. Yet these spaces face a number of challenges that undermine their important role as true community spaces. The geography of Jerome Avenue itself can be a challenge, as it sits in a valley with physical and environmental challenges that crisscross the corridor, including the Cross-Bronx Expressway, the elevated train, steep grade changes, and a concentration of automotive uses that sometimes compete for pedestrian space.

The Plan seeks to create a well-connected and greener community through a series of targeted recommendations such as reconstructing and rethinking neighborhood step streets, improving programming for neighborhood parks, such as Inwood Park, and improving lighting and wayfinding. Additionally, real opportunities exist to expand existing park space in the area — notably Grant Park and Aqueduct Park — and to create new park space, such as the development of Corporal Fischer Park.

Together, these recommendations will help to inform the work of agencies like the Department of Transportation (DOT) and the Department of Parks and Recreation (DPR), building on their work in the area to date and helping to shape it for years to come.

GOALS:

- 1 Ensure every neighborhood has green streetscapes, quality parks, and diverse recreation spaces
- 2 Promote a safe, walkable Jerome Avenue underneath the elevated train
- 3 Ensure the streets are safe and attractive for all users including pedestrians, bicyclists, transit users and motorists



OPEN SPACE & ACCESS: Cross-Bronx

Implement safety improvements such as high visibility crosswalks, expanded pedestrian refuge islands and new pedestrian signal timing at pedestrian crossings.

Recently-completed targeted improvements in Jennie Jerome Park through the Community Parks Initiative.

Explore improvements to connections between Walton and Jerome Avenues.

Reconstruct Davidson Step Street and consider including new elements such as step counts and **pedestrian wayfinding**.

Work with State DOT to explore potential uses for underutilized sites.

Improve pedestrian connections to the B/D by **improving the streetscape along East 174th Street**.

Improve access and utility for multiple generations and users in Jerome Playground South. Explore new programming opportunities and potential capital project.

CROSS-BRONX / JEROME AVENUE

The Cross-Bronx Expressway, at the intersection of Jerome Avenue, represents both a physical and psychological divide between the communities that lie to the north and south of it. The expressway, its ramps, and the elevated rail line create a chaotic and sometimes unsafe atmosphere for pedestrians who must traverse it to access transit and retail needs. Additionally, the construction of the expressway led to the creation of small, sliver-like park spaces, many of which remain underutilized.

STRATEGY:

Identify a series of improvements around the Cross Bronx Expressway at Jerome Avenue to reconnect the communities to the north and south. This includes pedestrian amenities and safety improvements which will foster an inviting public realm.

Work with State DOT to explore improvements to Featherbenches.

Improve wayfinding at the Mt. Eden 4 train stop.

Explore opportunities to activate Inwood Park with programming, such as public art installations.

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



OPEN SPACE & ACCESS: Neighborhood Parks

NEIGHBORHOOD PARKS

The Plan includes opportunities to develop new parkland and fulfill longstanding community requests. The development of Grant Park, Corporal Fischer Park, and Aqueduct Walk present strategic opportunities to create new amenities and build capacity for anticipated population growth.

CORPORAL FISCHER

The development of a new 0.5 acre park at this site is an important opportunity to better serve Jerome Ave residents and provide a much needed, long asked for open space resource in this neighborhood.



NOTE: IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

AQUEDUCT WALK

Explore opportunities to develop the southern portion of Aqueduct Walk, augmenting the existing linear park as well as expanding and enhancing the existing playground.



NOTE: IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

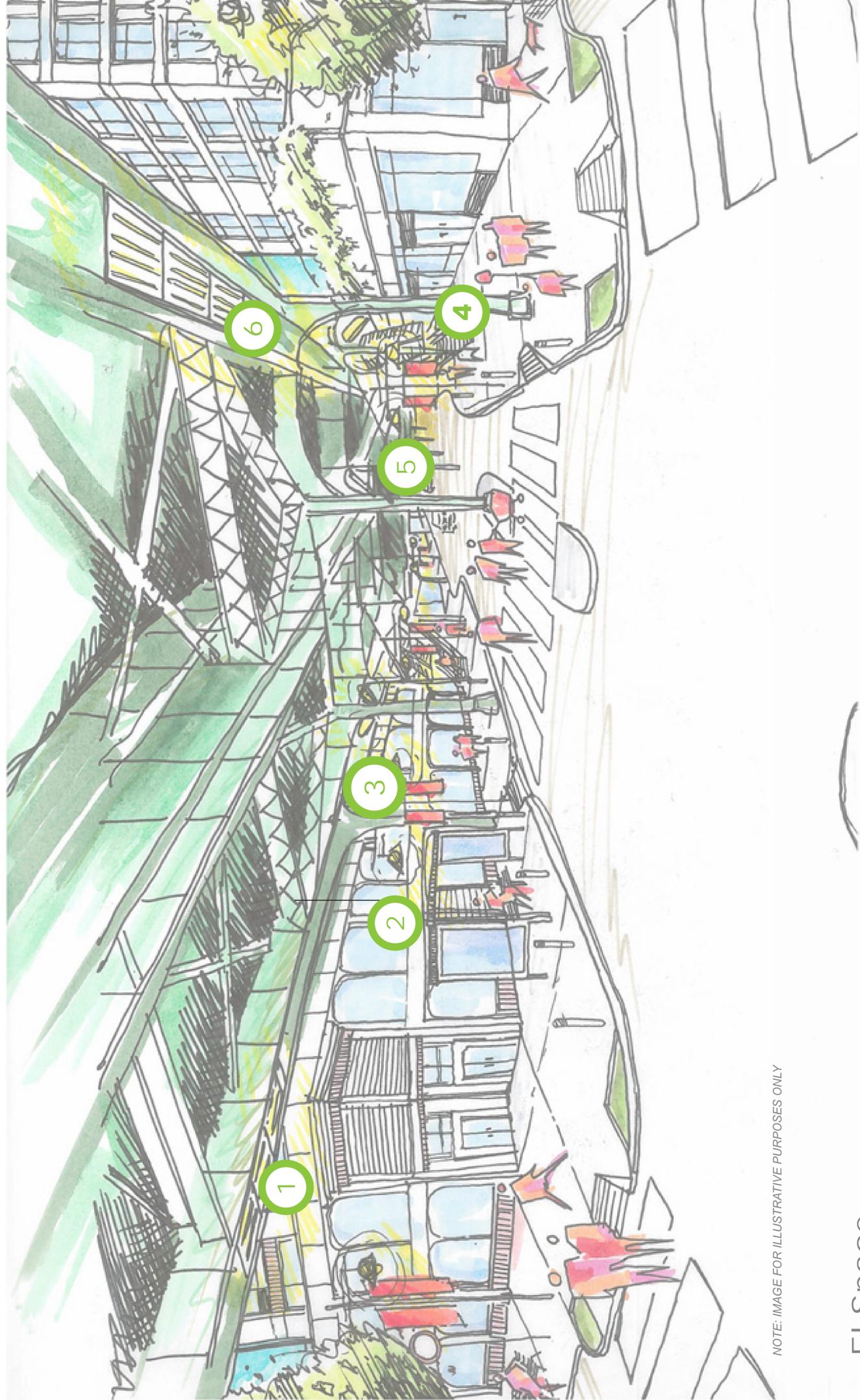
GRANT PARK

At public meetings, Grant Park expansion has been the most requested open space project. Developing Grant Park presents the largest opportunity for substantial parkland expansion within the study area. The improved park will be able to provide diverse recreational amenities for residents of all ages.



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY





NOTE: IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

EI-Space

Few elements are as iconic to the Jerome Avenue neighborhood as the site of the elevated train itself. While improvements have been made to surrounding properties, improvements beneath and adjacent to the elevated train structure have been minimal.

Jerome Avenue should serve as a continuous central north/south spine, connecting neighborhoods and providing a positive and safe pedestrian experience. As one of the borough's most used transit corridors, improvements under the Jerome Avenue elevated should focus on creating a vibrant space that meets the needs of the dense and diverse communities that surround the avenue.

- 1 Implement a comprehensive EI-Space Lighting strategy that transforms the elevated train into a wayfinding element for the community and increase pedestrian lighting along corridors where feasible to support a walkable corridor.
- 2 Implement Bus Stops Under the EI sidewalk extensions at 6 intersections providing a seamless transition from sidewalk to bus stop.
- 3 Increase street life and eyes on the street by allowing mix of active residential and commercial uses along Jerome Avenue.

- 4 Provide public realm amenities such as the new City/EI, designed to be installed around elevated train support columns at key transit nodes.
- 5 Extend sidewalks where appropriate.
- 6 Create special building envelope regulations to ensure the street has adequate light and air.

OPEN SPACE & ACCESS: DOT Improvements

Jerome at Cross Bronx SIP

DOT will be implementing pedestrian safety improvements at the intersection of Jerome Avenue and the Cross Bronx Expressway, as well as along East 170th Street between Walton Avenue and Morris Avenue. At Jerome and Cross Bronx, DOT will install high visibility crosswalks, a new signal, and concrete curb extensions - improvements that together make it safer to cross Jerome Avenue and access both the 4 and B/D trains and PS 170. At East 170th, DOT will be building median tip extensions to shorten crossing distances at the Grand Concourse tunnel entrances and provide a safe refuge for pedestrians.

Jerome at Burnside SIP

DOT will be implementing four painted neckdowns as the intersection of Jerome and Burnside. These neckdowns will create more pedestrian space at what is currently a crowded and busy intersection, and shorten pedestrian crossings on Jerome Avenue. This project will also feature a pilot for a new lighting and furniture feature called CityEI, which is designed to wrap around the elevated train columns at Jerome and Burnside, and create additional lighting and seating at the intersection.



LED Conversion

DOT is currently replacing all of the Bronx's 33,000 existing street lights with LED cobra heads. LED cobra heads will be more energy efficient and cast brighter light on the street, which will increase safety for both pedestrians and motorists.

Grand Concourse - Phase II, III, IV

DOT is currently working on safety improvements for pedestrians and motorists throughout this historic corridor, including implementing raised crosswalks, curb/sidewalk extensions, and the installation of buffered and raised bike lanes, among others. Additionally, the plan includes public space and wayfinding improvements, public art, wayfinding, and improved landscaping and pedestrian amenities like benches.

Wayfinding

WalkNYC is New York City's standard for pedestrian wayfinding. WalkNYC provides a clear visual language and graphic standards that can be universally understood, encourages walking and transit usage by providing quality multi-modal information, and provides consistent information across a broad range of environments in the city. DOT proposes new sign locations at Jerome Ave and Burnside Ave, Jerome Ave and 170th St., and at Jerome Ave. and Tremont.



E174th St Bridge Rehab

DOT will rehabilitate the bridge at Grand Concourse Bridge over E.174th Street as part of a 10 bridge rehabilitation contract. The project is expected to begin in the summer of 2018. The scope of work includes an upgrade to the existing underdeck lighting on E.174th Street to increase safety for pedestrians accessing the B/D train and elimination of conditions which have led to the installation of screening over loose concrete.

Clifford Place Step Street

DOT will reconstruct the Clifford Place Step Street between Walton Avenue and Grand Concourse including the landings, approaches and adjacent sidewalk. Additional repairs will be made to the retaining walls, and new lighting will adorn the length of the street.

Davidson Step Street

DOT will reconstruct the Step Street at Davidson Avenue between East 174 St and Featherbed Lane. Similar to Clifford Place, DOT will reconstruct the landings, approaches and adjacent sidewalks to the step street, and install new lighting the length of the street.



COMMUNITY RESOURCES: Overview

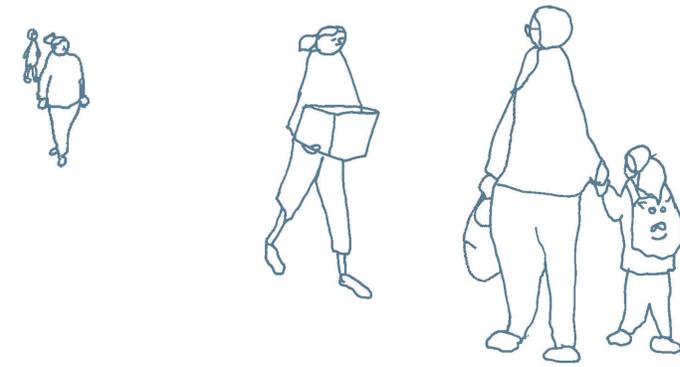
As defined in this plan, Community Resources include a number of essential elements which affect the everyday quality of life for residents in the community, such as physical and mental health, services for groups such as youth, seniors and immigrant populations, and education and programming. While these elements are interwoven throughout the plan, specific strategies to address them are called out in this chapter as described below.

The West Bronx is home to some of the original infrastructure aligning public health and urban planning, the Highbridge, which brought fresh water from the Croton Aqueduct to New York City in the 1800s, addressing crises in water-borne illnesses like cholera. Today, we must create new infrastructure to ensure that community residents can achieve equitable health outcomes.

Many of the recommendations described here, including well-maintained, affordable housing, safe and clean streets and parks, and employment opportunities for local residents are key to fostering the conditions that support residents in living their healthiest lives.

GOALS:

- 1 Meet the educational, health and service needs of the community, especially youth and seniors- today and in the future as the neighborhood develops
- 2 Improve quality of life and health of the neighborhood

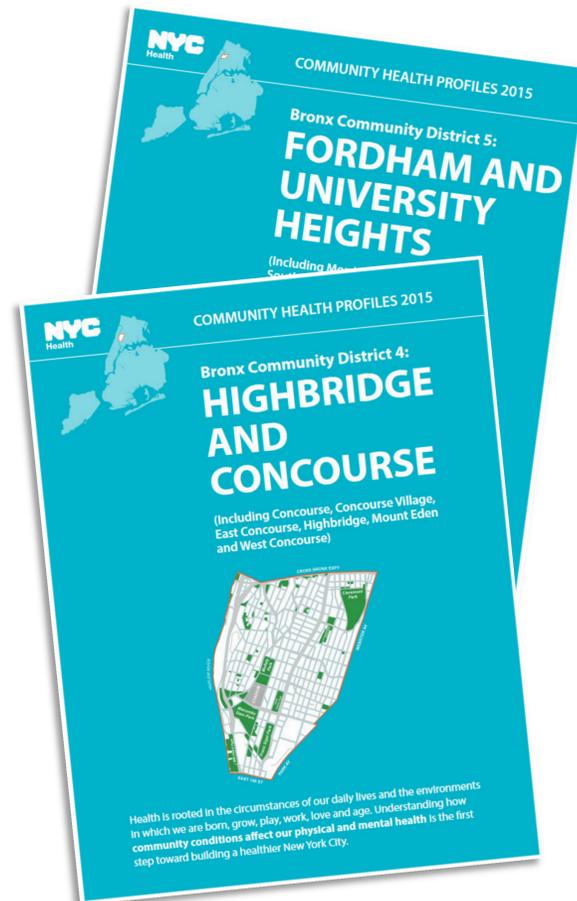


COMMUNITY RESOURCES: Health

The neighborhoods along Jerome Avenue suffer disproportionately from poor health outcomes as a result of longstanding and rising income inequality, as well as the history of racial residential segregation. High rates of diabetes, asthma, mental health hospitalizations, and depression are highlighted in the Department of Health and Mental Hygiene's 2015 Community Health Profiles. Reducing health inequities requires policymakers, health professionals, researchers and community groups to advocate and work together for systemic change.

STRATEGIES

- Implement holistic interventions that recognize the root causes of these issues and make coordinated investments that foster neighborhood conditions that support residents in living their healthiest lives.
- Neighborhood Action Health Center
- Increase access to healthy food.
- Create healthy homes.
- Create healthy schools.
- Treat violence as a public health issue.



#Not62

#Not62 brings together stakeholders from across multiple sectors of government, the business community, healthcare providers, community-based groups, faith based organizations and others to address the social, economic and behavioral factors related to health and to work collaboratively to improve health outcomes. The coalition's early success in winning the prestigious and competitive RWJF "Culture of Health" prize in October 2015 helped motivate the group to continue its work.

Participants include the Bronx Borough President's Office, The Bronx Neighborhood Health Action Center of the New York City Department of Health and Mental Hygiene, Bronx Health REACH, and Montefiore Health System.

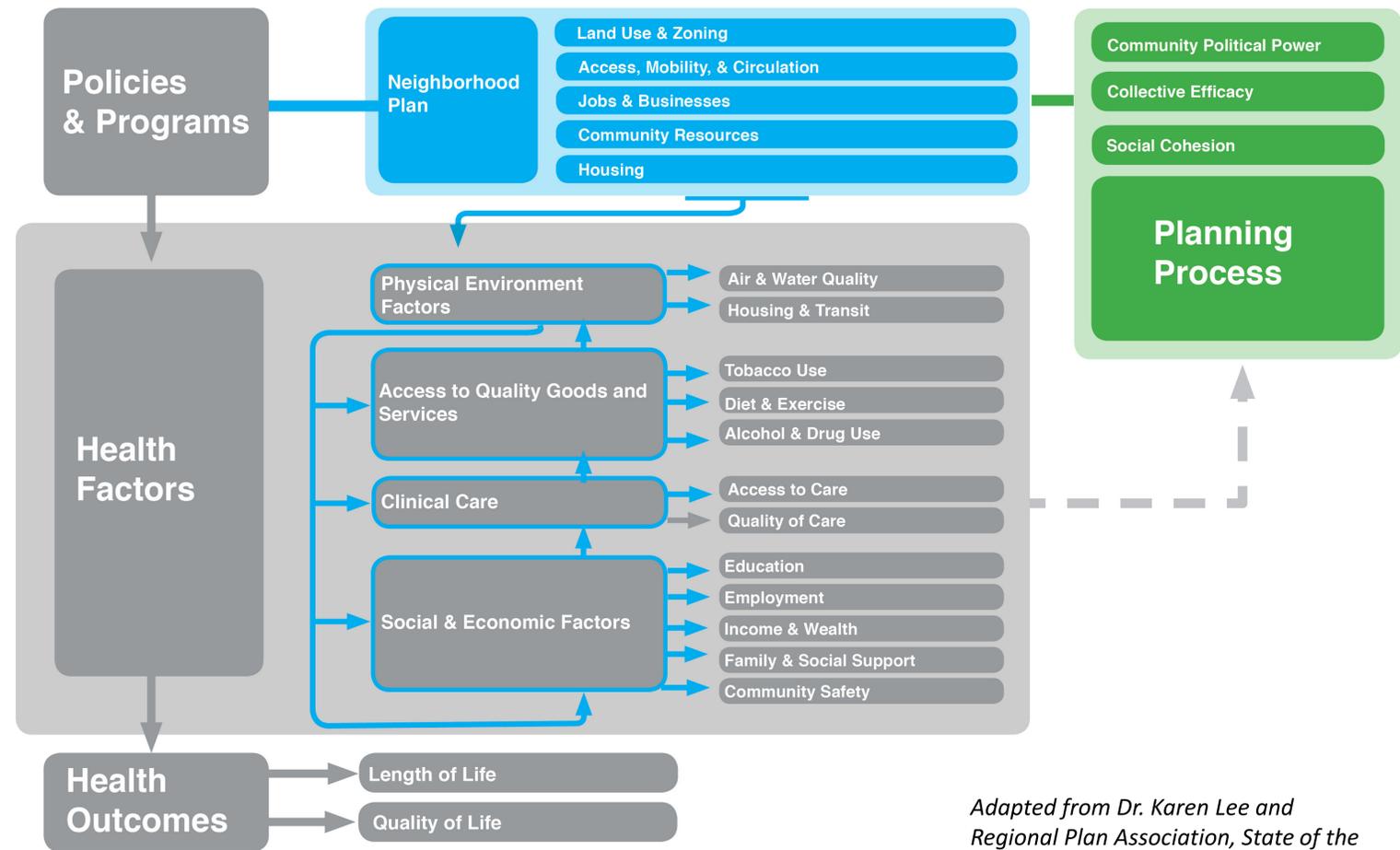


WHAT CREATES HEALTH?

Studies have shown that a neighborhood’s socioeconomic conditions can affect whether its residents smoke, have healthy diets, and practice safe reproductive behaviors. By the same token, aspects of neighborhood environments—such as the presence of sidewalks and playgrounds, after-school physical activity programs for children and youth, and availability of affordable nutritious food—can promote health by encouraging healthy behaviors and making it easier to adopt and maintain them. Similarly, people are more likely to receive recommended medical care when facilities are accessible from where they live, either because they are located nearby or because safe, convenient transportation is available.

Throughout the planning process, residents identified key issues that make it hard to stay healthy in the neighborhoods of the West Bronx. These include challenges accessing healthy food and opportunities for physical activity, as well as stress and safety in neighborhood public spaces.

Between October 2015 and March 2016, the Health Department held community consultations in 28 New York City Neighborhoods (including Community Districts 3,4, and 5) to learn which issues were most important to community members. Overall Bronx residents prioritized: Obesity, High School Graduation, Smoking, Air Quality, and Child Care. These were consistent with the citywide priorities of reducing obesity, increasing physical activity, improving air quality, meeting mental health needs, and reducing cigarette smoking.



Adapted from Dr. Karen Lee and Regional Plan Association, State of the Region’s Health, July 2016

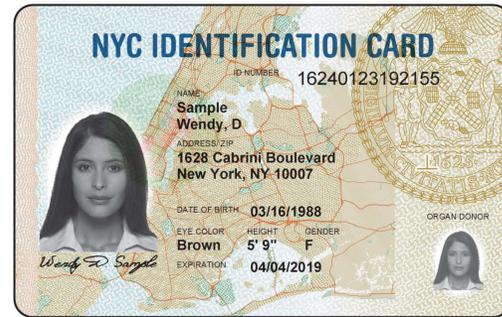
What is Health Equity?

“Health equity is attainment of the highest level of health for all people. Achieving health equity requires valuing everyone equally with focused and ongoing societal efforts to address avoidable inequalities, historical and contemporary injustices, and the elimination of health and health care disparities” (Centers for Disease Control and Prevention). These disparities “adversely affect groups of people who have systematically experienced greater obstacles to health based on their racial or ethnic group; religion; socioeconomic status; gender; or other characteristics historically linked to discrimination or exclusion.” (Nancy Krieger, PhD, Harvard School of Public Health)



COMMUNITY RESOURCES: Immigrant Affairs

The New York City Mayor's Office of Immigrant Affairs (MOIA) promotes the well-being of immigrant communities by creating programs and policies that enhance the economic, civic, and social integration of Immigrant New Yorkers. MOIA works with community organizations, libraries, and other City agencies to provide the following services to the Jerome Avenue community.



ID NYC, city identity card

IMMIGRATION

New York City continues to experience robust growth in its many diverse and vital immigrant communities. In the Bronx, the health of these communities is inextricably linked to the health of the neighborhoods in which they live. However, these communities often face a number of obstacles, including: issues with access to language, tenant harassment and discrimination, trouble connecting to workforce and training opportunities, and obstacles to accessing justice/legal services.

STRATEGIES

- Coordinate with MOIA to identify ways the City can support immigrant communities.
- Create outreach strategy to reach immigrant population.

COMMUNITY INSTITUTIONS

As New York's youngest borough, and one experiencing rapid growth, education will continue to remain a top priority in the area. Additionally, vital neighborhood services are limited by spatial constraints in existing facilities.

STRATEGIES

- Support the Department of Education and School Construction Authority to ensure the educational needs of the communities along Jerome Avenue Corridor are met.
- Explore opportunities to refurbish, expand or enhance critical community-service institutions.



Message to Immigrant New Yorkers from Mayor de Blasio and Speaker Mark-Viverito

"During these uncertain times we must remind ourselves of who we are as a city, and hold steadfast to our values. Hard work, respect and unity during times of adversity define us as New Yorkers and that will not change, no matter who is president. Our commitment to standing with and protecting our immigrant communities is stronger than ever. As always, the City of New York is prepared to defend and protect our immigrant brothers and sisters. We will never turn our back on you."

This resource guide serves as a quick and easy road map of City services currently available to all New Yorkers.

Resources for New York City Immigrants

The City of New York supports all its residents. Most City services are available to everyone, including undocumented immigrants, like going to school or using the health care system or other services. City employees will not ask about immigration status unless it is necessary to do their jobs. They must keep immigration status information confidential.

IDNYC

- IDNYC is the City's identification card for all New Yorkers. IDNYC does not collect immigration status information, and we keep applicants' information confidential. The City will protect IDNYC information to the full extent of the law.

Education

- Children age 4 or turning 4 are eligible for Pre-K. All residents have the right to attend public school from age 5 until graduation or until the end of the school year when they turn 21. Classes are available for English learners.

Health care

- Low-cost emergency and non-emergency health care is available to all at public hospitals and clinics and at other affordable clinics.
- NYC Well is a free, confidential connection mental health care, in more than 200 languages, any time of day. Call 1-888-NYC-Well, text WELL to 65173, or go to nyc.gov/nycwell

Child care

- Low-income families with children age 6 weeks through 12 years old can get free or low-cost child care.

Emergency food and shelter

- Locations across NYC provide free food to people in need.
- The Homebase program can help residents avoid entering the shelter system.

Public safety

- The City does not conduct immigration enforcement. The NYPD does not ask about the immigration status of crime victims, witnesses, or other people who ask for help.
- Anyone who has been the victim of a hate crime, or is not sure, should contact the NYPD. To contact the NYPD Hate Crimes Task Force directly, call (646) 610-5267.

Immigration legal help

- Free, safe immigration legal help is available through ActionNYC. Call the ActionNYC hotline at 1-800-354-0365 during business hours Monday to Friday.
- Beware of unlicensed immigration service providers who take advantage of their customers. Get help only from a trusted, licensed attorney or accredited representative. For questions about this, call the New Americans Hotline at 1-800-566-7636 between 9AM-8PM on Monday through Friday.

Protection from discrimination

- New Yorkers also have the right to be free from unlawful discrimination, retaliation, and harassment in the workplace, housing, and public places.
- To file a complaint or learn more, call 311 or call the NYC Commission on Human Rights at (718) 722-3131.

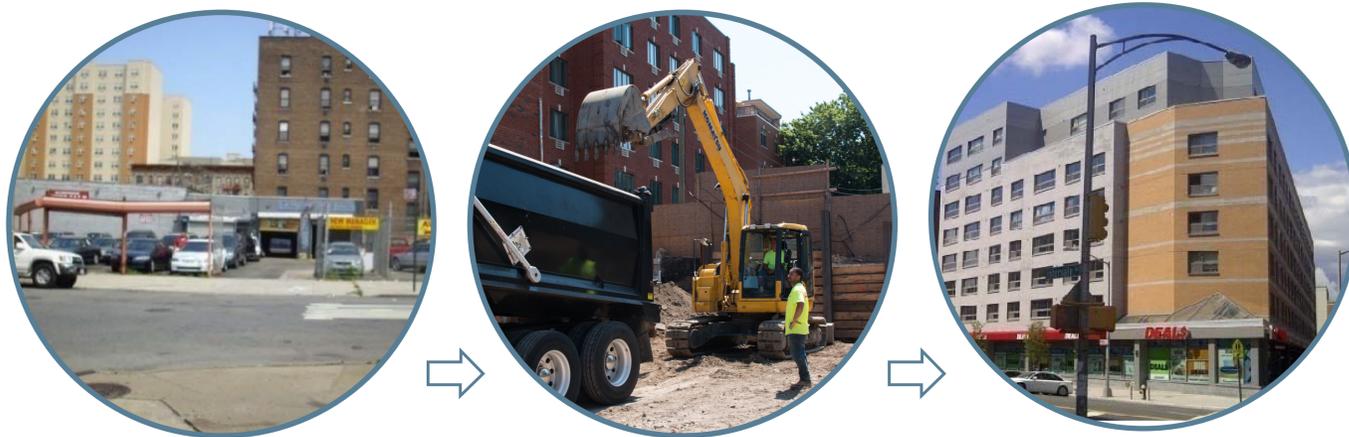
Do you have questions or concerns?

Call 311 for more information about these resources, or call the Mayor's Office of Immigrant Affairs directly during work hours at (212) 788-7654. Translation is available.



COMMUNITY RESOURCES: Environmental Remediation

Brownfields are properties where environmental contamination complicates redevelopment. Examples of brownfields include former gas stations, dry cleaners, and industrial operations; abandoned railroads; or illegal dumping sites. In general, brownfields represent lost opportunities to create jobs, provide housing or neighborhood services, or otherwise serve communities. Although they may be located anywhere, brownfields are typically found along transportation corridors, former rail lines, and areas where material was placed to fill in wetlands. Based on estimates of vacant industrially-zoned sites, there are over 3,100 potential brownfield sites in New York City.

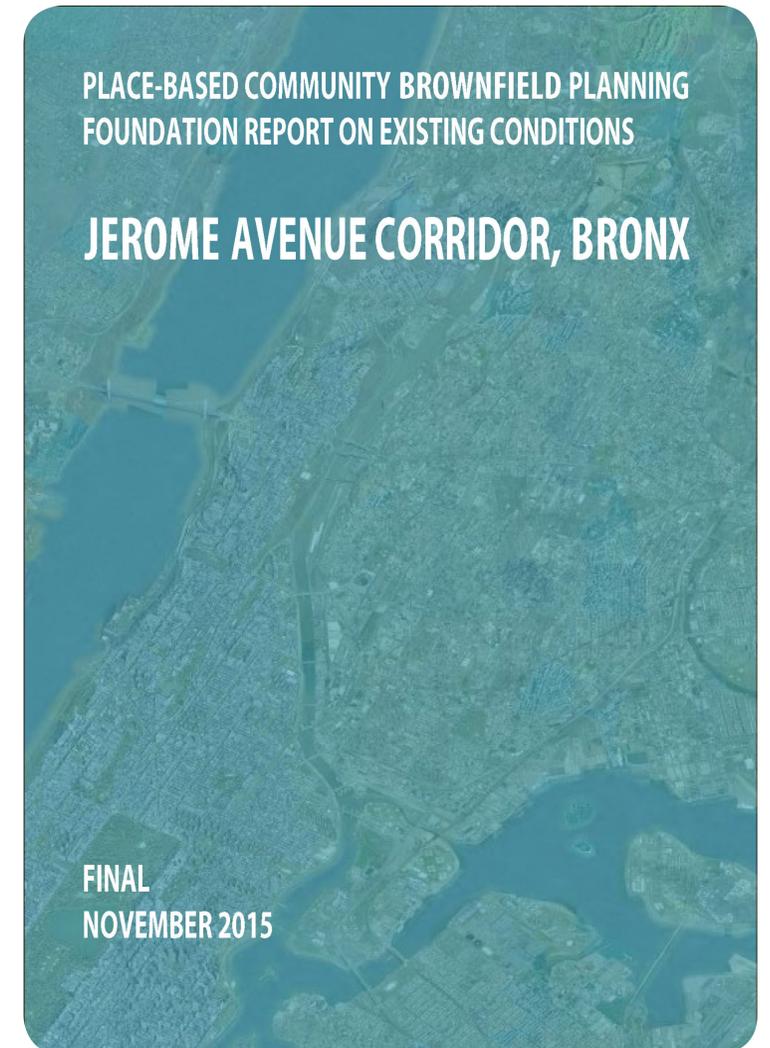


A former gas station site requires environmental remediation before it can be redeveloped as an affordable housing development

The Remediation Process

Environmental cleanup of contaminated land generally occurs as the first step of redevelopment. Some properties may have been assigned mandatory cleanup requirements through a rezoning process, or developers may choose to take a property through the City's Voluntary Cleanup Program or NY State's Brownfield Cleanup Program. The process starts with an environmental investigation, where consultants examine land use records and spill reports and conduct sampling of the soil, groundwater, and soil vapor. The sampling information is used to create a remedial plan, which may involve tasks like digging out contaminated soil or installing a vapor barrier. Once the Mayor's Office of Environmental Remediation (MOER) or the NYS Department of Environmental Conservation approves the plan, the developer can implement the remedy. At the end of the cleanup process, the city or state regulator examines the remedial documentation and certifies the cleanup as complete.

The Jerome Avenue Neighborhood area is considered a Place-Based Community Brownfield Planning Area, as identified in OneNYC, the City's plan for growth, sustainability, and resiliency. MOER supports meaningful community engagement in site cleanups and larger redevelopment projects. We offer technical and financial assistance to community brownfield planners interested in neighborhood revitalization and pre-development activities.



Full document available at: <http://on.nyc.gov/2w1BTKd>

The NYC Mayor's Office of Environmental Remediation was established to encourage and oversee cleanup of vacant contaminated land and to create programs to promote their redevelopment.



COMMUNITY RESOURCES: Tenant Rights

The Jerome Plan does not stand alone in meeting the housing needs of local residents. In August, Mayor deBlasio signed history-making tenant protections into law.

LEGAL REPRESENTATION

All low-income tenants facing eviction are now guaranteed free legal representation in Housing Court. They no longer have to face court alone. The program, which is overseen by the Civil Justice Coordinator at the Human Resources Administration, will serve 400,000 tenants when it is fully implemented in five years.

“New York City will be the first city in country to ensure anyone facing an eviction case can access legal assistance thanks to this new law. New Yorkers should not lose their homes because they cannot afford a lawyer and stopping wrongful evictions from happening makes both ethical and economic sense,” said Mayor de Blasio.

TENANT HARASSMENT

NYC passed new laws to protect tenants against landlord harassment, including by making it easier for tenants to take abusive property owners to court, increasing penalties and enforcing against dangerous and illegal construction. Together, the laws will help keep families safe and help them stay in their homes and the neighborhoods they helped build. The laws:

- Allow Housing Court judges to Award tenants damages
- Partially shift the harassment burden of proof to the landlord
- Expand the definition of harassment to include repeated contact at unusual hours
- Allow tenants to sue landlords for harassment based on repeated disruption of essential services and landlord-initiated lawsuits against other tenants for frivolous reason in the same building
- Increase minimum civil penalties for tenant harassment
- Allow victims of harassment to recover damages and reasonable attorney fees.



TENANT SAFETY

The Stand for Tenant Safety laws target construction-as-harassment and includes reforms to the Department of Buildings (DOB) related to construction standards and other practices. These laws:

- 📌 Create an Office of the Tenant Advocate within the DOB
- 📌 Require the Department of Buildings to withhold permits when property owners owe more than \$25,000 in unpaid violations
- 📌 Ensure tenants are safe in their homes while construction is going on in their buildings and that they have resources available to them during such construction
- 📌 Ensure contractors who engage in construction work without required permits or who violate stop work orders are held accountable for their actions.

ENFORCEMENT

In addition, as part of the Jerome Avenue Neighborhood Plan, the City has doubled down on commitments in enforcement.

Residents in 22 buildings in the Jerome study area now have the safe, quality housing that they need and deserve. HPD announced on August 10 that these 22 buildings were discharged from the Alternative Enforcement Program (AEP) list which target's the city's most distressed buildings for improvements. The citywide AEP list identifies 250 distressed multifamily residential buildings with HPD violations and allows for enhanced enforcement, which includes roof to cellar inspections, fees, and an AEP "Order to Correct" the underlying conditions of the HPD violations. These enhanced enforcement tools are used to improve living conditions for each building's residents.

These efforts are part of the City's commitment to keeping residents in place, preserving affordable housing, providing opportunities for new affordable housing and jobs, and investing in the neighborhood to support Jerome's vitality and quality of life.

