



JEROME AVENUE NEIGHBORHOOD PLAN

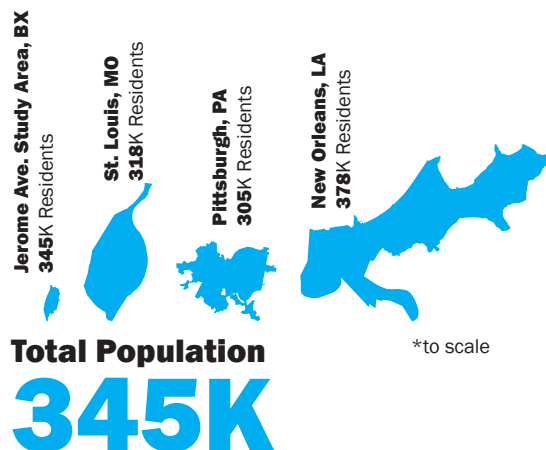
BUILDING THE PLAN TOGETHER



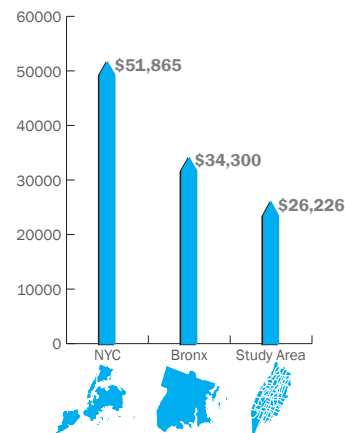
April, 2018

Demographics

Within the fastest growing county in the State, the neighborhoods surrounding Jerome Avenue are home to over 340,000 people, mainly African-American and Latino residents and the largest African immigrant population in the City. Compared to both borough and the city, the residents of the neighborhoods along Jerome have lower incomes, lower rates of employment, and lower educational attainment. Relatedly, residents in these neighborhoods experience a number of negative health outcomes, including conditions related to chronic illness, the physical environment (notably housing-related issues), and social determinants.



Median Household Income



Challenges/Opportunities

The communities along the Jerome Avenue Corridor face a number of challenges. In addition to the poor health and educational outcomes facing residents, the area faces physical challenges. The Cross Bronx Expressway and a concentration of automotive and other industrial uses divide dense neighborhoods, affecting quality of life, health, and safety. Despite being a transit corridor itself, Jerome Avenue is often seen as a divider and a place to be avoided.

Despite the challenges facing the Jerome Avenue corridor, there are many strengths and opportunities on which to build. The area's housing stock is largely regulated and affordable. Since the inception of the planning process, the City has preserved over 5,500 units of affordable housing and continues that work. The area is conveniently located along two rich mass transit corridors. The #4 train runs along the Jerome Avenue Corridor and the B/D trains run beneath the Grand Concourse. Additionally, the area is home to several beloved and well-used parks, including Aqueduct Walk, Mullaly Park, Claremont Park and Gaileo Park, to name a few. Finally, there are a number of longstanding and respected community institutions that provide services, stability, jobs and more to local residents. These include Bronx Community College, Bronx Museum of the Arts, the Davidson Community Center, Bronx Lebanon Hospital, Morris Heights Health Center, New Settlement Community Campus, among many others.

Local Context & Assets

The collection of neighborhoods along Jerome Avenue in the southwest Bronx are dense and growing. The needs here include affordable housing preservation and development, accessible parks and active recreation, improved and safer streets and sidewalks, new schools, helping entrepreneurs grow their businesses, connecting residents to growing job sectors, among others. The Jerome Avenue Neighborhood Plan is a collective body of recommendations and investments that were generated over a multi-year, inclusive planning process. Already, the City has begun to invest heavily in the Southwest Bronx, and will continue to do so, committing over a \$1 billion in investment including \$800 million in housing preservation and new construction, two new schools, an additional \$189 million of capital projects, workforce strategies, and other programs.



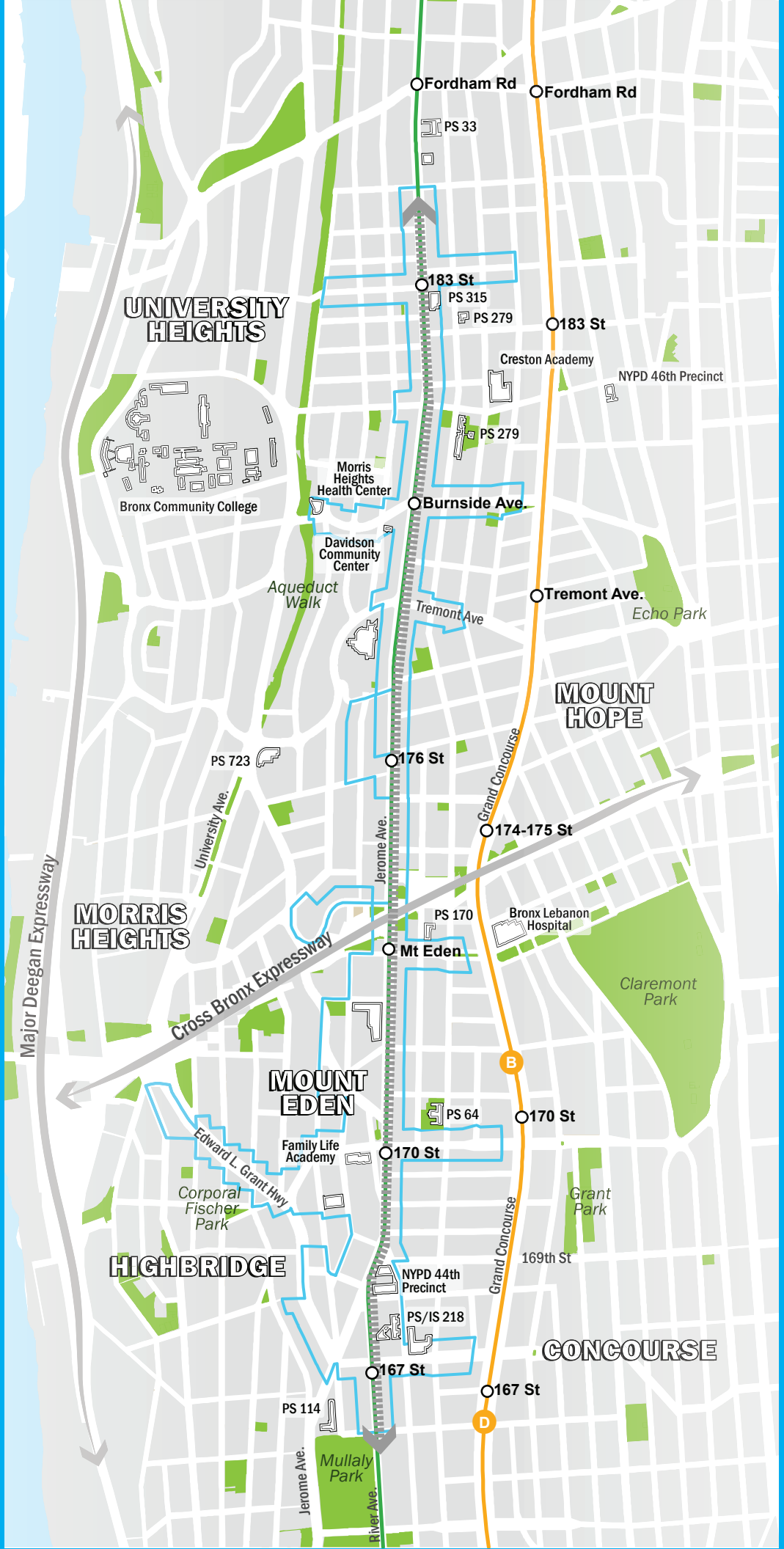
Aqueduct Walk



Bronx Community College



Davidson Community Center



Jerome Avenue Neighborhood Plan

The Jerome Avenue Neighborhood Plan provides a blueprint for thoughtful growth in the southwest Bronx, pairing investments in housing with investments in neighborhoods and people.

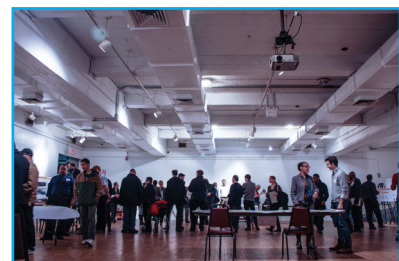
Since 2010, New York City grew at a faster pace than any time in the last 50 years and is now at a population high of more than 8.6 million residents. As of 2017, the Bronx is back to its all-time population high of 1.471 million! This growth is representative of the City's success: people are living longer, families are growing, and immigrants remain attracted to the city's vitality.

Responding to this growth as well as housing market trends - rents continuing to rise as incomes stagnate - the Mayor along with local elected officials, community boards and residents recognized the need to undertake a comprehensive and inclusive local plan. A plan that would meet affordable housing needs and address century-old development patterns to help Jerome Avenue connect rather than divide communities. The Jerome Avenue Neighborhood Plan provided a process for communities to identify the right areas for growth and preservation to guide investments in infrastructure and services that will make our neighborhoods stronger.

Throughout the planning process, the Department of City Planning – joined by its many partner agencies – hosted more than 40 public events, attracting participants from across the southwest Bronx. These events provided a venue for local stakeholders to share community opportunities, challenges, priorities, and explore a variety of topics and provided a venue for the City to share information on technical aspects that can begin to address these issues, such as environmental review, zoning, capital planning, among many others.

Outreach included interactive open houses, goal-setting workshops, visioning sessions, focus groups with youth and seniors, mobile office hours, Spanish language workshops, and immigrant-focused events, and stations at community gatherings across the area to facilitate hundreds of one-on-one conversations. Together we considered a diversity of viewpoints, set goals and articulated priorities, shaped a compelling vision, and formed recommendations. Over a more than three-year participatory planning process, we built the plan together.

The recommendations formed throughout the planning process serve as the base of the Jerome Avenue Neighborhood Plan. Many of the recommendations have already begun to take shape with committed dollars and firm timelines. Others represent longer-term goals that will require additional time and thought to develop and achieve. **The Jerome Avenue Neighborhood Plan memorializes a vision and creates a framework for future development in the neighborhoods of the southwest Bronx. It is meant to support the communities along Jerome Avenue to guide development and investments and should serve as an advocacy tool into the future.**



For more information and Neighborhood Plan:

NYC.gov/Jerome

Or email:

JeromeAvenue@planning.nyc.gov

Acknowledgments & Thanks

- Community Board 4
- Community Board 5
- Community Board 7
- Borough President Ruben Diaz Jr.
- Councilmember Fernando Cabrera
- Councilmember Vanessa Gibson
- Department of Housing Preservation & Development
- Department of Transportation
- Department of Parks & Recreation
- Department of Health & Mental Hygiene
- Department of Small Business Services
- Department of Education
- Mayor's Office of Environmental Remediation
- Mayor's Office of Immigrant Affairs
- Mayor's Office of Workforce Development

The Vision

Jerome Avenue represents an opportunity to transform an automotive-centered service corridor into a strong local connector of people & neighborhoods that promotes important affordable housing goals.

Today, the Jerome Avenue Corridor does not adequately serve the dense surrounding communities. By making strategic and transformative investments, along with changes in land use and zoning, the Corridor has the opportunity to better serve the neighborhoods it runs through.

BIG WINS

- Create new opportunities for affordable housing
- Require affordable housing through the Mandatory Inclusionary Housing (MIH) Program
- Create special rules for buildings along the elevated rail
- Allow broader range of commercial uses to meet neighborhood needs
- Support changes in land use with capital investments to create a beautiful, safe and healthy Jerome Avenue



Parks, Open Space & Community Resources

GOALS

- Ensure every neighborhood has green streetscapes, quality parks, and diverse recreation spaces
- Promote a safe, walkable Jerome Avenue underneath the elevated train
- Ensure the streets are safe and attractive for all users including pedestrians, bicyclists, transit users, and motorists
- Meet the educational, health, and service needs of the community, especially youth and seniors, today and in the future as the neighborhood develops
- Improve quality of life and health of the neighborhood



BIG WINS

- Build Two New Schools in School Districts 9 & 10
- Renovate & Expand Davidson Community Center
- Jerome Avenue Public Health Task Force
- Jerome Avenue Neighborhood Health Plan
- Develop Corporal Fischer Park
- Develop New Park at 1801 Davidson Ave.
- Renovate and Expand Grant Avenue Park
- "Under the EL" Public Realm Improvements
- Implement Commercial Corridor Improvements

\$50M^{plus}

New and improved parks & open spaces

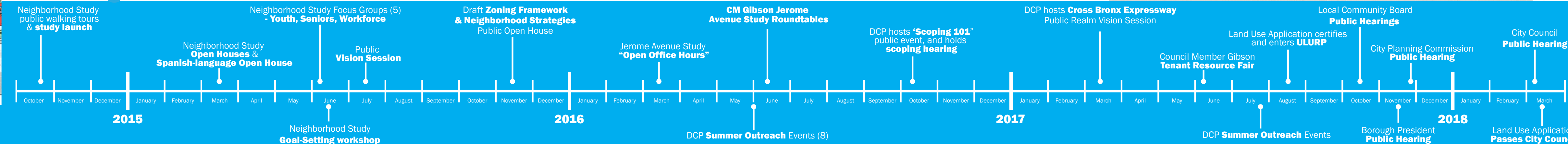
\$50M^{plus}

Streets, sidewalks & pedestrian safety projects

\$140M^{plus}

New and improved schools and other community facilities

Planning Process & Timeline



For more information on commitments made through the Jerome Avenue Neighborhood Plan visit: <https://www1.nyc.gov/site/operations/performance/neighborhood-rezoning-commitments-tracker.page>

Housing

GOALS

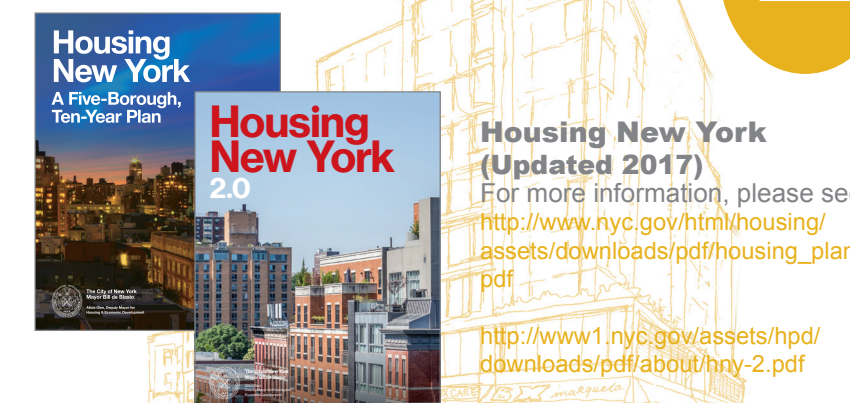
- Provide sustainable, high-quality, and affordable housing with a range of options for residents at all income levels
- Protect tenants and improve housing quality

\$800M^{plus} leveraged from the public & private sectors since 2014 for affordable housing preservation in Community Districts 4 & 5

5,500 Affordable units preserved since 2014	1,500 Affordable units built since 2014	421 Buildings visited during HPD Block Sweeps
124 Buildings added to Proactive Preservation Initiative	6,000 Home inspections between '16 and '17	48 Open litigation cases, ensuring landlords are held accountable

BIG WINS

- Create a Southwest Bronx Housing Task Force to address unsafe building conditions
- Provide robust free legal representation for tenants in the Jerome area
- Proactive outreach to Jerome Ave tenants to provide access to anti-displacement resources including legal services
- Establish a "Certification of No Harassment" (CONH) pilot program
- Preserve Affordable Housing



For more information, please see: http://www1.nyc.gov/html/housing/assets/downloads/pdf/housing_plan.pdf
<http://www1.nyc.gov/assets/hpd/downloads/pdf/about/hny-2.pdf>

Economic & Workforce Development

GOALS

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

BIG WINS

- Create "Jerome Program Manager" position to oversee all business & workforce strategies
- Design & deliver workforce training to auto workers
- Create Jerome Avenue Business Grant program
- Work with Jerome Avenue businesses to connect them to capital access services
- Deploy the SBS Mobile Unit to the Jerome Corridor monthly
- Support independent local employment network

