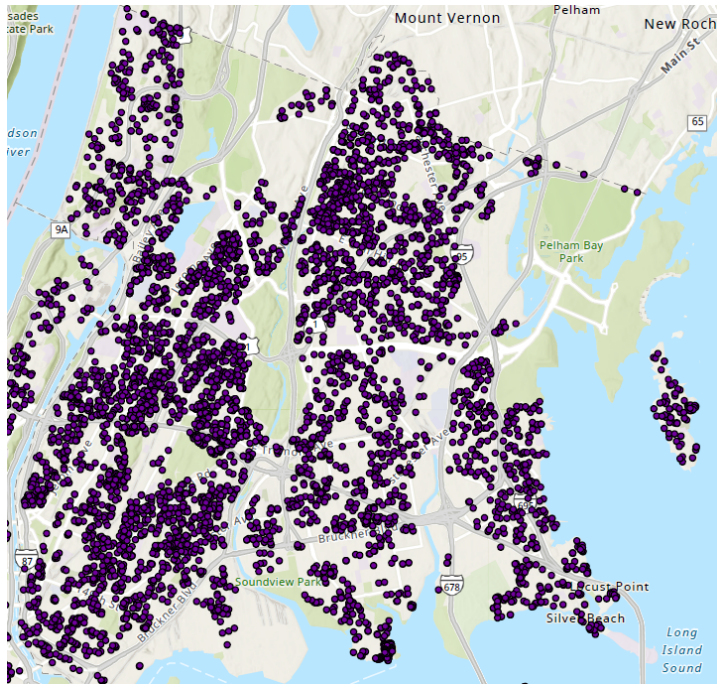


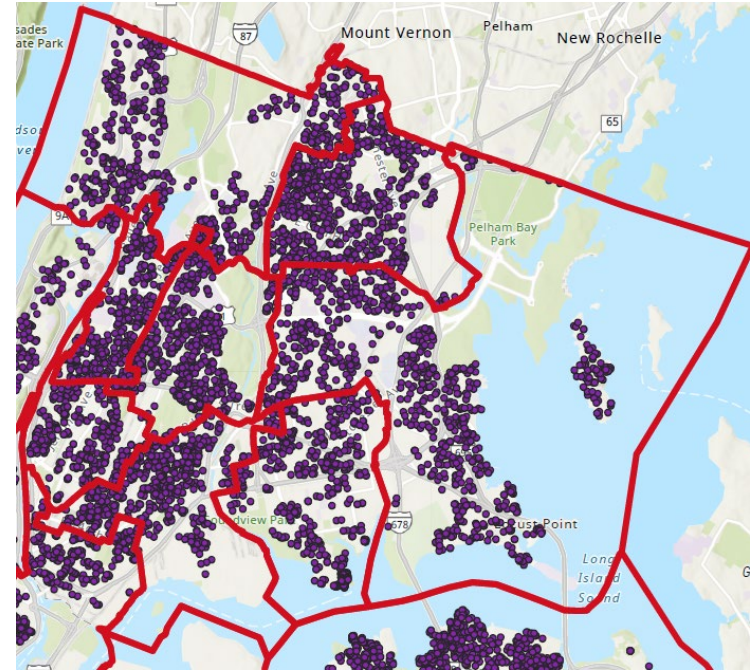


# ***BRONX HOUSING CONSTRUCTION UNDER CURRENT ZONING:***

JANUARY 1, 2010 - FEBRUARY 1, 2024



Bronx



Bronx Council Districts

## **Bronx Council for Environmental Quality *Report to the*** **Protect Bronx Neighborhoods from Overdevelopment Coalition**

Draft March 6, 2024

[karen@bceq.org](mailto:karen@bceq.org)

# PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT

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The **NYC Department of City Plannings (DCP) Housing Database** contains all NYC Department of Buildings (DOB) - approved housing construction and demolition jobs filed or completed in NYC since January 1, 2010. The NYC Department of City Plannings (DCP) Housing Database contains all NYC Department of Buildings (DOB) - approved housing construction and demolition jobs filed or completed in NYC since January 1, 2010. It includes all three construction job types that add or remove residential units: new buildings, major alterations, and demolitions, and can be used to determine the change in legal housing units across time and space.

### 3. NYC Housing Production Snapshot, 2022

From the NYC Housing Production Snapshot, 2022 - New York City Department of City Planning | Housing Division - June 27, 2023 Story Map<sup>1</sup>

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<sup>1</sup> <https://storymaps.arcgis.com/stories/1c9138dc24064b2e8142ff156345a719>

## PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT

### Introduction

The Bronx Council for Environmental Quality has an ESRI Arc GIS account, which we use to illustrate facts. The first set of maps shows housing construction from 2010 to 2024. The second set shows the number of units that were built from 2010. The next section looks at housing units and permits by year from 2010 to 2022. Sources will be presented prior to the maps or charts.

BCEQ offers this information to shed light on the whether we need the City of Yes or not.

For housing, we use files from the NYC Department of City Plannings (DCP) Housing Database. This file contains all NYC Department of Buildings (DOB) - approved housing construction and demolition jobs filed or completed in NYC since January 1, 2010. This first section of this report shows the amount of construction that has gone on in the past 14 years – city, county, community board and council district.

During the last mayoral administration in or around 2016, there was a big zoning text change – ZQA and MIH<sup>2</sup>. Prior to its approval, the New York City Council modified MIH<sup>3</sup> with certain policy goals in mind: reach lower income households while maintaining flexibility; close loopholes in the program administration; improve transparency; address safety and local hiring concerns; and address problems of displacement and tenant harassment.

Clips were taken from the NYC Housing Production Snapshot, 2022 - New York City Department of City Planning | Housing Division - June 27, 2023 Story Map.<sup>4</sup> Changes made in zoning take time to realize – generally around 15 years. As seen in the graphs in the second section, it is only prudent to wait to see whether they continue to be effective before any new changes are made.

*Karen Argenti, BCEQ Secretary, March 6, 2024*

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<sup>2</sup> Zoning Quality and Affordability and Mandatory Inclusionary Housing

<sup>3</sup> <https://council.nyc.gov/land-use/plans/mih-zqa/mih/>

<sup>4</sup> <https://storymaps.arcgis.com/stories/1c9138dc24064b2e8142ff156345a719>

## **PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT**

The **NYC Department of City Plannings (DCP) Housing Database** contains all NYC Department of Buildings (DOB) - approved housing construction and demolition jobs filed or completed in NYC since January 1, 2010.



## PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT

# DCP DATABASE USED FOR GIS MAPPING

BY KAREN ARGENTI, BCEQ

### DESCRIPTION

The **NYC Department of City Plannings (DCP) Housing Database** contains all NYC Department of Buildings (DOB) - approved housing construction and demolition jobs filed or completed in NYC since **January 1, 2010**. It includes all three construction job types that add or remove residential units: new buildings, major alterations, and demolitions, and can be used to determine the change in legal housing units across time and space. Records in the Housing Database are geocoded to the greatest level of precision possible, subject to numerous quality assurance and control checks, recoded for usability, and joined to other housing data sources relevant to city planners and analysts.

### DETAILS

Source: [Feature Service](#)  
Data updated: Nov 27, 2023, 2:42 PM  
Schema updated: Nov 27, 2023, 2:42 PM  
Size: 95.195 MB  
Attachments size: 0 KB  
ID:1d061b9a43504487897aab3f118c1

### TERMS OF USE

The DCP Housing Database is being provided by the Department of City Planning (DCP) on DCP's website for informational purposes only. DCP does not warranty the completeness, accuracy, content, or fitness for any particular purpose or use of the Database, nor are any such warranties to be implied or inferred with respect to the Database as furnished on the website. DCP and the City are not liable for any deficiencies in the completeness, accuracy, content, or fitness for any particular purpose or use of the Database, or applications utilizing the Database, provided by any third party.

### TAGS

[Housing](#), [House](#), [Building](#), [Development](#), [Dwelling Unit](#), [Alteration](#), [Demolition](#), [Certificate of Occupancy](#), [CO](#), [Permit](#), [Job Application](#), [Filing](#), [Net Units](#), [Unit Change](#), [Hotel](#), [Class B](#), [Class A](#), [Pipeline](#), [Existing Units](#), [Proposed Units](#), [Construction](#)

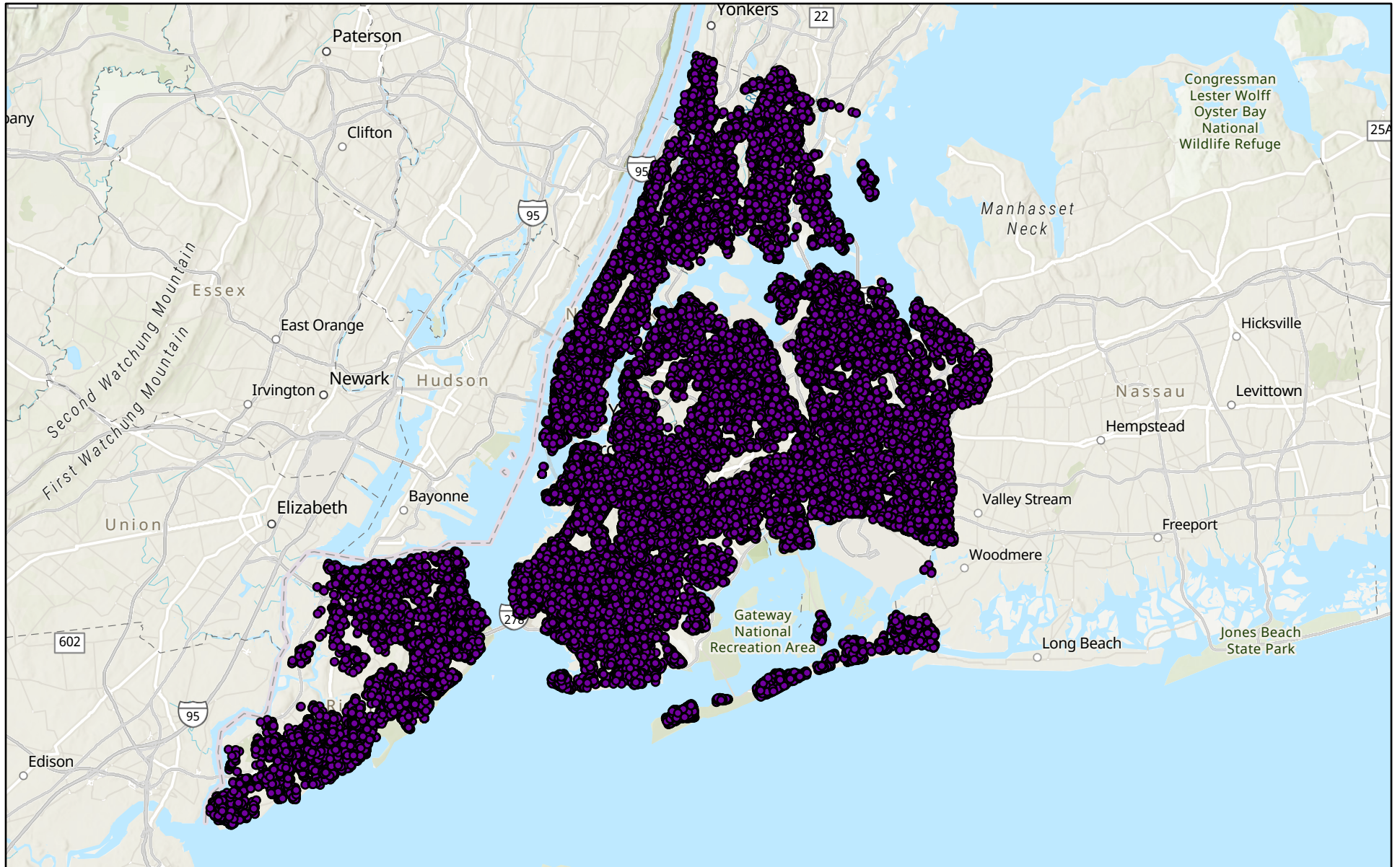
Credits (Attribution) Department of City Planning (DCP), Department of Buildings (DOB)



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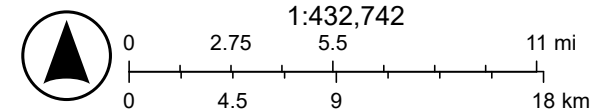
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# NYC DCP Housing Database from 2010 NYC



3/2/2024

- Housing\_Database
- World Hillshade

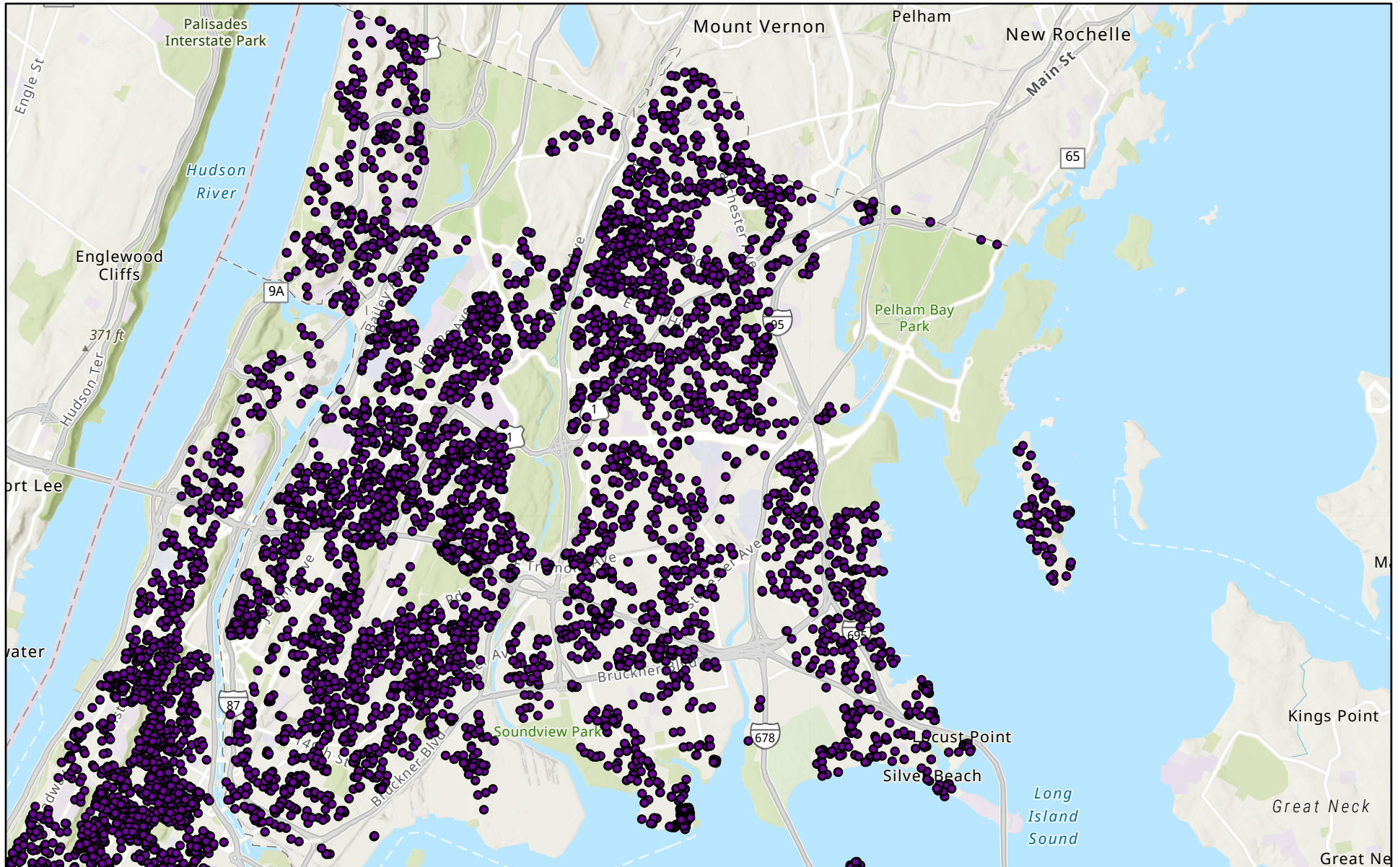


NYC OpenData, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, USGS

Author: Karen Argenti, BCEQ 2024

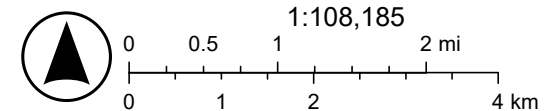


# NYC DCP Housing Database from 2010 BX



2/29/2024

- Housing\_Database
- World Hillshade

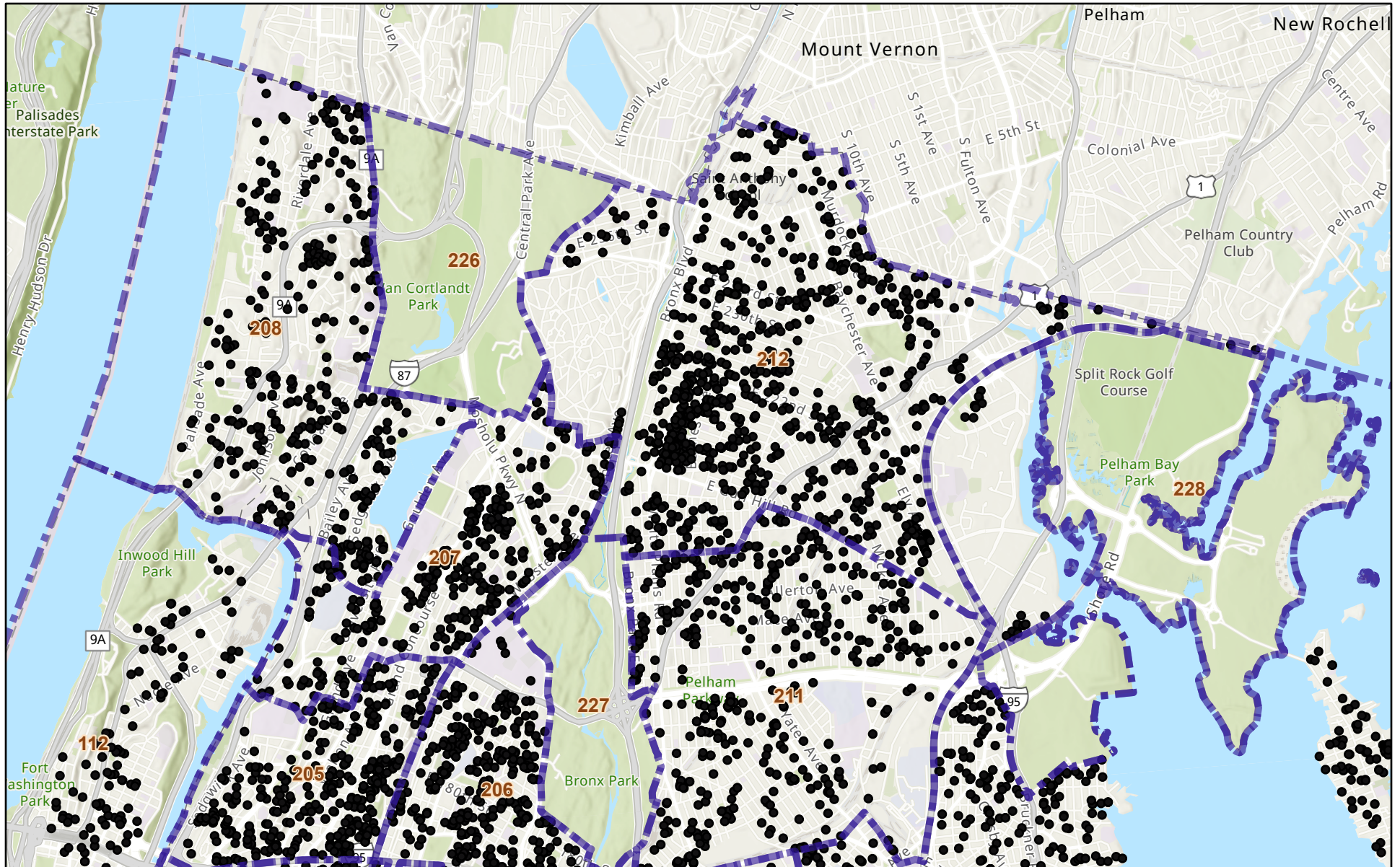


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Karen Argenti BCEQ



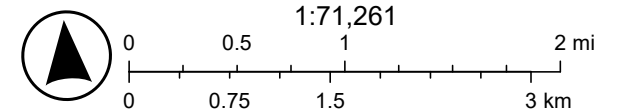
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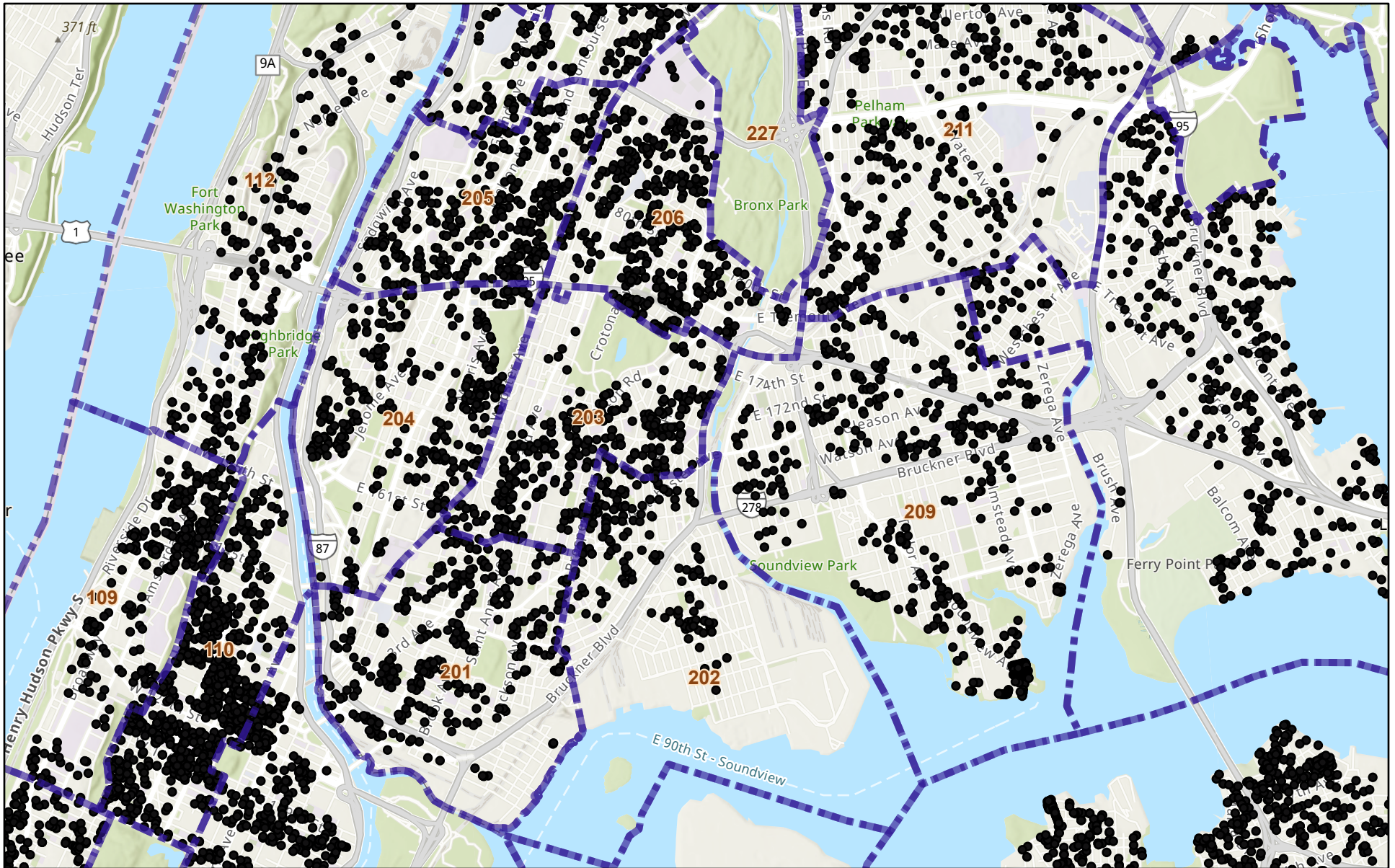


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Karen Argenti, BCEQ 2024



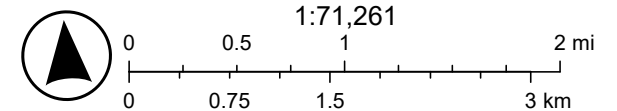
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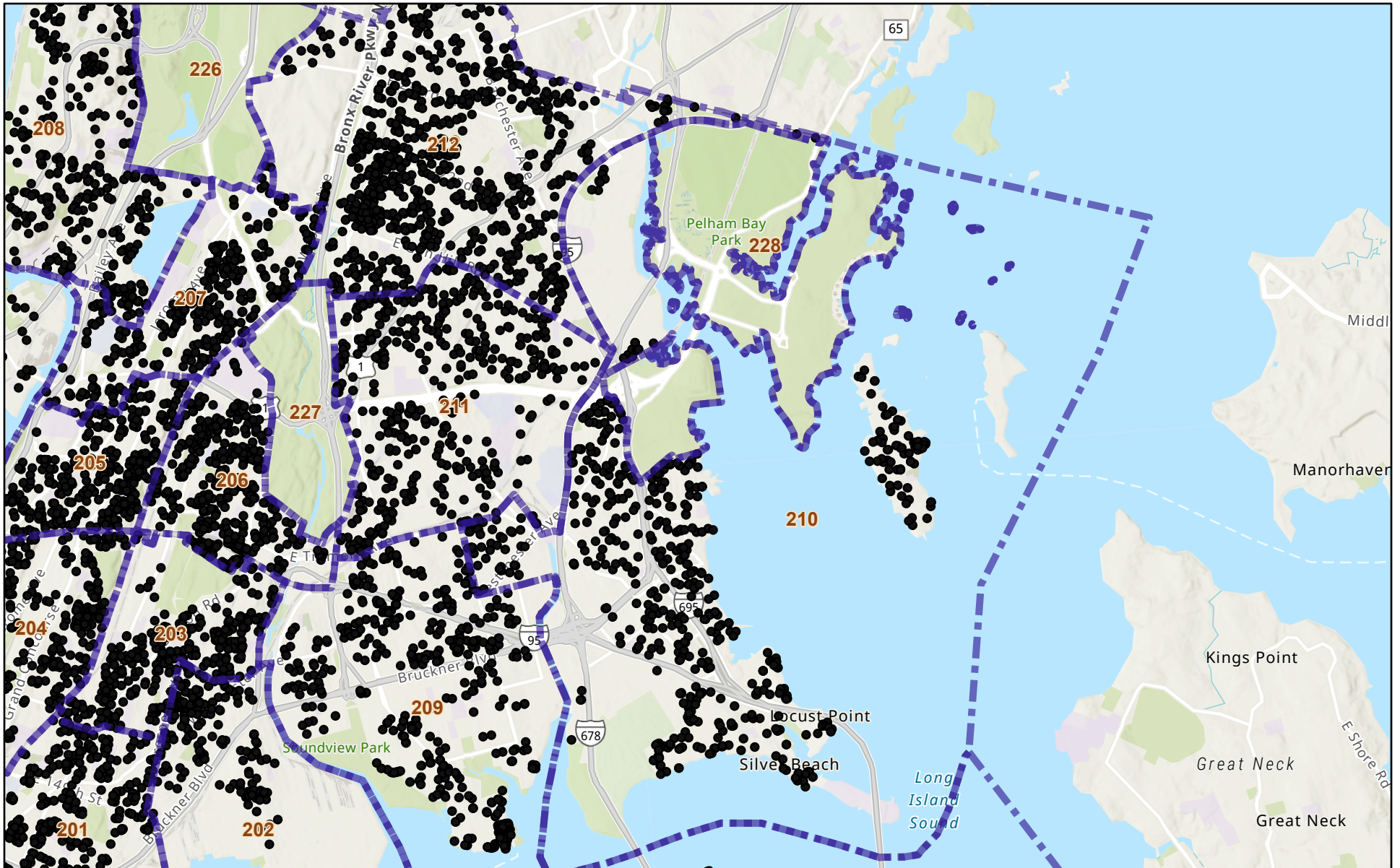


NYC OpenData, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Esri, CGIAR, USGS

Karen Argenti, BCEQ 2024

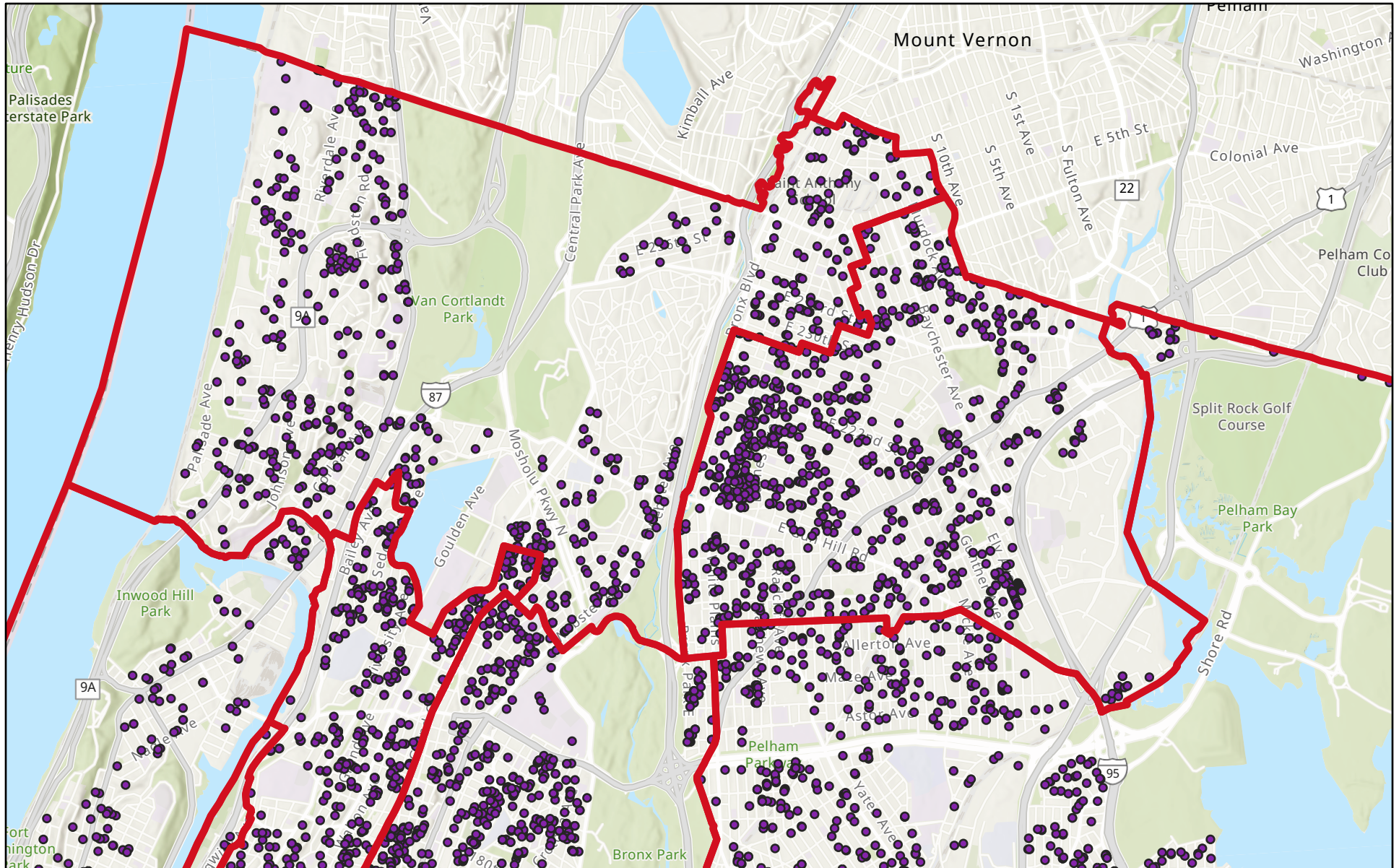


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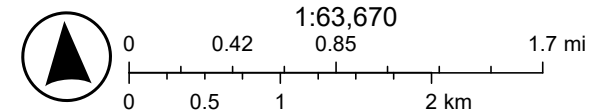
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-  City Council District
-  Housing\_Database

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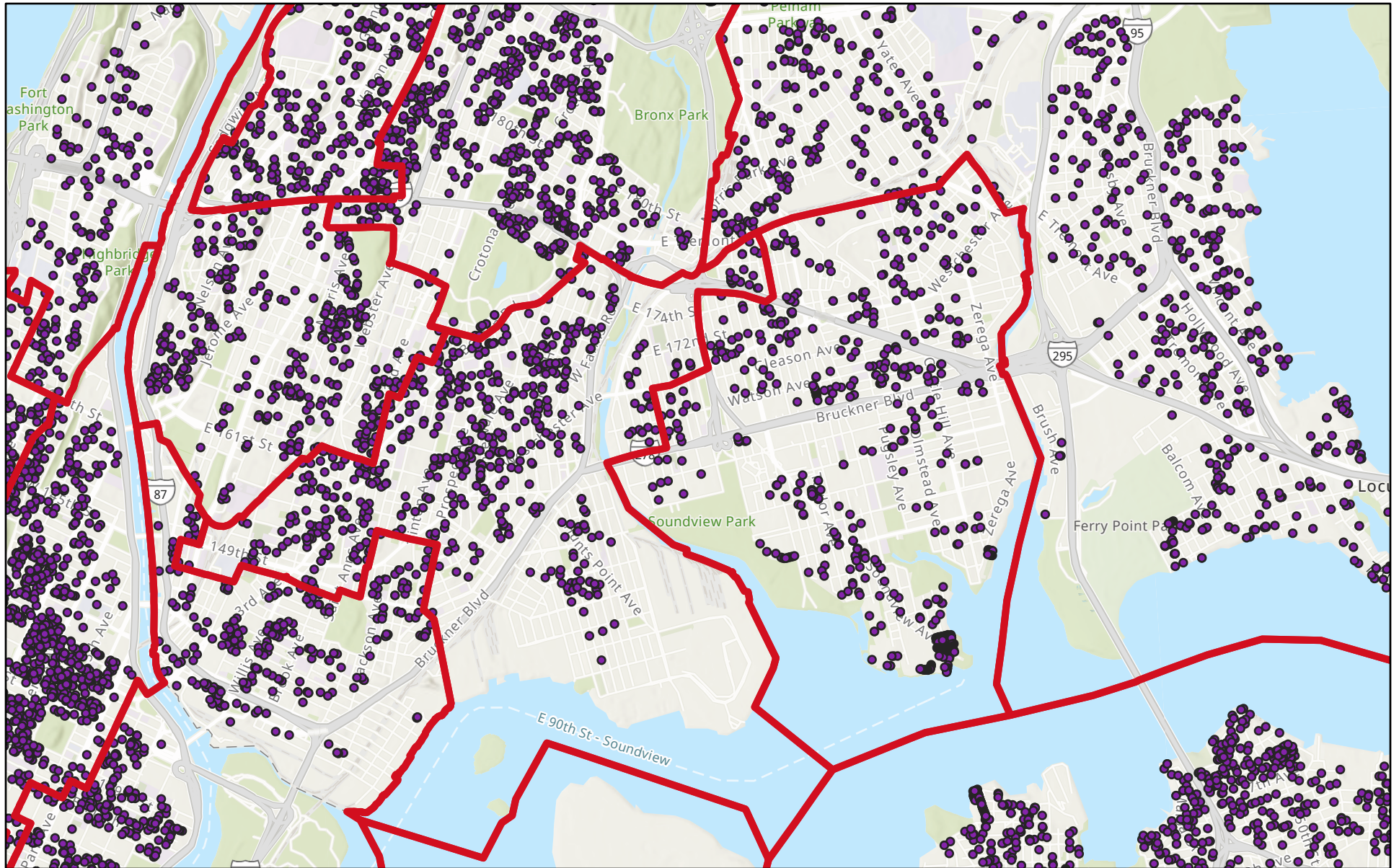


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Karen Argenti, BCEQ 2024



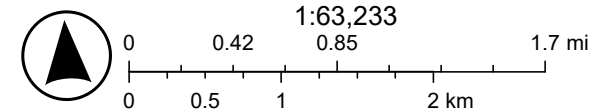
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-  City Council District
-  Housing\_Database

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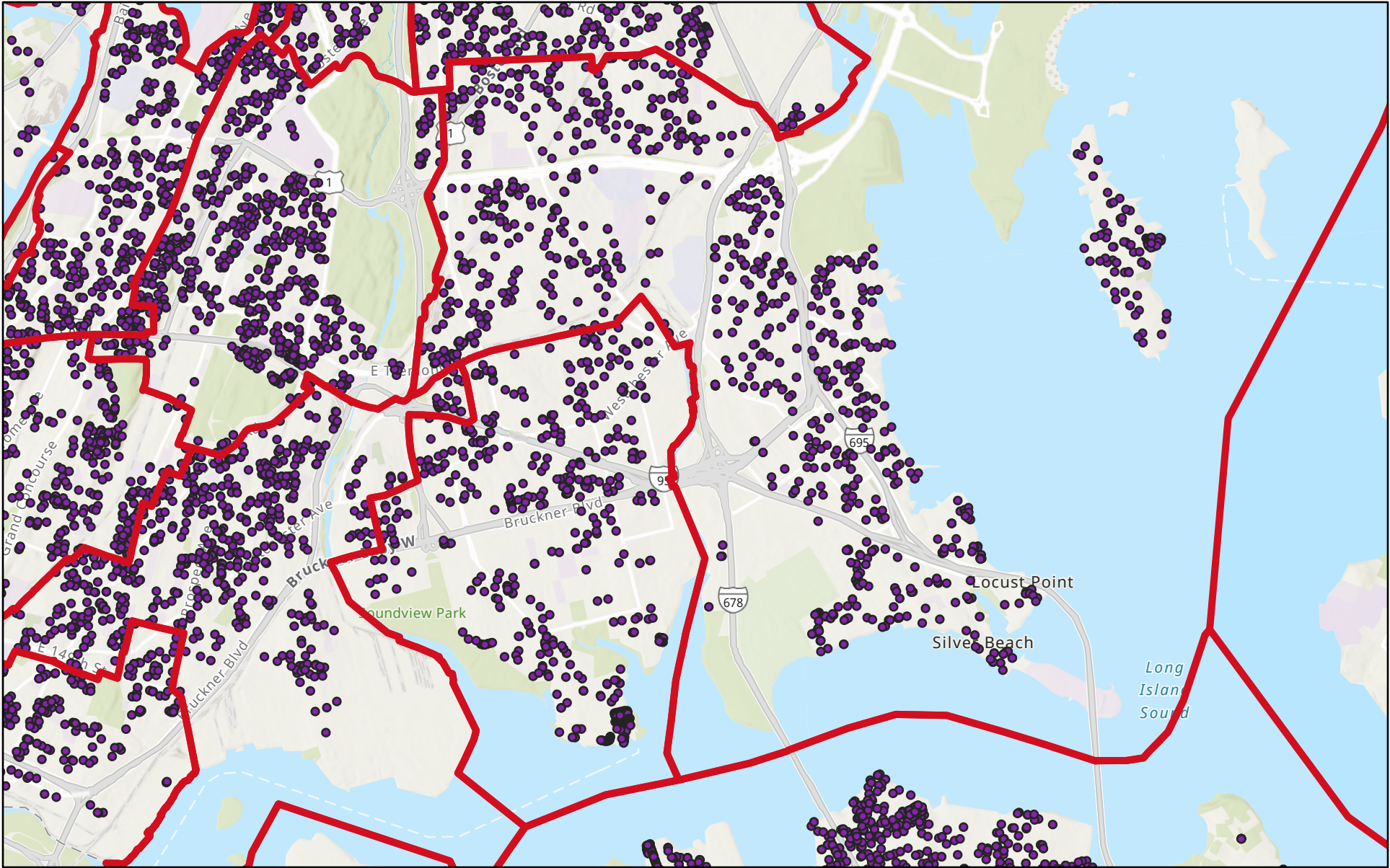


NYC OpenData, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS



Karen Argenti, BCEQ 2024



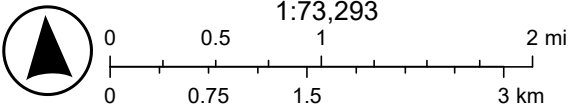
# NYCDCP Housing Database 2010 Bronx Council SE



3/2/2024

-  City Council District
-  Housing\_Database

World Hillshade



NYC OpenData, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Esri, CGIAR, USGS

## PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT

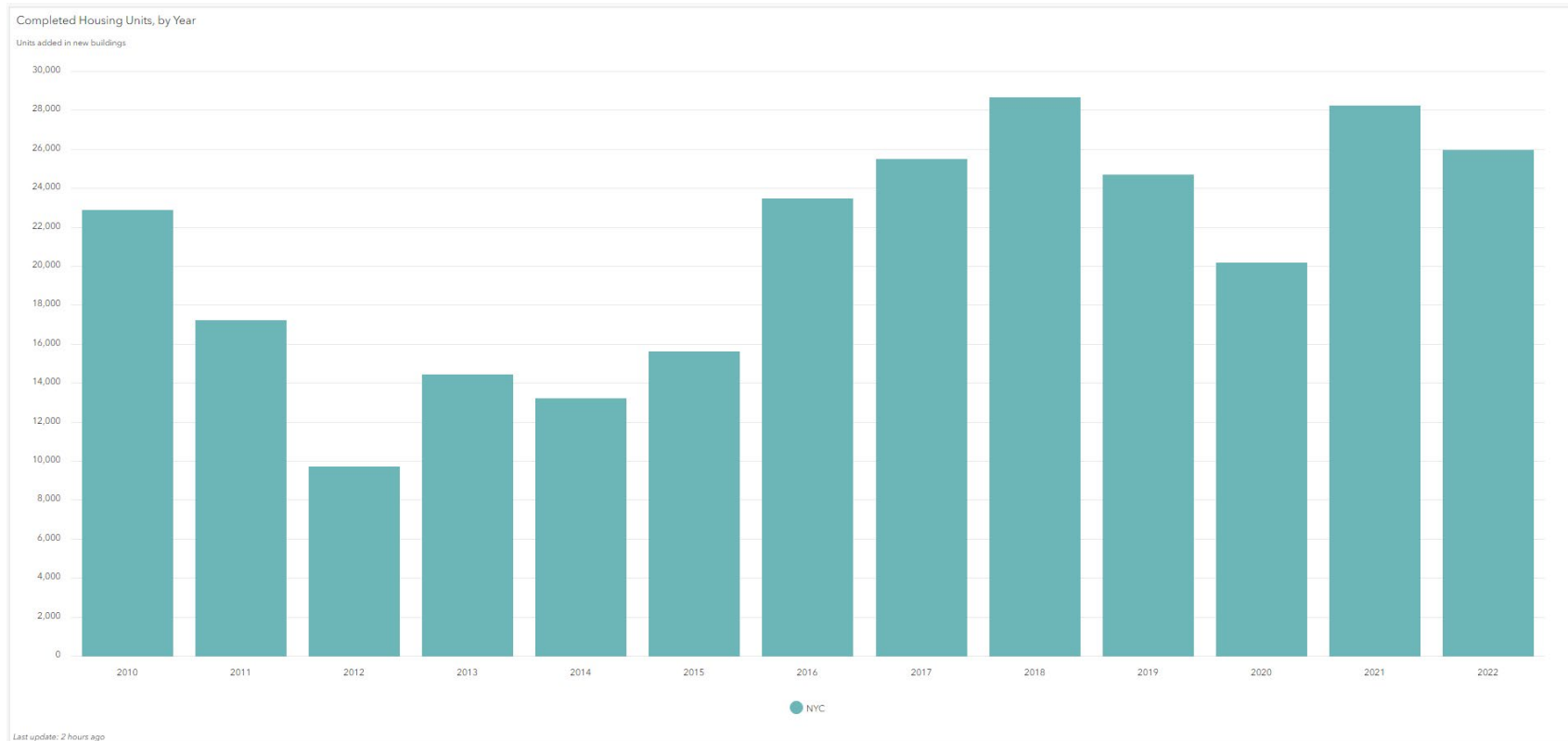
From the NYC Housing Production Snapshot, 2022  
New York City Department of City Planning | Housing Division  
June 27, 2023 Story Map<sup>5</sup>

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<sup>5</sup> <https://storymaps.arcgis.com/stories/1c9138dc24064b2e8142ff156345a719>

## PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT

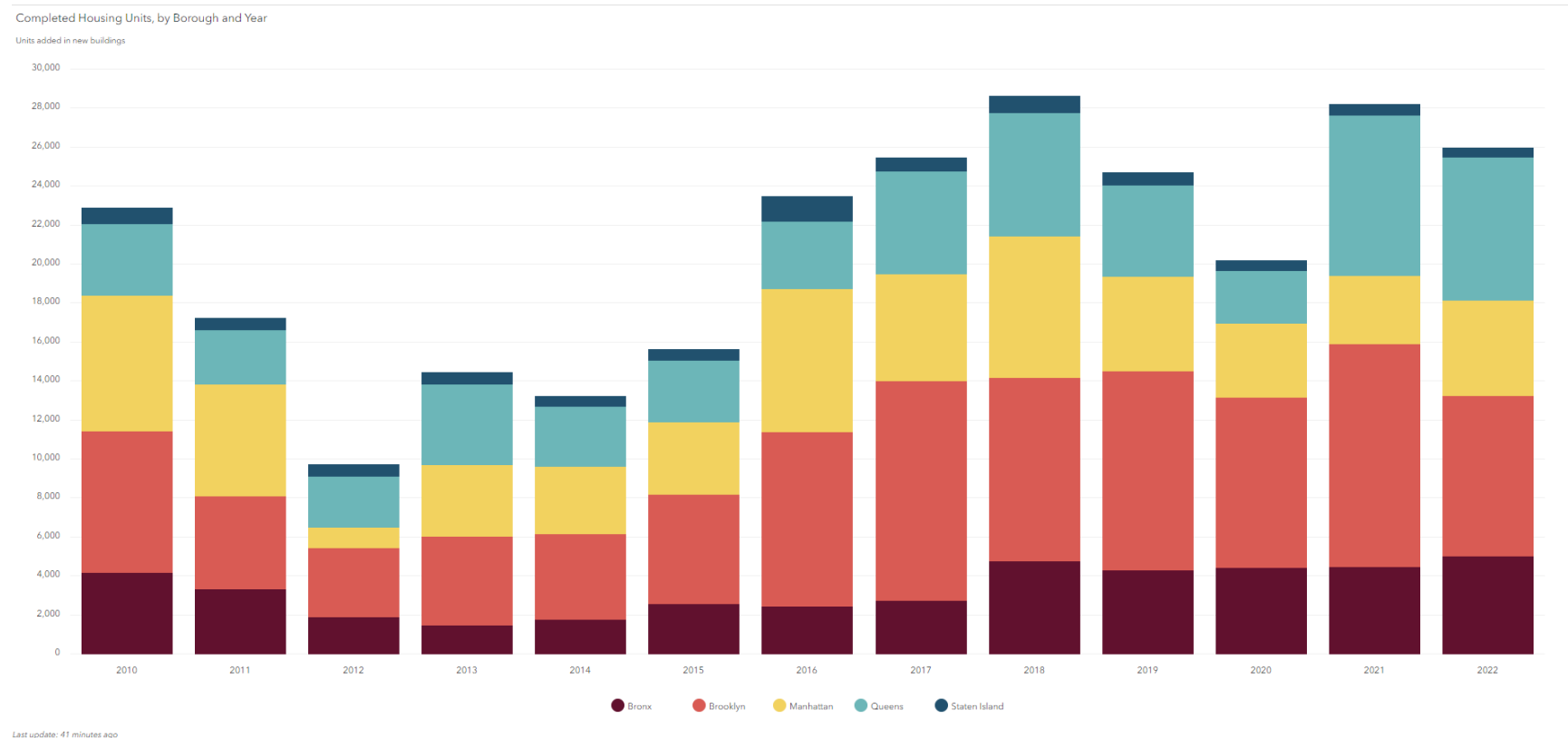
### Completed Housing Units by Year



25,936 housing units were completed in new buildings in New York City in 2022. This represents a slight decrease from 2021, but is generally on par with annual completions from recent years. This was the seventh consecutive year of more than 20,000 completed units.

## PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT

### Completed Housing Units by Borough and Year

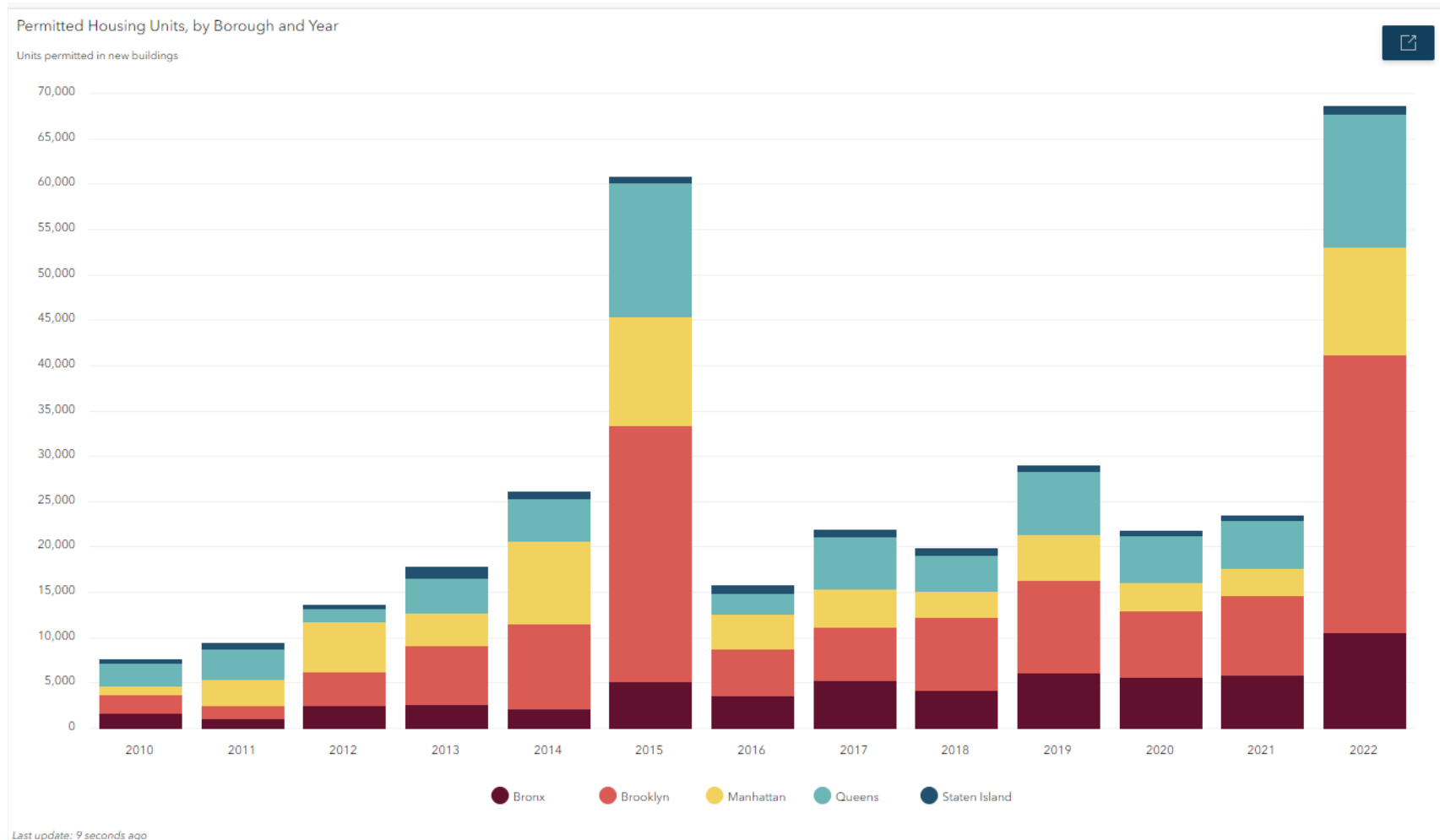


Brooklyn continues to experience the largest number of completed units in new buildings of all five boroughs (8,253); it has held this distinction every year since 2012. The number of completed units in Manhattan (4,897) and the Bronx (5,004) experienced increases from the previous year, while completed units in Queens (7,319) decreased from a record year in 2021.



## PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT

### Permitted Housing Units by Borough and Year



Although the number of permitted units far exceeds previous years, Brooklyn continues to have the largest share of permitted units in new buildings (45%). Trailing Brooklyn in order were Queens (22%), Manhattan (17%), the Bronx (15%), and Staten Island (1%).

## Conclusions and Talking Points

# PROTECT BRONX NEIGHBORHOODS FROM OVERDEVELOPMENT

## City of Yes Myths

### 1. The City's Zoning has not changed since 1961.

**Fact:** The citywide zoning text Zoning for Quality and Affordability (ZQA) and Mandatory Inclusion for Housing (MIH) was enacted by the previous mayoral administration in 2016. Those zoning amendments were modified by the City Council to add *affordable and equitable changes* that are not as profitable for developers. More time is necessary to properly evaluate the impacts of these recent zoning changes.

### 2. City of Yes will solve our AFFORDABLE housing crisis.

**Fact.** City of Yes does not promote affordable housing. It promotes fair market and luxury housing, offering a terrific boon for developers. Developers will receive a 20% bonus in Floor Area Ratio (FAR) if they include a small number of so-called affordable units. Basically, this is similar to current city policy and zoning codes.

### 3. NYC does not have enough housing

**Fact.** Current zoning can accommodate at least an additional 8.8 million residents today.<sup>6</sup> According to DCP's data 74,000 new housing construction projects have been permitted in the past 14 years under current zoning laws.<sup>7</sup> Shortages of affordable housing are created by landlords and wealthy individuals, not zoning. NYC HPD estimates that landlords have kept 89,000 affordable units off the market by choice.<sup>8</sup> A Columbia University report

documents the loss of units due to apartment consolidation in wealthy neighborhoods.<sup>9</sup>

### 4: City of Yes will NOT harm the Environment.

**Fact:** COY ignores accepted **Climate Change** projections, outcomes, and federal mandates. The cost in dollars to the city's taxpayers will be catastrophic. NYC is already experiencing more severe rain events due to climate change. Increasing building construction and density via implementing Transit Oriented Development, Town Center Zones, and reducing open space by adding ADUs, reducing lot sizes, widths, setbacks, and eliminating planting areas will dramatically increase impervious surfaces. These actions will severely reduce the ability of storm water to infiltrate the ground. Flooding and erosion will increase exponentially. Adding more concrete will raise our temperature.

Furthermore, NYC is under a **federal and state mandate** to reduce Combined Sewer Overflow (CSO). This occurs when our sewer and storm systems are overwhelmed by rain events that result in raw sewerage being released into our local water bodies. The only way to meet this mandate and avoid fines (as well as damaging flooding and toxic pollution) is to update our antiquated sewer and water systems and expedite a comprehensive Storm Water Management Plan. These actions must occur prior to enacting zoning changes that exacerbate climate change issue

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<sup>6</sup> <https://buildingtheskyline.org/floor-area-ratio-4/> "The theoretical maximum population that the city could hold—in terms of housing units—has increased from about 11.9 million in 1961 to 16.6 million today—an increase of 1.4 billion square feet (130 km<sup>2</sup>) of residential space. [ii] From this perspective, one could say that changes in the zoning codes have allowed the city—in theory—to nearly double its current population of 8.8 million."

<sup>7</sup> ArcGIS Housing Database file contains all NYC Department of Buildings (DOB) - approved housing construction and demolition jobs filed or completed in NYC since January 1, 2010.

<sup>8</sup> <https://www.nyc.gov/assets/hpd/downloads/pdfs/services/2021-nychvs-selected-initial-findings.pdf>

<sup>9</sup> <https://www.documentcloud.org/documents/23925294-bigger-houses-fewer-homes-dwelling-unit-consolidation-in-new-york-city>



*Thank you*