

Bronx Council for Environmental Quality

***The City of Cement (Yes)
For Housing Opportunities***

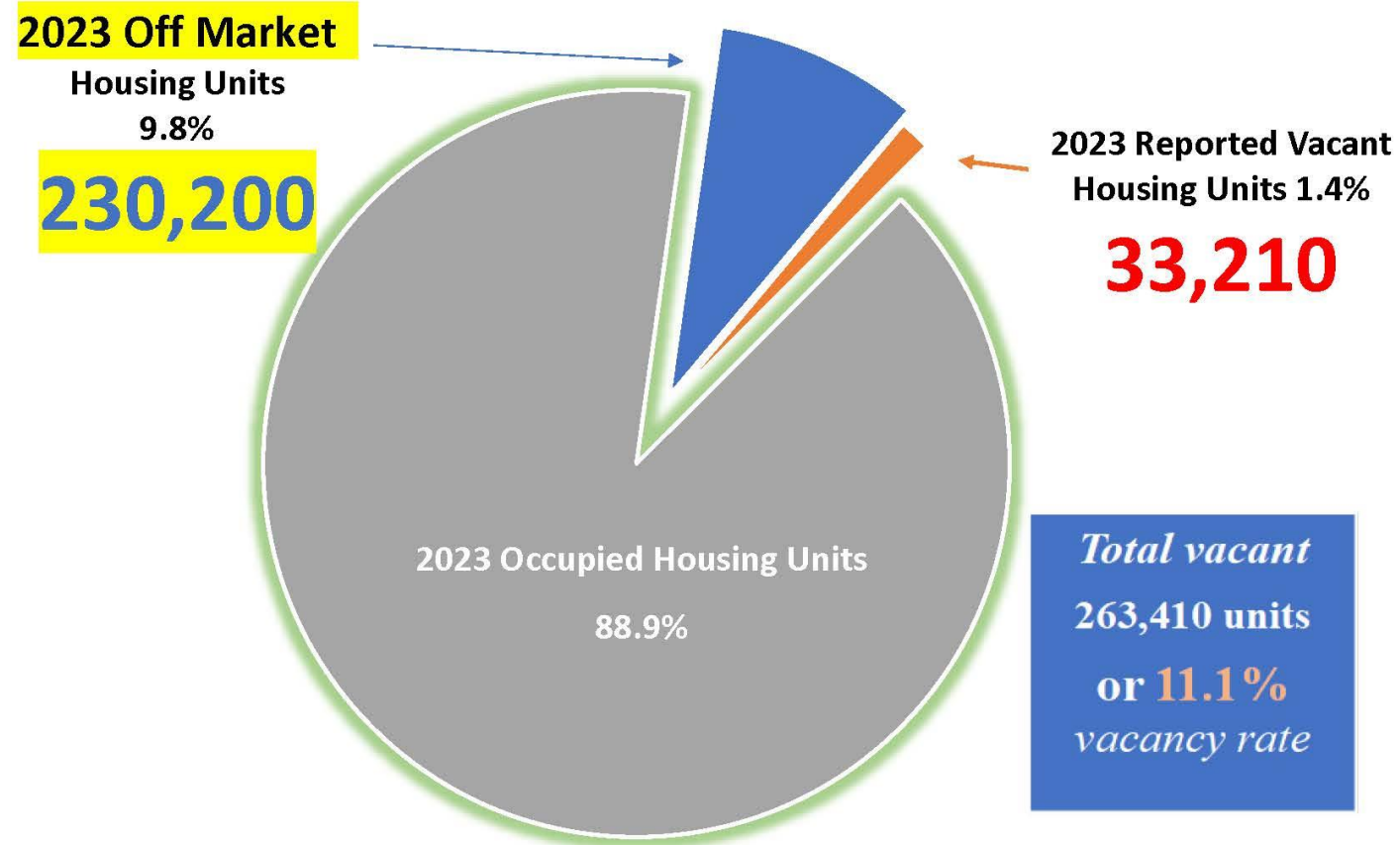
**Bronx Community Board 8
May 23, 2024**

Karen Argenti
Bronx Council for Environmental Quality

Supplement to the Report to Bronx Community Board
on the Project Description, Final Scope of Work, and
the Draft Environmental Impact Statement



2023 Housing Stock, Occupied, Un-Occupied (Vacant + Vacant Off Market)



PIE CHART SLICES ARE NOT TO SCALE
sectors may seem larger than they are

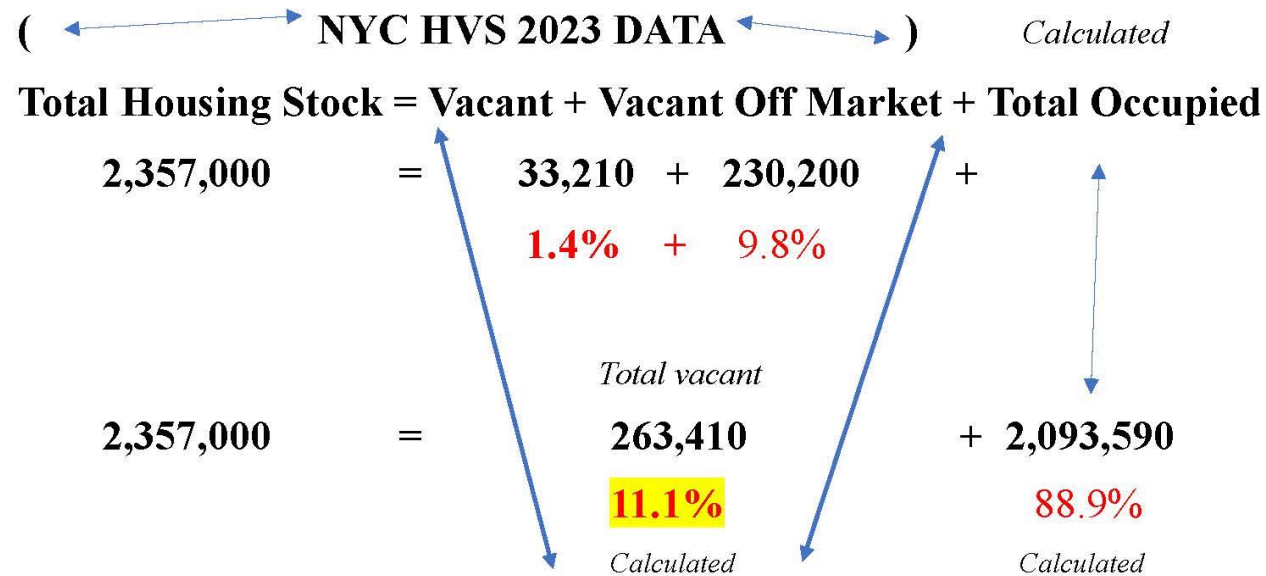
*2023 New York City Housing and Vacancy Survey Selected Initial Findings, NYCHPD
<https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>



WORKSHEET

“The net rental vacancy rate in 2023 for all housing accommodations in New York City was 1.41 percent. There were 33,210 units available for rent out of a total stock of 2,357,000 occupied and vacant available rental units during the survey period,

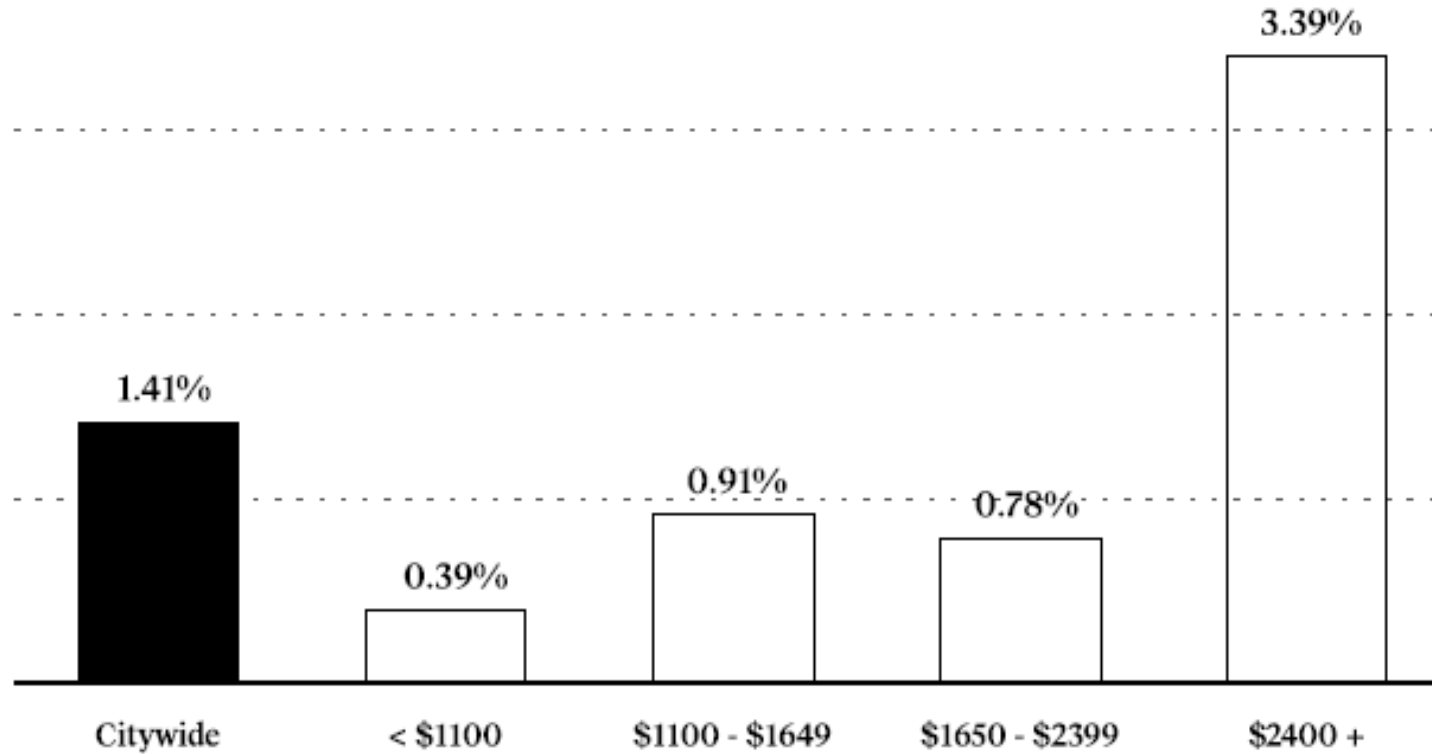
In 2023, there were 230,200 units that were vacant but not available for one or more reason, down from 353,400 in 2021.” (page 21) Housing and Vacancy Survey (HVS)*



To calculate a percentage, you typically divide the part (the smaller value) by the whole (the larger value), and then multiply the result by 100. This gives you the percentage value as a number between 0 and 100.

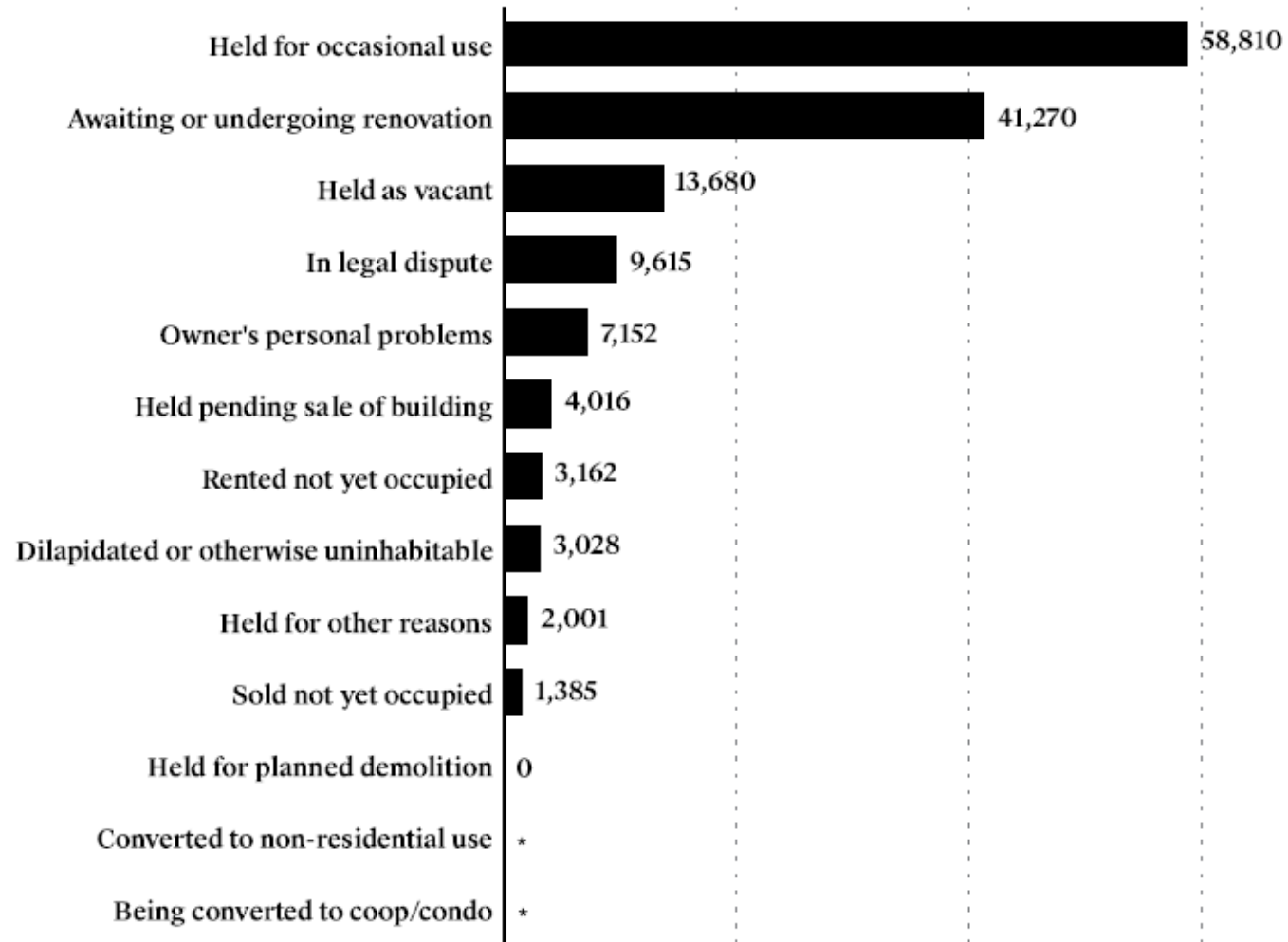
*2023 New York City Housing and Vacancy Survey Selected Initial Findings, NYCHPD
<https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>

Figure 6. Net Rental Vacancy Rate by Asking Rent



Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.
Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

Figure 10. Units Not Available for Rent or Sale by Specified Reason



Source: New York City Housing and Vacancy Survey (NYCHVS), 2023.

Please refer to the technical appendices at the end of this report for details on the NYCHVS design, definitions, and methodology.

* Estimate is suppressed following US Census Bureau disclosure avoidance practices.

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: Nov27, 2023, 2:42 PM
Size: 95.195 MB
Attachments size: 0 KB
ID:1d061b9a43504487897aab3f118c1

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)

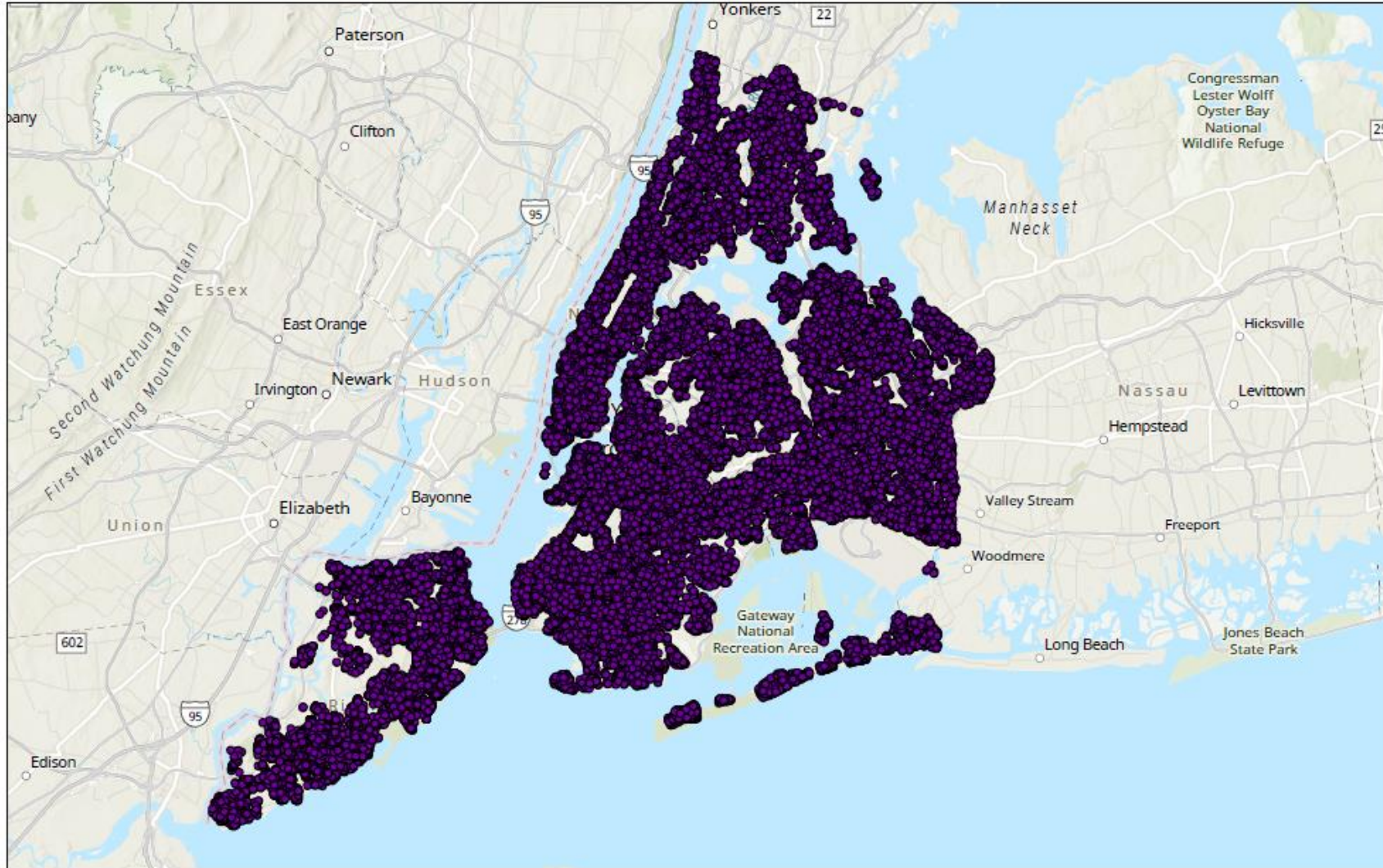


Item created: Dec 14, 2020
Item **updated: Feb 1, 2024**

TERMS OF USE

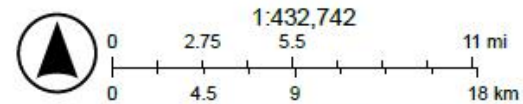
The DCP Housing Database is being provided by the Department of City Planning (DCP) on DCP's website for informational purposes only. DCP does not warranty the completeness, accuracy, content, or fitness for any particular purpose or use of the Database, nor are any such warranties to be implied or inferred 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.

NYC DCP Housing Database from 2010 NYC ALL DOB JOBS 2010 TO 2024



3/2/2024

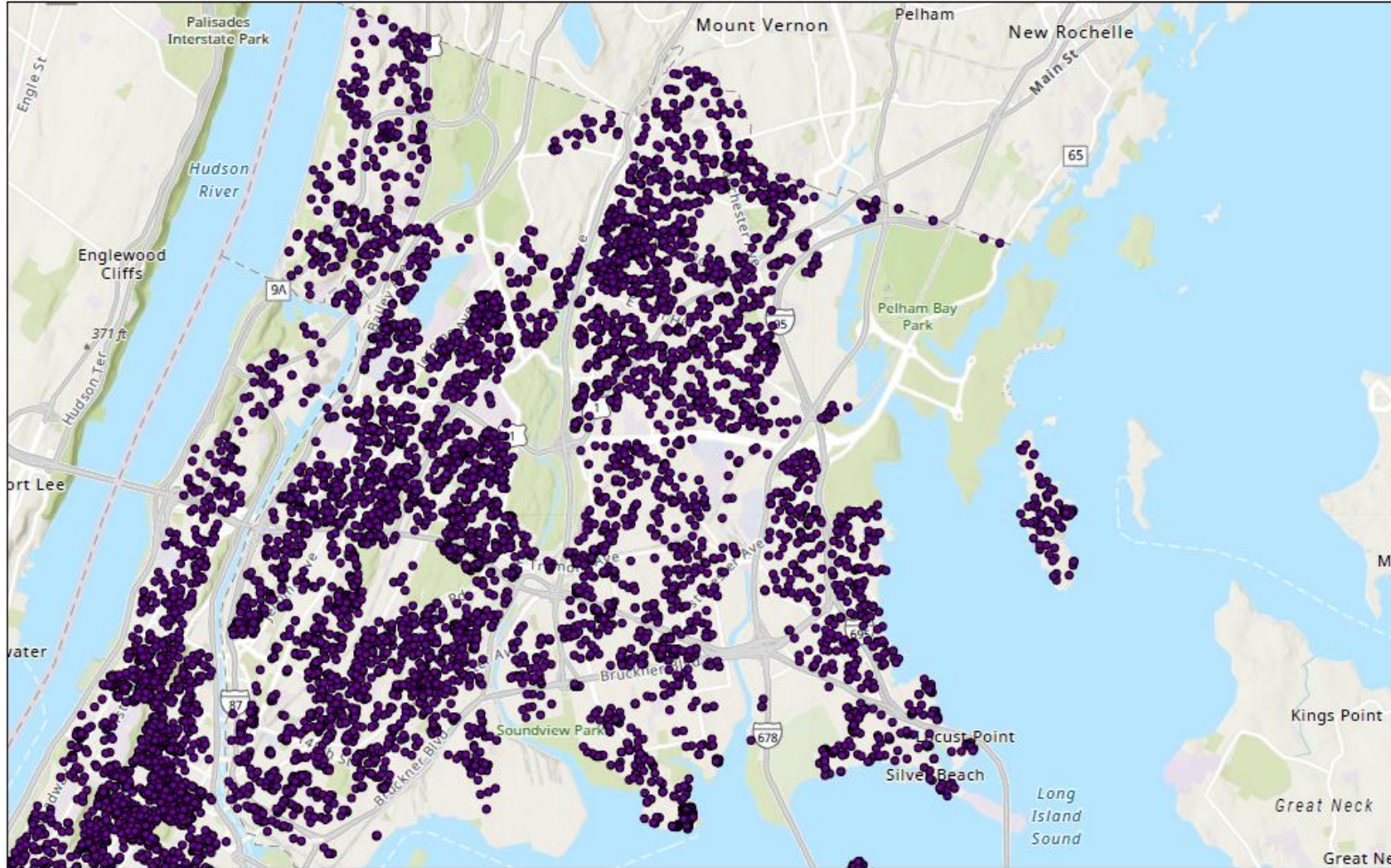
- Housing_Database
- World Hillshade



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

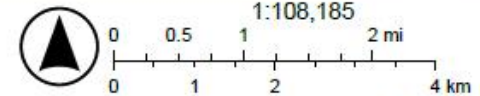
Author: Karen Argenti, BCEQ 2024

NYC DCP Housing Database from 2010 BX



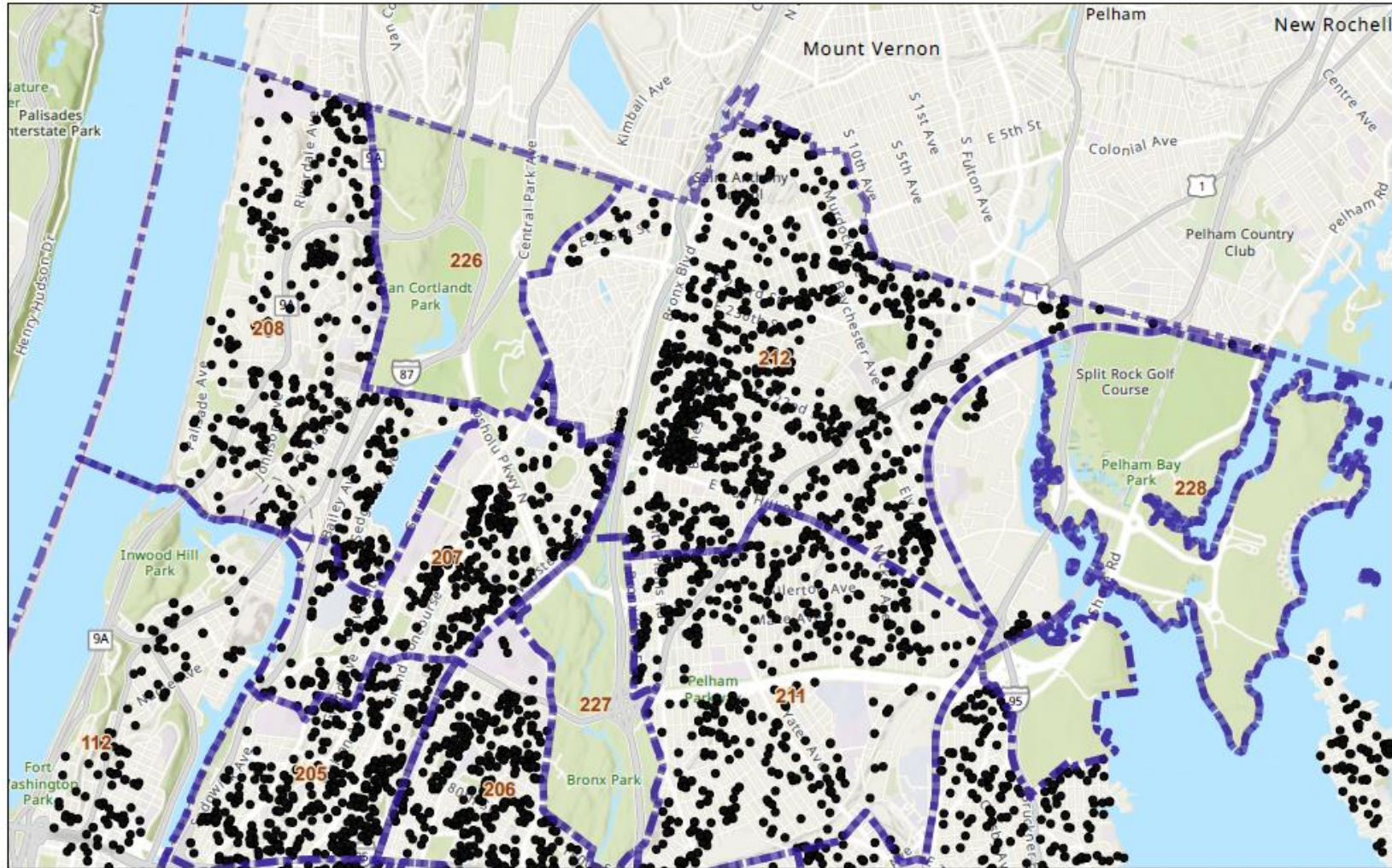
2/29/2024

- Housing_Database
- World Hillshade





NYC OpenData, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, USDA, USFWS, Esri, CGIAR, USGS

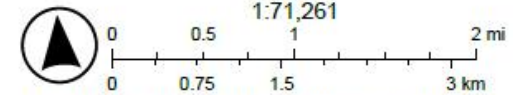
NYC DCP Housing Database from 2010 Bronx CB 8 7 12



3/2/2024

-  Community District
-  Housing_Database

World Hillshade



Esr1, CGIAR, USGS, NYC OpenData, County of Westchester, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS,

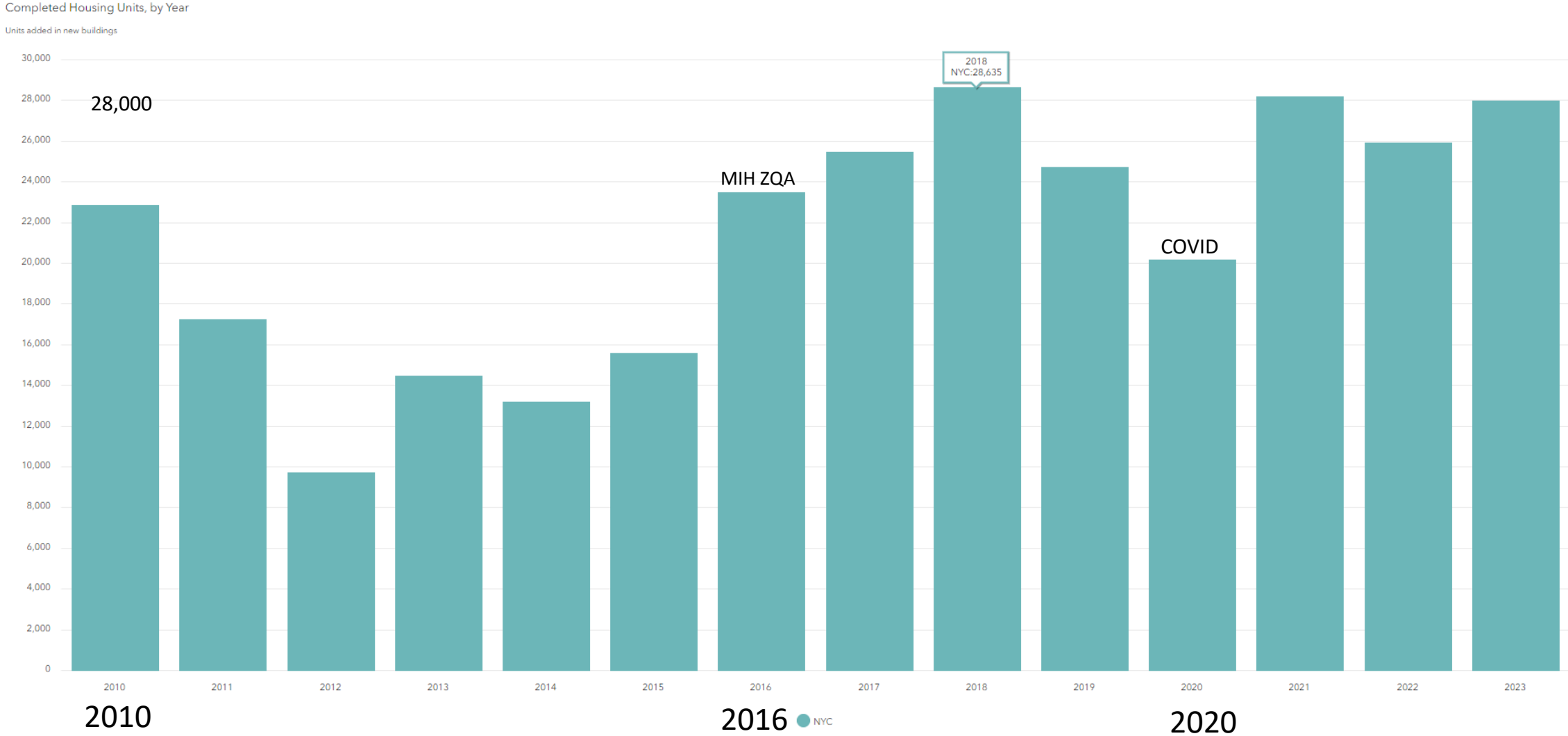
Karen Argenti, BCEQ 2024

NYC Housing Production Snapshot, 2023

New York City Department of City Planning | Housing Division
April 10, 2024

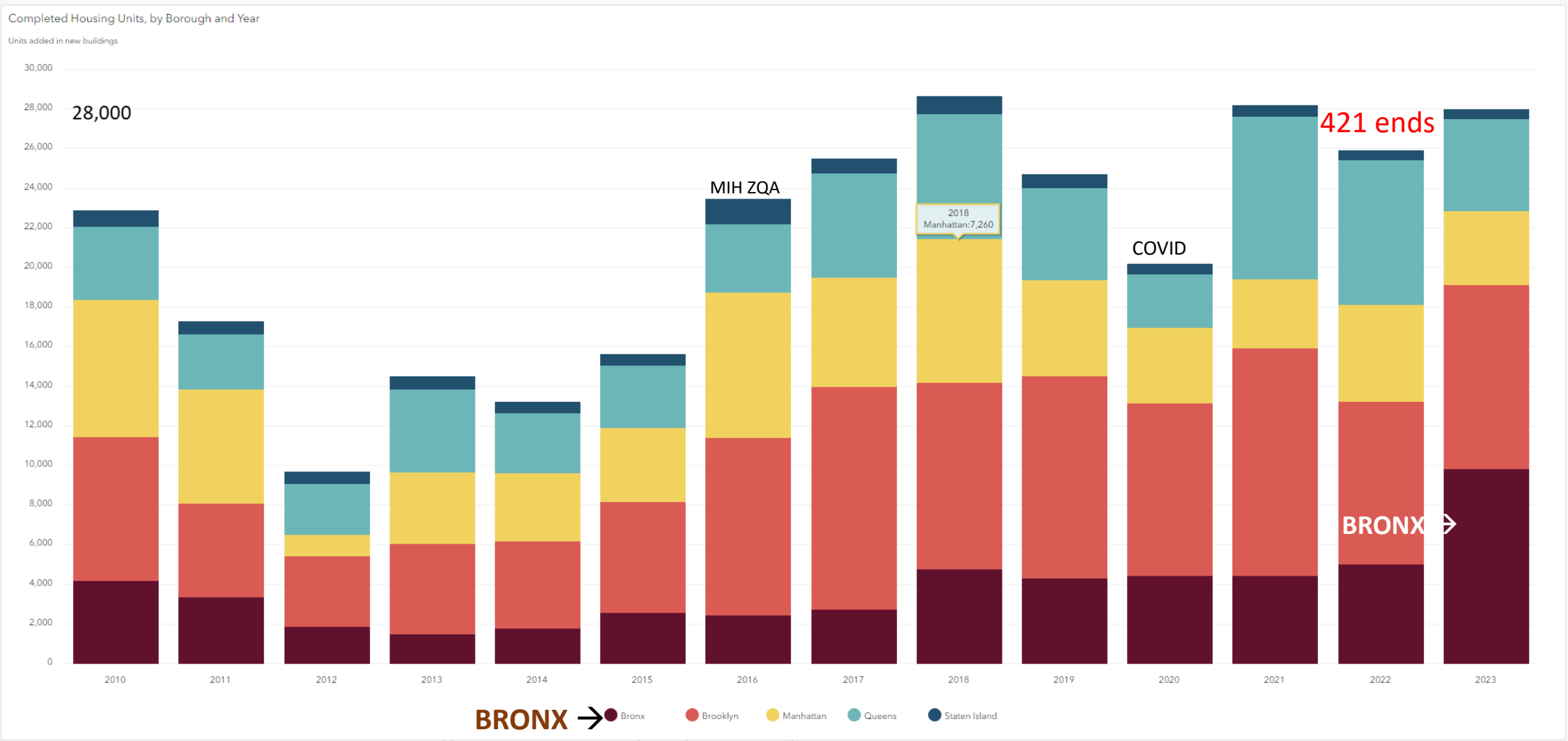
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COMPLETED HOUSING UNITS BY YEAR



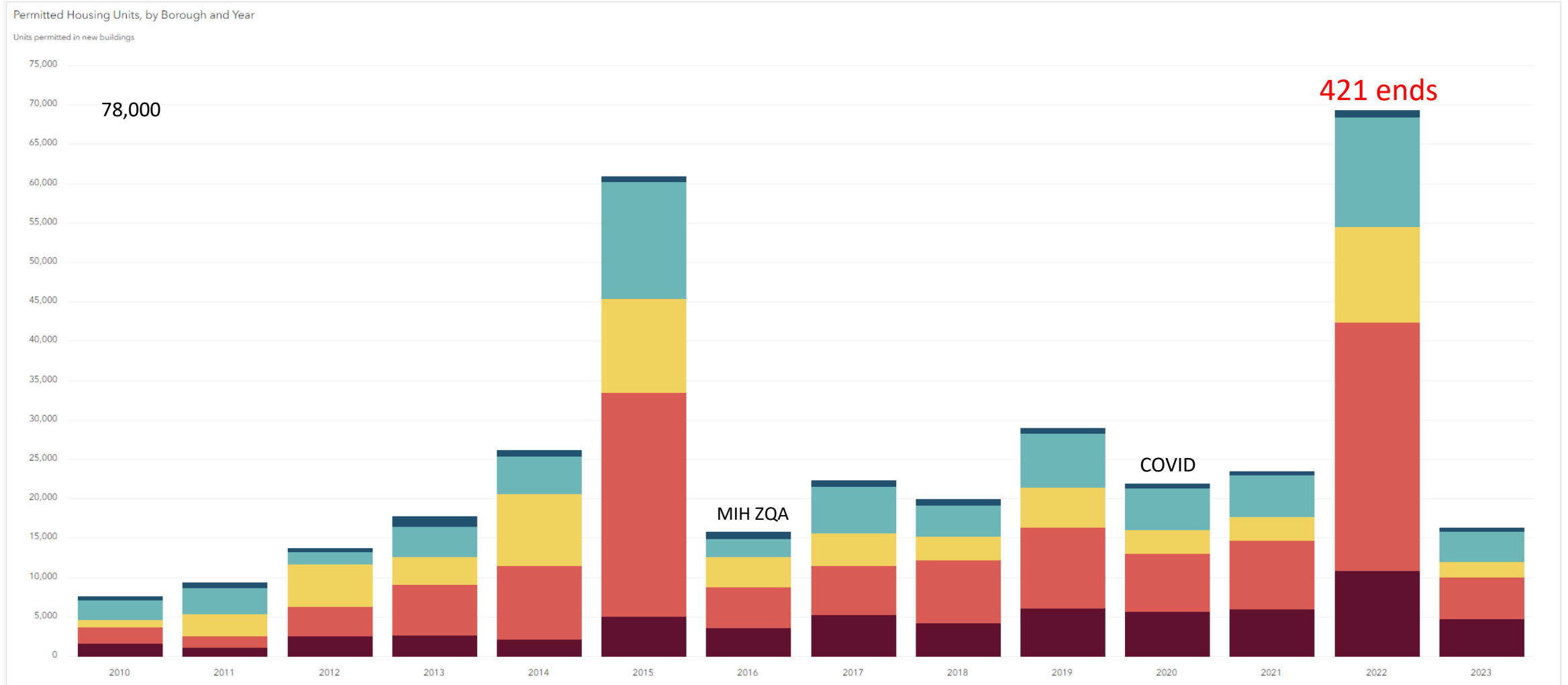
<https://dcp.maps.arcgis.com/apps/dashboards/fb7bd089d10d4e94b4c7fd03ad73a379>

COMPLETED HOUSING UNITS BY BOROUGH AND YEAR



<https://dcp.maps.arcgis.com/apps/dashboards/fb7bd089d10d4e94b4c7fd03ad73a379>

PERMITTED HOUSING UNITS BY BOROUGH AND YEAR



<https://dcp.maps.arcgis.com/apps/dashboards/fb7bd089d10d4e94b4c7fd03ad73a379>

RENTAL UNITS AFFORDABLE TO HOUSEHOLDS BY AMI BAND

Table 3.06.T: Rental Units Affordable to Households by AMI Band

	2017-2021 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	2,127,020	8,598	0.2	100.0%	
Extremely low-income (0-30% AMI)	304,125	6,051	1.2	14.3%	0.3%
Very low-income (31-50% AMI)	344,072	6,190	1.1	16.2%	0.3%
Low-income (51-80% AMI)	773,142	8,132	0.6	36.3%	0.4%
Moderate-income (81-120% AMI)	450,659	6,034	0.8	21.2%	0.3%
Middle-income (121-165% AMI)	156,066	4,050	1.6	7.3%	0.2%
High-income (166% or higher AMI)	98,956	3,682	2.3	4.7%	0.2%


66.8% 

Table 3.13.T: Housing Lottery Applications - Total

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total housing lottery applications	27,261,057	100.0%

27,261,057 TOTAL HOUSING LOTTERY APPLICATIONS

Table 3.13.A: Housing Lottery Applications - Asian Non-Hispanic

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total housing lottery applications with an Asian non-Hispanic	1,646,176	6.0%

Table 3.13.B: Housing Lottery Applications - Black Non-Hispanic

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total housing lottery applications with a Black non-Hispanic	11,323,646	41.5%

Table 3.13.H: Housing Lottery Applications - Hispanic

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total housing lottery applications with a Hispanic householder	8,333,988	30.6%

Table 3.13.W: Housing Lottery Applications - White Non-Hispanic

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total housing lottery applications with a White non-Hispanic	2,442,046	9.0%

Table 3.14.T: Housing Lottery Leases - Total Population

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total signed leases	27,398	100.0%

27,398 HOUSING LOTTERY

Table 3.14.A: Housing Lottery Leases - Asian Non-Hispanic

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total signed leases with an Asian non-Hispanic account holder	1,888	6.9%

Table 3.14.B: Housing Lottery Leases - Black Non-Hispanic

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total signed leases with a Black non-Hispanic account holder	10,557	38.5%

Table 3.14.H: Housing Lottery Leases - Hispanic

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total signed leases with a Hispanic account holder	8,427	30.8%

Table 3.14.W: Housing Lottery Leases - White Non-Hispanic

	NYC Housing Connect, 2014-2020	
	Number	Percent
Total signed leases with a White non-Hispanic account holder	2,838	10.4%

Conclusion

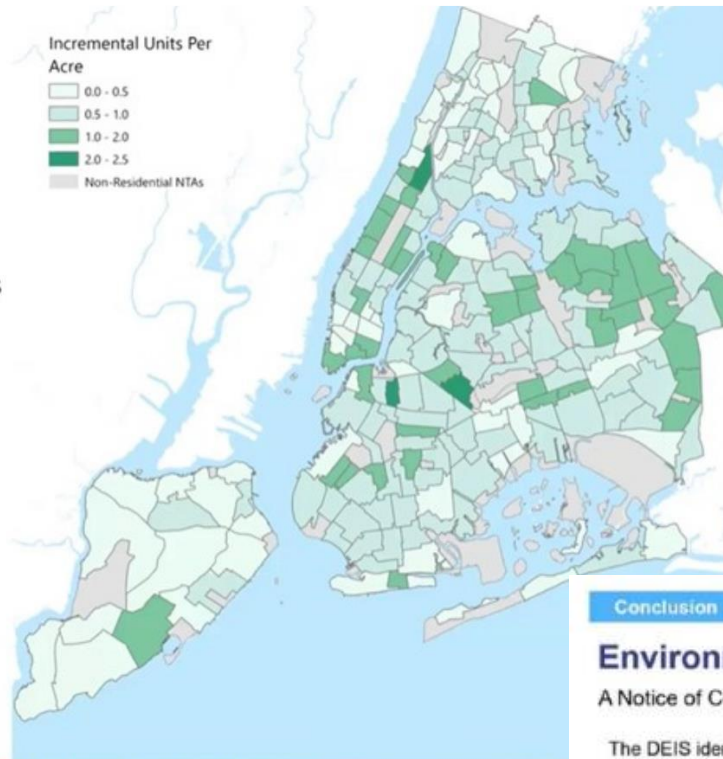
Environmental Review

A little more housing in every neighborhood:

- The EIS estimates on average a **little less than 1 unit per acre over 15 years**

The results:

- The EIS estimates a citywide housing unit increment range of **58,200 to 108,900 units**



On May 23, 2024, DCP said that this text change is:

“the largest affordable housing plan that we ever forward in the zoning. It will produce more affordable housing at an average 60% AMI. We expect to create 20,000 units over the ten years.”

Conclusion

Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on April 26, 2024

The DEIS identifies no impacts in these categories:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Water and Sewer Infrastructure
- Solid Waste and Sanitation
- Energy
- Greenhouse Gases and Climate Change
- Air Quality
- Public Health
- Neighborhood Character

The DEIS identifies potential for "significant adverse impacts" in these categories:

- Community Facilities and Services (early childhood programs, schools)
- Open Space
- Transportation (traffic, transit, pedestrian)

The DEIS could not preclude impacts in the following categories because their likelihood depends on specific site characteristics: Shadows; Historical & Cultural Resources; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Noise; Construction.

No other significant adverse impacts were identified. Mitigation measures are identified in the DEIS and will be detailed in the Final Environmental Impact Statement (FEIS).

Thank you