



BRONX COUNCIL FOR ENVIRONMENTAL QUALITY

Zoning for Housing Opportunity (ZHO) DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

PROJECT DESCRIPTION

Please accept these comments on the Draft Environmental Impact Statement (CEQR NO. 24DCP033Y) for the proposal called the New York City (NYC) of Yes for Housing Opportunity or formally as the “Proposed Action,” aka Zoning for Housing Opportunity (ZHO). “The NYC Department of City Planning (DCP) is proposing a citywide zoning text amendment to expand opportunities for housing within all zoning districts, and across all 59 of the City’s Community Districts. These changes to the City’s Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City.”¹ Due to the magnitude of the potential impacts of the text change, DCP was required to start an Environmental Assessment Statement (EAS) which led to a Positive Declaration for environmental impacts, the creation of a draft Scope of Work (DSOW), followed by the Final Scope of Work (FSOW) and this DEIS.

We would like to make sure you understand an important Bronx Council for Environmental Quality ([BCEQ](#)) principle which aligns with our advocacy for the NYS Public Trust Doctrine², and separately, our [Low Impact Development](#) code of conduct to protect the environmental of our great borough. The newest addition to our governing policies is: “Going forward, all EIS’s shall be made to appear less ridiculous & self-serving in terms of impact denial claimed by project proponents.” While you might argue that a real honest study is not needed for a generic EIS, you sincerely cannot determine that without looking at the potential impacts these zoning changes will have. It is also insufficient to beg the question since you are not in charge of stormwater, transportation, education, and more – you are representing the Mayor and City Council of this great city, and it is time to step up to the plate and take responsibility.

¹ “Project Brief” in the New York City Zoning Application Portal (ZAP) for the [City of Yes for Housing Opportunity](#).

² Our interest in ensuring the City keeps its commitment to use the public land as park is consistent with New York State’s longstanding public policy of protecting parkland for the use of people as open space. To protect this public interest, New York State forces municipalities to get legislative approval from the State before it can repurpose parkland for another use. From the [NYS Report](#) “Once land has been dedicated to use as a park, it cannot be diverted for uses other than recreation, in whole or in part, temporarily or permanently, even for another public purpose, without legislative approval.” *United States v. City of New York*, 96 F.Supp.2d 195, 202 (E.D.N.Y. 2000). This clear law has been applied consistently since 1871.

Implied dedication of parkland occurs through actions which demonstrate that the government considers the land to be parkland or the public used it as a park. Examples include: a municipality publicly announcing its intention to purchase the lands specifically for use as a park, “master planning” for recreational purposes, budgeting for park purposes, or “mapping” lands as parkland. *Kenny v. Board of Trustees of Village of Garden City*, 735 N.Y.S.2d 606, 607 (App. Div. 2nd 2001) (property acquired for recreational purposes and used for recreation was instilled with public trust even though never officially dedicated).

Courts in New York have applied the public trust doctrine to municipal parkland since the late 1800s and have emphasized the importance of parks to a community’s health and the happiness of its citizens. In 2001, the highest court in New York State reaffirmed the inclusion of parkland under the public trust doctrine, declaring that “our courts have time and again reaffirmed the principle that parkland is impressed with a public trust, requiring specific legislative approval before it can be alienated or used for an extended period for non-park purposes.”



THESIS AND ARGUMENT

The ZHO makes no sense. Specifically, the purpose should be framed in terms of how the project meets public needs. This proposed DEIS does not protect the environment, and is therefore, fatally flawed. Because of these serious deficiencies, we request that the DEIS be withdrawn, and a completely new affordable housing plan be developed by the administration. Then, if changes to the text are needed, provide zoning text amendments focused on the specific areas of NYC -- as it is inequitable for one community board to vote on items that are not in that district. By the way, the development of a new affordable housing plan should have been part of the alternative analysis, but was not, adding another issue to the fatally flawed review.

EXECUTIVE SUMMARY

From an environmental quality point of view, allowing unnecessary use of pervious area in the middle of a climate crisis without establishing sufficient need is arbitrary and capricious, and adds another issue to the fatally flawed review. Zoning laws should be a balance. Building Housing should be developed to comply with fair housing law, so that development mitigates rather than reinforces segregation in the city. This plan – “*a little bit of housing in every neighborhood,*” shares the pain, but does not mitigate the past actions that would affirmatively increase fair housing.

In fact, your plan just continues more of the same inequities, another addition to making the review fatally flawed. This report finds that ZHO DEIS is fatally flawed because it has the potential to increase impervious surfaces, relies on factual assumptions that are wrong, violates the Fair Housing Law, and makes no sense.

METHODS

The draft environmental impact statements originate with the federal National Environmental Protection Act (NEPA), the “Protection of the Environment.” The study needs to have several segments, including a project description with a proposed action and alternatives, purpose and need, public need and benefits including economic and social, review of impacts as to type and seriousness, degree of impact as to irreversible and irretrievable resources, unmitigable, and mitigation.

Among others, the chapters can address topics such as: land use and public policy, water resources, socioeconomics, or hazardous materials. These federal rules, are known as NEPA. New York State was able to adopt the federal rules, or add more stringent ones. NYS rules are called SEQRA. New York City had the ability to adopt the NYS’s or more stringent rules, and they called it CEQR.

ENVIRONMENTAL QUALITY OF PLACE GOAL

Right here in Riverdale, we have an amazing piece of nature – 900 acres in the big City -- where people have discovered a way to live in and protect their watershed by limiting landscape development to only 30% cover -- quite a feat in the urban landscape! Congratulations to the SNAD protectors in



creating the urban rain forest, and mitigating climate change.³ There are probably only a few other areas of the city that would fill this prescription -- Jamaica Bay comes to mind. Savor these areas – the lungs and the kidneys of the city, as they are just as important as our highways, subways, and stock market in keeping the heart of the city beating.

In the City of more than 8 million people, the development cover is at 72%. The Harlem River Watershed Plan in the West Bronx, which covers CB 1, 4, 5, 7 and 8, identifies that area as 66% impervious, while the Bronx as a whole is around 59%. In understanding how unique and significant this is, we turn to science. Tom Schueler of The Center for Watershed Protection, classifies stream quality levels by percent impervious are: 1% to 10% stressed, 11% to 25% impacted, and 26% to 100% degraded. This is important even in the urban environment because clean water and air are the basis of life even in cities. In fact, research indicates that watersheds are demonstrably and irreversibly degraded when as little as 10% of their surface area is covered by imperviousness. This impacts runoff volume quite dramatically: 1-inch of rain over 1 acre of open space will typically generate 218 cubic feet of runoff; while that same 1-inch of rain over 1-acre of a paved parking lot will produce 3,450 cubic feet of runoff -- nearly 16 times more than the natural setting. More impervious equals more flooding. Instead of buildings concrete, let's concentrate on lowering the impervious cover by 1% each year. But we can only do that if we review all the impacts of the actions, you are about to take!

CLIMATE CHANGE GOALS

The city has made a commitment to lower its carbon footprint by 2030. This zoning plan will take us back to the 1970's when there was little no protection to our clean air and water. The days are getting warmer, the heat waves hotter and longer, and all we get is “*let's help the developer.*” We are not saying that stop building, but don't do unnecessary building. “*As of right?*” is not going to help us breathe, or even get our neighbors a safe clean and affordable place to live, or more open space and parkland. We need more green infrastructure, everywhere -- green walls, roofs, rain gardens, trees, parks and parkways.

Green Infrastructure (GI) is the standard for any new development over 20,000 SF. The reason is that the current infrastructure is at the 99% unmet need causing flooding; so new rules have developers managing stormwater *in situ*. Otherwise, flooding, sewerage coming into our homes, limits on swimming and fishing, polluted air – even the *WAIT* program to hold it when it rains -- is a clear indicator that there is no more room at the inn. Yet, developers do not want to use GI, or Parking Lots, or anything else that residents want. Even worse, there is little support from the administration to enforce these rules. The mantra to build, build, build must stop.

³ The SNAD NA2 of Riverdale – Spuyten Duyvil – Fieldston is already delineated. Over the 40 years while the city built out 72%, the SNAD managed to survive with only 30% impervious cover. It is time to take a step back, look at the area as an urban Natural Area Watershed – an oasis, if you will. A good plan will show as the land becomes more sponge-like and runoff is absorbed, temperatures are lowered, storms are not as severe as other parts of the city. It will also cost less to provide these ordinary city services because of the protections voluntarily accepted in this area. Of course, there will be a goal to this big experiment.



SUGGESTED ALTERNATIVE

In the federal NEPA, it states that: “The environmental impacts of the proposed action and reasonable alternatives to the proposed action and the significance of those impacts. The comparison of the proposed action and reasonable alternatives shall be based on this discussion of the impacts.” NYS SEQRA states: “a concise description of the environmental setting of the areas to be affected, sufficient to understand the impacts of the proposed action and alternatives.” NYC CEQR states: “a discussion of alternatives to the proposed action and the comparable impacts and effects of such alternatives.” The CEQR Technical Manual states: “There is no prescribed number of alternatives that need to be examined. The only alternative required to be considered is the No-Action alternative and the lead agency should exercise its discretion in selecting the remaining alternatives to be considered.”

The DEIS needs a reasonable *alternative*, such as housing for 650,000 or so people in extremely low and very low incomes with rent and utilities equal to no more than 30% of that family’s income. Without an alternative analysis to the proposed zoning text and the existing condition (or no action), the decision maker has no ability to choose the one with the least adverse impact on the environment. Moreover, this alternative is more environmental, effective, economical, and solves the problem of available and affordable rents. Here are some suggested things to offer in the DEIS beside zoning:

A. Housing Preservation & Development (HPD)

1. Create a fund and policy to KEEP people in their houses
2. Increase the HPD Affordable Housing section three times in the and define the drastic need for affordable rents to
 - a. Increase the numbers of rental housing that is affordable for those less than \$65,000.
 - b. Increase income eligibility in the housing lottery applications for new buildings to allow all making less than \$65,000 apply.
3. Work toward moving funding from homelessness and evictions by slowing the process of homeless sheltering, and evictions with the purpose to keep people in their homes.
4. All new housing starts with 75% affordable housing units (where depending on the district can be a low as 40%).
5. All new affordable housing should be mandated to be built on the high ground to comply with climate change.

B. Rent Guidelines Board (RGB)

1. If there is a low vacancy rate, that is, under 5%, there should be
 - a) No increase allowed in that year’s rental rate.
 - b) No increase allowed in vacancy control first time rental apartments.
 - c) No increase rent in decontrolled units during low vacancy rate.
2. In order to balance supply and demand for the marketplace, add all decontrolled units to vacancy survey. This is no way to adjust competitive rents.
3. Raising rents every two years is not appropriate. Consider a 5-year rent chart.



4. Stop de-controlling units until the increase is equal to or greater than new units. (Over the last 3 decades, there were 338,408 units removed and 184,998 units added for a net loss of 153,410.)

C. Draft Environmental Impact Statement (DEIS)

1. As in the 1987 Quality Housing provide:
 - a) A detailed cost analysis of prototype buildings developed under both the current zoning and the proposed Housing Opportunities Program, and
 - b) An estimate of development patterns likely to occur if the proposal or one of the several alternatives were adopted.
2. Clarify the proposed action, the purpose and the need by identifying whether the goal is
 - a) Housing for a private concern to profit, or
 - b) Affordable rents for housing a public policy proposal.
3. Given Climate Change new buildings should be on high ground out of the 100-year floodplain, or any other risky place.
4. There should be no new housing that does not include affordable income restricted.

PROTECTION OF THE ENVIRONMENT

The rules for draft environmental impact statements originate with the federal National Environmental Protection Act (NEPA), the “Protection of the Environment.” NYS adopted the federal rules, or ones that are more stringent, called SEQRA and NYC followed NYS’s or more stringent rules, called CEQR. Under both the federal NEPA and state SEQR the same terminology is used. NEPA states that “*any irreversible and irretrievable commitments of environmental resources that would be associated with the proposed action should it be implemented.*” The SEQR Handbook, on page 121, answers how the EIS should address this, as stated below:

“The extent to which a proposed action may cause permanent loss of one or more environmental resources should be identified as specifically as possible based upon available information. Resources which should be considered include natural and manmade resources that would be consumed, converted or made unavailable for further uses due to construction, operation, or use of the proposed project, whether those losses would occur in the immediate future, or over the long term. Examples include the filling of wetlands; paving over or construction on valuable agricultural soils; use of non-renewable, or non-recyclable materials in new structures; and use of fossil fuels in construction or operation of the project.”

CEQR states: “any irreversible and irretrievable commitments of resources that would be associated with the proposed action should it be implemented.” The word “environmental” is missing the “commitments of environmental resources” from the City’s rules. This causes the city to ignore the environmental and focus ONLY on the “person-made resources.”⁴

The DEIS identifies no impacts on infrastructure, enforcement, and other municipal services.

⁴ Lacking this critical wording is a serious breach of the agency’s delegated responsibility, and seems arbitrary and capricious.



While there are no projections of what ZHO will provide, a power point slide estimates the citywide housing unit range to be a mere 58,000 to 108,000 units in 15 years, which is so low it does not trigger impact thresholds on those such as Land Use, Water & Sewer, Solid Waste, Libraries, Schools, etc. It is also less that what is being built under the existing zoning. There is no use going through it, there is nothing there.

This distinction between nature and urban is also concerning. We are not asking for the zoning resolution to carve out a nature preserve in the city. We are asking for a built environment that incorporates green building design and water management. It becomes the new “Alternative” that was never in the DEIS.

These are resources that will be lost based on the unintended consequences of hardening building infrastructure, rather than creating the low impact, green and natural infrastructure. Are they filling in wetlands, creating revetments, increasing impervious surface, or adding concrete to the front yard? Does the proposed action protect or harm nature, or does it cause irreversible and irretrievable commitment of environmental resources?

PURPOSE AND NEED

The City Environmental Quality Review (CEQR) has an accompanying Technical Manual that describes the purpose and the need for a public policy, such as creating housing that is affordable for those making the mean income in the City. See Section 210. Purpose and Need for Publicly and Privately Sponsored Actions of the CEQR Technical Manual states:

“The purpose of and need for the project should be explained clearly at the beginning of the EAS or EIS, allowing the decision-makers to balance the goals of the project with environmental concerns, if any, in determining *whether the project should be approved*. For city-sponsored projects, this statement of objectives or purpose should be framed in terms of how the project meets public needs and responds to public policies, such as the provision of affordable housing, . . .” [emphasis added]

One of the corner stones of an effective EIS, is to describe the purpose and need. Unfortunately, this DEIS has so many different explanations and proposals that confuse the decision maker. For example, the Project Brief’s purpose is “to address the housing shortage and the high cost of housing.” The EAS⁵ describes the “obstacles to more housing and more affordable housing are rooted in outdated or overly restrictive zoning regulations”. A few months later, the DEIS describes the purpose and need is a “Housing *Crisis* and Affordable Housing.” At the same time, the FSOW only describes the continued housing shortage. Increasing housing availability, and not affordability housing, would likely accelerate the construction of expensive market-rate housing, and reduce incentives to provide affordable units.

The DEIS should identify the purpose and need for market and affordable housing units. The most current *2023 Housing Vacancy Survey*, as published by the NYC Department of Housing and Preservation (HPD) and based on information collected by the US Census, should be part of the DEIS.

⁵ EAS, Appendix A-1 Project Description



Using the source of the 1.4% vacancy rate found in that report to meet the need is not an accurate snapshot of unoccupied apartments. It measures only 33,210 lower rental units, and ignores 230,000 high rent vacant units that owners have kept off the market. With a vacancy rate at more than 11.1%, it is clear that there is not a housing quantity crisis, but an economical one. This is not the conclusion of the DEIS.

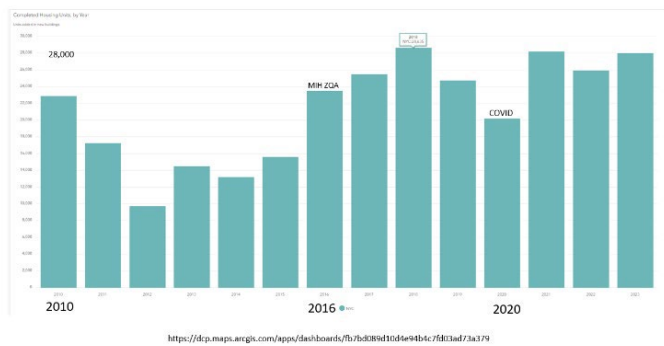
Based on the data in the DEIS Racial Equity Report -- 27,261,057 housing lottery applications 10% of which are placed, 45,319 sheltered homeless persons, and 67,431 marshal evictions. The need is affordable housing, and the reasonable alternative to the proposed action is to build and rehab available rental housing that is affordable for those 304,125 people in extremely low income 30% AMI and the 344,072 people in the very low income 50% AMI.⁶ The RER uses the term of three⁷ AMI bands in Table 3.06 Rental Units.

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%	

The Universal Affordability Preference proposal is not enough and is voluntary. Meanwhile, the city states that there has been little construction since 2010, but the housing data base proves that is wrong. The lack of affordable rents is not new in the past zoning changes. In 1987, the zoning text amendment called Quality Housing used the wording “affordable” meaning cheaper to build for the developer and contractor, but not cheaper for the renter.⁸

Today, there exists a glut of upper-income available market-rate housing, but the current plan does not provide anything substantial to increase rent affordability. The new proposal is more of the same: removing required parking in new buildings and offering the Universal Affordability Preference to lower the cost by changing the size of the units. This report will show that the city identified the wrong target, ignored 230,000 empty market housing rate units this year, and 74,000 construction and demolition jobs since 2010. They have not proven the need for change. The real crisis is the paucity of economical rents for low-to-middle income residents.



⁶ Note that this is only two AMI bands but is more than 50% of the people in Table 3.06 above.


⁷ RER p. 3.29.

⁸ “A MAJOR component of New York City's master plan to promote housing construction has been forwarded ... The proposal is a change in New York's zoning ordinance that is *designed to encourage lower, bulkier and more economical apartment buildings in multifamily districts* throughout the city.” Quality Housing! Zoning Nearing a Vote - The New York Times www.nytimes.com/1987/07/12/realestate/quality-housing-zoning-nearing-a-vote.html (emphasis added)



Construction project numbers are the highest in the last 14 years, as is units built. The city states that there has not been enough housing built since 2010. A review of the New York City Housing Snapshot from 2010 to 2024 proves that is a wrong assertion. In addition, the City Planning Housing Database contains all housing construction and demolition jobs approved by the NYC Department of Buildings or completed since January 1, 2010. Recently updated to March 2024, the chart below is the source used.

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, recorded 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: 10051b9a43504487697aab3110c1

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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

Item created: Dec 14, 2020
Item updated: Feb 7, 2024

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

CONCLUSIONS

At the City Planning Commission (CPC) meeting to approve the ULURP & the DEIS on May 23, 2024, CPC estimated a citywide housing unit increment range to be merely 58,000 to 108,000 units in 15 years. This low rate allowed them to declare no impact on categories such as Land Use, Water & Sewer, Solid Waste, etc. What makes this different from existing zoning?



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: Shadow, 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).

It is clear, therefore, that the DEIS purpose and the need are wrong, public policy is not identified, and the number of units is kept purposely low to avoid a full-scale environmental review. The current purpose and need in the DEIS are misleading for three reasons: the vacancy rate is not in crisis, although affordable rental rates are; hundreds of thousands of market-rate housing units are vacant decontrolled rentals; and numbers of past construction and demolition are not counted.

Finally, one example of what is actually happening on the street. Attached is a two-page cost sheet for rents in a new building. Note that a Studio with a Stabilized Lease is \$2,511 per month. The areas is about 308 SF and could be a hotel room basically with one small window. There are lots of amenities, but let's see who could afford this. For one year, that would be \$30,132 paid to the landlord. Utilities are not included, so let's add \$200 per month or \$2,400 to the total of \$32,532 per year. The 30% of income or ~\$100,000 per year for it to be 30% of the income. That is not affordable, but that is what is being build NOW.

Thank you for this opportunity for public participation.



BCEQ INFORMATION

The [Bronx Council for Environmental Quality](#) (BCEQ), a 501c3 non-profit association. It was formed in 1971 “to establish — as an Inherent Human Right — a sound, forward-looking environmental policy regarding an aesthetic, unpolluted, environment protecting a natural and historic heritage.” We are made up of volunteers as we have no staff.

Between our Board of Directors and our Membership, we represent every part of the Bronx from Mott Haven – Port Morris, Highbridge, Lower Concourse, Soundview, Parkchester, Coop City, City Island, Pelham Bay Park, Pelham Parkway, Country Club, Throggs Neck, Wakefield, Woodlawn, Norwood, Van Cortlandt Park, Riverdale, Spuyten Duyvil, Jerome Park, Van Cortlandt Village, Bedford Park, etc.

Our organization’s goal is to advocate for improving water quality, developing waterfront greenways and recreational uses, increasing ecosystem services, and restoring shoreline natural habitats, among others. Early on, we fought the pollution of the Pelham Bay Landfill causing its closing; we were instrumental in starting the Bronx River Alliance; we fought the Croton Filter Plant in Jerome Park Reservoir; and successfully organized the last three decades of the Bronx Parks Speak Up -- an annual parks and open space meeting of hundreds of activists and community leaders.

During the past decade, we focused on developing connections to and along the Harlem River and created on-water access and activities to improve water quality. This includes the formation the Harlem River Working Group with technical assistance from National Park Service Rivers, Trails & Conservation Assistance Program. After fighting for Harlem River equity, we remain active in the Urban Waters Federal Partnership for the Bronx & Harlem River Watersheds.

Attachment 1

----- Forwarded Message -----

From: Chantelle Ripley <chantelle@bohemiarealtygroup.com>

To: xxxxxxxx xxxx

Sent: Wednesday, July 3, 2024 at 05:04:13 PM EDT

Subject: Bronx Vibe 299 e 161st

Thank you for reaching out to the Baker-Ripley team.

What is your move-in date?

How soon are you available to tour apartments?

Where are you commuting to? Subway line preference?

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**How are you paying the rent for the new apartment?**

- with your own income. \$ \_\_\_\_\_
- strong guarantor(s) \$ \_\_\_\_\_
- a housing program voucher.
  - Please reply with a photo of your voucher) All lawful sources of income are always considered.

**Credit Scores?**

each adult living in the unit: \_\_\_\_\_

each guarantor: \_\_\_\_\_

**Best Email(s):**

**Name(s):**

**Cell:**

\*\*\*\*\*

**THE BRONX VIBE at 299 East 161st.**

<https://baker-ripleyteam.com/the-bronx-vibe/>

**Luxury Contemporary Living minutes from Manhattan**

- No Amenity Fees
- Roof Terrace/Roof Deck with outside movie screen \*opening soon sneak peek video [https://youtu.be/Q\\_d-0\\_HSyu0](https://youtu.be/Q_d-0_HSyu0)
- Fitness Center (State of the art Penthouse style) on the 12th floor <https://youtu.be/pwJHrL3ocJk>
- Multi-Level Game Room on the 11th & 12th floor <https://youtu.be/EHORo8BfKp0>
- Co-work office on the 11th floor
- Laundry Room in building (1 beds and 2 beds have stacked BREDA washer/dryer in unit)
- Bike Room
- Central Heat & Air Conditioning
- Pet Washing Station \*Pet friendly landlord, no pet fee.
- Storage cages for additional fee
- Package Room
- Virtual Doorman
- LVT flooring
- High Ceilings
- Oversized sound-proof windows
- Green space throughout the building
- Parking Garage Attended for extra fee (\$330mth (sedan), \$355 mth (SUV), includes tax)
- electronic brochure [view here: https://online.fliphtml5.com/thywb/ppmc/#p=1](https://online.fliphtml5.com/thywb/ppmc/#p=1)

We have some great incentives for new residents with **free months of rent + no broker fees!**

**Starting pricing...**

| BRs                                                 | Baths  | Rent Due Each Month          | Net Effective Calculations | Months Free                       |
|-----------------------------------------------------|--------|------------------------------|----------------------------|-----------------------------------|
| <a href="#">Studio</a><br>dishwasher                | 1 bath | \$2,511<br>*Stabilized Lease | \$2,125                    | 2 months free: 13 month occupancy |
| <a href="#">Studio</a><br>dishwasher                | 1 bath | \$2,600<br>*Stabilized Lease | \$2,200                    | 2 months free: 13 month occupancy |
| <a href="#">1 Bed</a><br>washer/dryer<br>dishwasher | 1 bath | \$3,043                      | \$2,575                    | 2 months free: 13 month occupancy |
| <a href="#">1 Bed</a><br>washer/dryer<br>dishwasher | 1 bath | \$3,191                      | \$2,700                    | 2 months free: 13 month occupancy |
| <a href="#">2 Bed</a><br>washer/dryer<br>dishwasher | 1 bath | \$3,427                      | \$2,825                    | 2 months free: 13 month occupancy |
| <a href="#">2 Bed</a><br>washer/dryer<br>dishwasher | 2 bath | \$3,545                      | \$3,000                    | 2 months free: 13 month occupancy |

**\*\*Tenant pays for utilities      \*Some units are Stabilized**

\*\*\*\*\*

**Do you have your application documents prepared and ready to submit?  
Would you like to know the common paperwork required for applying?**

**A few Walk thru videos of the different studio floorplans:**

- 7 line [https://youtu.be/QpKQGc\\_5At0](https://youtu.be/QpKQGc_5At0)
- 8 line <https://youtu.be/BeTDZq3D5Q>
- 14 line [https://youtu.be/rXhZleRcv\\_s](https://youtu.be/rXhZleRcv_s)
- 15 line <https://youtu.be/nvFRkmHayM4>

**\*RENT STABILIZED\* Studios \$2150-2275 net effective + Dishwasher**

(Gross rent \$2511-\$2689) **No Broker Fee & No Amenity Fees**

- <https://www.bohemierealtygroup.com/real-estate/299-e-161-st-1107-bronx-ny-10451/l-456542/152889633>
- <https://www.bohemierealtygroup.com/real-estate/299-e-161-st-808-bronx-ny-10451/l-456282/149672018>

**A few walk thru videos of 1 bedroom floor plans:**

- 13 line <https://youtu.be/3q2uJW1nwCE>
- 3 line <https://youtu.be/DINLj90FTDc>
- 1 line <https://youtu.be/ZZV36QivUXY>

**1 bedrooms \$2350-2800 net effective + Washer/Dryer/dishwasher in unit**

(Gross rent \$3043-\$3309) **No Broker Fee & No Amenity Fees**

- <https://www.bohemierealtygroup.com/real-estate/299-e-161-st-309-bronx-ny-10451/l-456174/147636646>
- <https://www.bohemierealtygroup.com/real-estate/299-e-161-st-1201-bronx-ny-10451/l-456543/152890076>

**A few walk thru videos of some 2 bedroom floor plans:**

- 4 line with 2 bathrooms [https://youtu.be/Nubad\\_YNlvc](https://youtu.be/Nubad_YNlvc)
- 5 line with 1 bathroom <https://youtu.be/-EfqVqMX6E>

**2 bedrooms \$2825-3375 net effective + Washer/Dryer/dishwasher in unit.**

(gross rent \$3427- \$3989) **No Broker Fee & No Amenity Fees**

- <https://www.bohemierealtygroup.com/real-estate/299-e-161-st-605-bronx-ny-10451/l-456133/147230772>
- <https://www.bohemierealtygroup.com/real-estate/299-e-161-st-1204-bronx-ny-10451/l-456541/152890070>

Chantelle

**Baker-Ripley Team**

<https://baker-ripleyteam.com/>

Website: [View Listings Here](#)

YouTube Walk Through Videos: <https://www.youtube.com/@domonickbaker-licensedreal4390>

*Thinking of buying or selling in NYC?*

*Let's chat!*