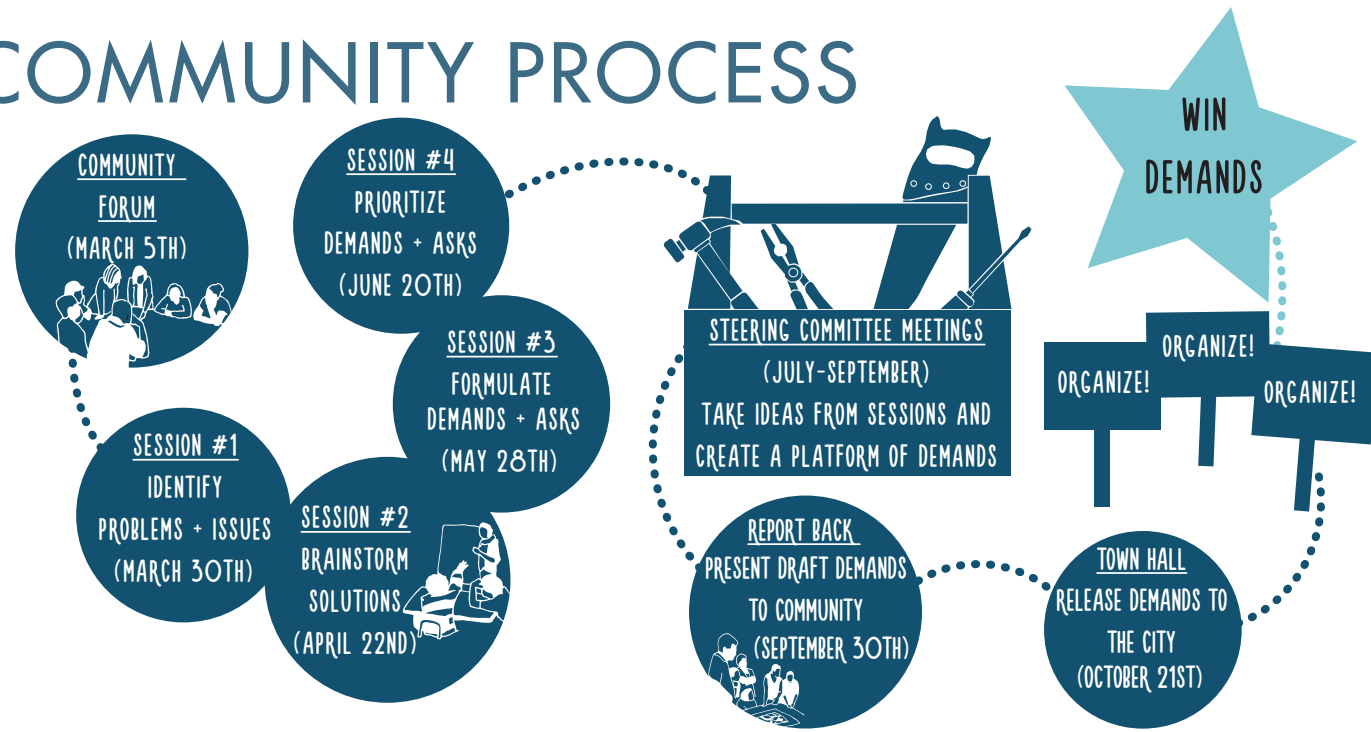


# COMMUNITY PROCESS



## CALL TO ACTION

The Mayor's Housing Plan will drastically change our city. The question is how; for whom and by whom?

We call on the City to take this seriously, to respect this policy platform as the result of thousands of voices of Bronx residents, and to implement our recommendations.

**WE CALL ON BRONX RESIDENTS TO GET ORGANIZED!**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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### ABOUT

The Bronx Coalition for A Community Vision formed after learning about the City's plans to rezone 73 blocks along Jerome Avenue, from 167th Street to 184th Street.

### WHO WE ARE

Community Action for Safe Apartments - New Settlement Apartments, Latino Pastoral Action Center, Northwest Bronx Community and Clergy Coalition, VOCAL-NY, United Auto Merchants Association, Faith In New York, Local 79, Plumbers Local No. 1, NYC District Council of Carpenters, 100 Black Construction Workers, Real Affordability for All.

# BRONX COALITION FOR A COMMUNITY VISION

## POLICY PLATFORM, 2015

In September 2014, we learned that 73 blocks along Jerome Avenue in the Bronx, from 167th to 183rd streets, were being studied by the City to see how the current regulations of the mostly industrial and commercially zoned land could be changed to allow for the building of residential housing.

Over the last few decades, the history of the neighborhood for many South Bronx residents is one of disinvestment and displacement. These South Bronx residents are informed by history and determined to ensure that the rezoning of Jerome Avenue does not repeat the mistakes of the past. If we cannot solve the dilemma of how to achieve change and progress without displacement, exploitation and harassment in the South Bronx, we risk losing one of the last neighborhoods where poor New Yorkers can afford to live.

This report outlines a series of recommendations, ranging from administrative, to budgetary and legislative changes that we believe will turn our four principles into action and facilitate a process for change that will truly benefit the Bronx and all of New York City.



### REZONING PRINCIPLES

**ANTI-HARASSMENT & ANTI-DISPLACEMENT POLICIES FOR RESIDENTIAL AND COMMERCIAL TENANTS**

**REAL AFFORDABLE HOUSING**

**GOOD JOBS & LOCAL HIRE**

**REAL COMMUNITY PARTICIPATION**

### POLICY MECHANISMS

**Citywide Legislation** refers to laws passed in New York City.

**Zoning Text** sets requirements for every piece of land in the city. Land is divided into different types, or "zones."

**City Budget:** The budget guides how the City spends money on many kinds of services, programs, operations, activities, and physical infrastructure, ranging from education to policing to the building of parks or bridges.

**Requirements in Requests for Proposal (RFPs) for City-Funded Projects:** RFPs are the public invitations City agencies put out when they are selling or leasing City controlled land to a developer.

**Requirements Attached to City Funding:** When a City agency provides funding for a project, the agency can require the recipients of funds to follow certain rules, or conditions.

**Community Benefits Agreements (CBA):** CBAs are legally enforceable private contracts between a developer and local community organizations.

**PILOT ("Payment in Lieu of Taxes") Fund:** Within a certain area, the City can give developers exemptions from property taxes if the developer agrees to make PILOT payments instead (which are lower than taxes).

**Changes to the Rules and Regulations of City Agencies:** An "administrative" or "regulatory" change is where a City agency changes its own rules (or "regulations") in some way, which impacts the practices of the agency and the population that it serves.

SEE FULL REPORT AT [WWW.BRONXCOMMUNITYVISION.ORG](http://WWW.BRONXCOMMUNITYVISION.ORG)

## REAL AFFORDABLE HOUSING FOR ALL

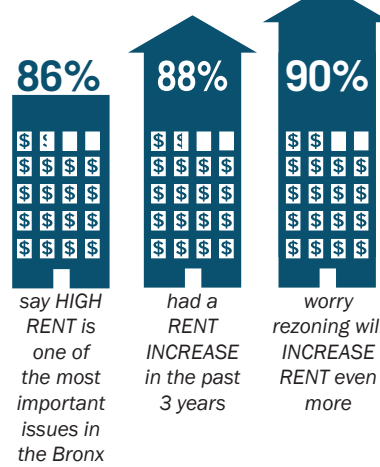
### PROBLEMS/ISSUES

We need to be sure that this new housing will actually meet the needs of current residents.

49% also cite homelessness as a pressing neighborhood issue and 50% report that limited housing for seniors is a major issue.

In addition, many community members cannot access permanently affordable housing due to barriers such as credit history and criminal back-ground checks.

### HOUSING AFFORDABILITY



### POLICY PLATFORM

1. The City should ensure that new housing reflects the needs of current neighborhood residents.
2. The City should reduce barriers to tenant eligibility for affordable units.
3. The City should create new requirements for developers seeking public subsidies.
4. The City should ensure that community benefits are linked to new construction.

Survey on concerns and hopes for the rezoning: 500+ community members.

In total, more than 1,500 community members attended the forums and visioning sessions.

The number of participating community residents at:  
 Each community visioning session. 100-150  
 Community Report Back Forum. 150+  
 Platform Town Hall. 700+

## GOOD JOBS & LOCAL HIRE

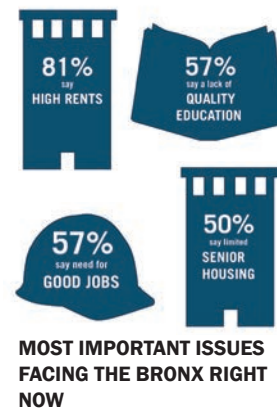
### PROBLEMS/ISSUES

We want to ensure that local residents benefit most from the new economic opportunities created through the rezoning.

57% of survey respondents cited the need for good jobs as one of the most important issues facing the Bronx.

Community members report that they want jobs to include healthy working environments, living wages, education and training for workers and job security.

They also want union jobs that turn into careers and the assurance that they can access these career pathways through the necessary training programs.



### POLICY PLATFORM

1. The City should ensure local hiring.
2. The City should guarantee good wages for jobs created by the rezoning.
3. The City should provide job training & education to local residents.
4. The City should assist with job placement for local residents in need of employment.

## ANTI-DISPLACEMENT & ANTI-HARASSMENT POLICIES FOR RESIDENTIAL TENANTS

### PROBLEMS/ISSUES

Of tenants surveyed, 57% have problems getting repairs done. 27% have been taken to court by landlord 27% have lived without basic services. 33% have seen a decrease in maintenance services in their building.

People surveyed fear that this harassment will become worse with the rezoning: 80% report being concerned that rent will no longer be affordable after the rezoning 59% report concerns about being displaced from the neighborhood.

### POLICY PLATFORM

1. The City should enact a set of policies that create incentives that prevent speculation and displacement and promote affordable housing.
2. The City should increase oversight of landlords and be more proactive in identifying and targeting bad acting landlords.
3. The City should support outreach and 'know your rights' education by community groups to local residents.
4. The City should improve communication with tenants on their rights.
5. The City should improve the various building inspection systems.
6. The City should make neighborhood data easily available for public.
7. Developers to contribute resources to prevent displacement of current residents.

## ANTI-DISPLACEMENT & ANTI-HARASSMENT POLICIES FOR COMMERCIAL TENANTS

### PROBLEMS/ISSUES

We need to ensure that current businesses and workers in the neighborhood are protected and strengthened, with the opportunity to continue to serve the area in the future.

Community members want to ensure that new business activity will serve the needs of current residents, and provide pathways for quality jobs for workers who face barriers to employment.

45% of survey respondents fear they will no longer be able to shop in the neighborhood after the rezoning.

### POLICY PLATFORM

1. The City should provide relocation support for those businesses that are displaced through the rezoning.
2. The City should select an area in the proposed rezoning where auto-related businesses can remain and be protected.
3. The City should give preference for return to local businesses.
4. The City should provide training for workers and owners of local businesses.
5. The City should ensure that local, small businesses can be physically located and thrive in the area once it is rezoned.
6. The City should develop a citywide policy approach that adopts best practices to support the auto sector as a whole.

## REAL COMMUNITY ENGAGEMENT

### PROBLEMS/ISSUES

We want to ensure that changes to our community benefit current community residents.

44% of survey respondents reported being concerned that they won't be able to "give real input into the rezoning plans."

60% of respondents saying that the rezoning should benefit neighborhood residents most.

With 1,500 community members turning out to participate, it is clear that there is a strong desire to be a part of deciding what happens in their neighborhood.

We need enforcement tools and ongoing oversight to ensure that the promises made to the community during the rezoning process are kept in the future.



### POLICY PLATFORM

1. The City should improve structures and systems and increase resources for real community participation in neighborhood planning.
2. The City should evaluate the existing need of the neighborhoods affected by the rezoning.
3. The City should evaluate future impact of proposed changes on each neighborhood.
4. The City should take steps to ensure that the community actually gets what it's promised.