

The Harlem 125th Street Rezoning



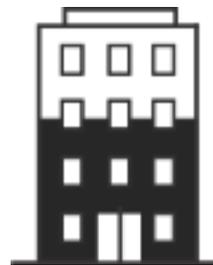
125th Street in 2007 (top) and 2016 (bottom)

In 2008, the city proposed a rezoning to increase the maximum size of buildings on 125th St. Before 2008, the zoning on 125th St. mostly allowed four- to six-story residential buildings, with commercial uses on the ground floor. Many community members opposed the plan. In the end, the City Council voted to rezone 125th St. as a “Special District,” requiring ground-floor retail, as well as arts and entertainment uses for new buildings constructed between 124th St. to 126th St., from Broadway to Second Ave. While the community was successful in advocating for changes to the plan early on, like protections for local businesses, many of the city’s promises remain unfulfilled.

How has the neighborhood changed?



638
small businesses closed
the year after
the rezoning



62% of families
spent more than 30% of
their income on rent in
2014

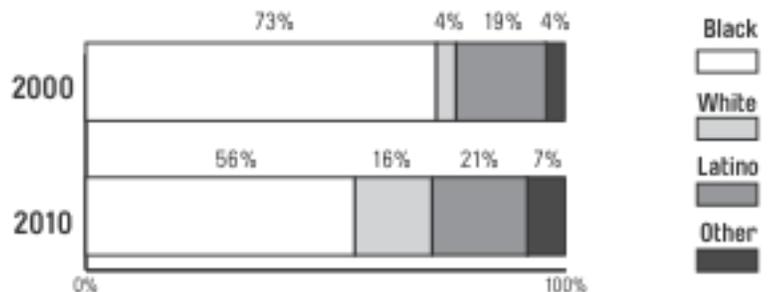


\$24,089
2000



\$44,674
2010

Median Family Income



Race/Ethnicity in Harlem

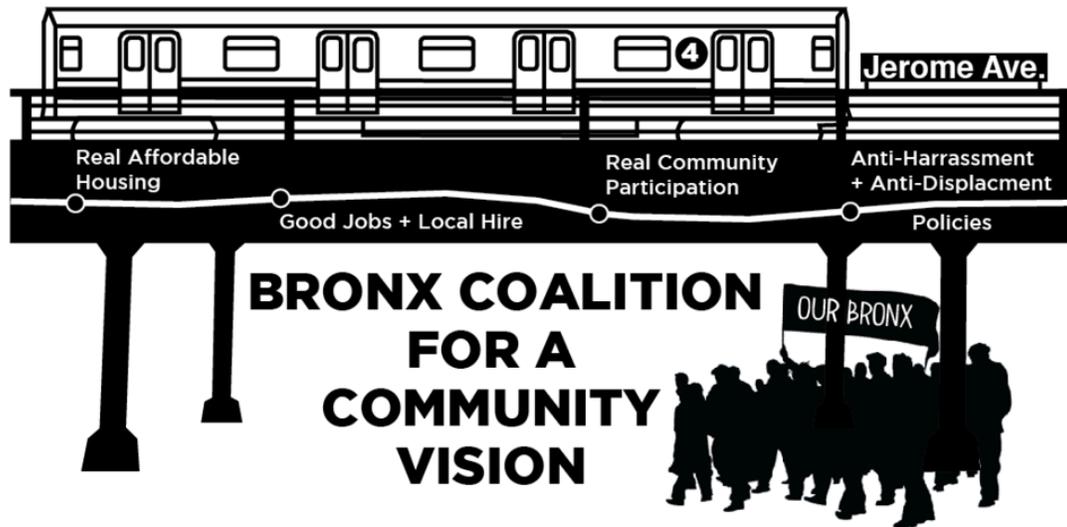
What the community asked for...

What the city promised...

What's happened so far...

Enough affordable housing to meet the needs of local residents Protections for tenants against eviction	46% of apartments planned for Harlem would be "income targeted," with 900 set aside for families of four earning \$46,000 or less a year	Only 49 "affordable" units have been built since the rezoning. Only 5% of new units are affordable to the average resident.
Assistance for businesses that would be displaced by the rezoning	"Active use" requirements along 125th St., which required that all buildings feature uses that benefit the public on the ground floor (arts, retail, restaurants)	638 ground floor businesses closed in 2009 alone, most of which belonged to long-time business owners Many large commercial chains have taken up residence on 125th St.
Long-term protections for existing arts and cultural institutions	Creation of an Arts and Entertainment District, which requires new developments over 60,000 square feet to use at least 5% of their floor space for arts and entertainment	Many historic arts and cultural institutions, like the Renaissance and Childs Memorial Temple Church of God in Christ, have been demolished
That the city reduce the proposed maximum building height	A maximum building height of 195 feet	No buildings have been built taller than 195 feet

Nothing About Us, Without Us, Is For Us!



The Bronx Coalition for a Community Vision is fighting for:

- Anti-displacement strategies for current residential and commercial tenants
 - Real affordable housing
- Good jobs, local hire, and worker safety
- Real community engagement

Now is the time to make our recommendations a reality! Come to our monthly meetings the first Thursday of every month! 6-8 pm at 1501 Jerome Ave at 172nd.

718-716-8000; www.bronxcommunityvision.org