The Harlem 125th Street Rezoning

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.

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

How has the neighborhood changed?

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

638 small businesses closed the year after the rezoning

Median Family Income

Race/Ethnicity in Harlem

Black
White
Latino
Other
### What the community asked for...

- Enough affordable housing to meet the needs of local residents
- Protections for tenants against eviction
- Assistance for businesses that would be displaced by the rezoning
- Long-term protections for existing arts and cultural institutions
- That the city reduce the proposed maximum building height

### What the city promised...

- 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
- “Active use” requirements along 125th St., which required that all buildings feature uses that benefit the public on the ground floor (arts, retail, restaurants)
- 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
- A maximum building height of 195 feet

### What’s happened so far...

- Only 49 “affordable” units have been built since the rezoning.
- Only 5% of new units are affordable to the average resident.
- 638 ground floor businesses closed in 2009 alone, most of which belonged to long-time business owners.
- Many historic arts and cultural institutions, like the Renaissance and Childs Memorial Temple Church of God in Christ, have been demolished.
- No buildings have been built taller than 195 feet.

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**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](http://www.bronxcommunityvision.org)