

CLAREMONT HOUSE

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New York City Council Subcommittee on Landmarks, Public Sitings and Dispositions

*ULURP Numbers: 250220HAX;
250221ZMX; 250222ZRX*

9/30/2025



Schematic Design Update
March 18th, 2024



Development Team: Habitat for Humanity New York City and Westchester County, Camber Property Group, Almat Urban, Robert A.M. Stern Architects, Fifth Avenue Builders

Location: 1640 Anthony Avenue; Bronx Block 2888 Lot 23; Community Board 4, Council District 15

Certification: Project Certified May 5, 2025. Community Board 4 and Bronx Borough President have both recommended the project for approval. CPC voted unanimously to approve on August 13, 2025.

Land-use Actions:

- Zoning map amendment to rezone the Rezoning Area from the existing R7-1 zoning district to an R8 zoning district
- Zoning text amendment to map MIH on the Rezoning Area
- Designation of an Urban Development Action Area
- Approval of an Urban Development Action Area Project (UDAAP)
- Disposition of vacant City-owned Development Site

Proposed Project: New construction of 65-units of affordable homeownership plus one super's unit using HPD's Open Door Program



Non-profit Developer

Leader in Homeownership in
NYC and Westchester County



Emerging leader in real
estate development

Ground-up & Preservation



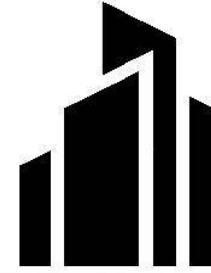
MBE Developer

“Every home deserves
the Gold Standard”

RAMSA

ROBERT A.M. STERN ARCHITECTS

- ❑ Fifty-year history, established international reputation as a leading design firm
- ❑ Attention to detail and commitment to design quality



FIFTH AVENUE BUILDERS

- ❑ Collaborative management approach with budget and schedule in mind
- ❑ Expertise in predevelopment through post construction.



CLAREMONT HOUSE

Location



1640-1642 Anthony Ave Area Map

Project

- Project Area
- Development Site
- Rezoning Area
- 600 Foot Radius

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use

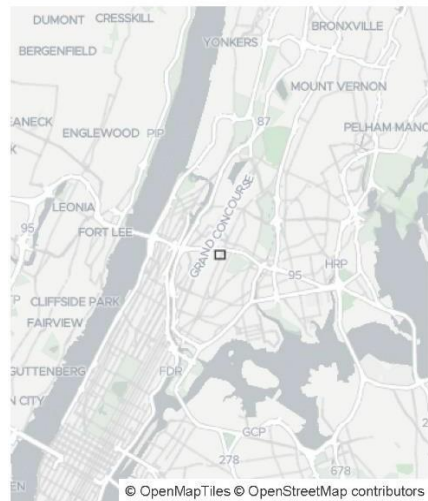
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation

- Subway Stop
- Subway Entrance

Map Created: Jan 19, 2023, 12:11am

Data Sources: layers-api.planninglabs.nyc/v1/sources-pluto MapPLUTO™ 21v2, Bytes of the Big Apple (June 2021); zoning-districts (May 2021); digital-citymap (May 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (May 2021)



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<https://applicantmaps.planning.nyc.gov/projects/8P7vONGFS7HollhcaBTR/edit/map/edit>



Illustrative progress rendering Feb. 6, 2023

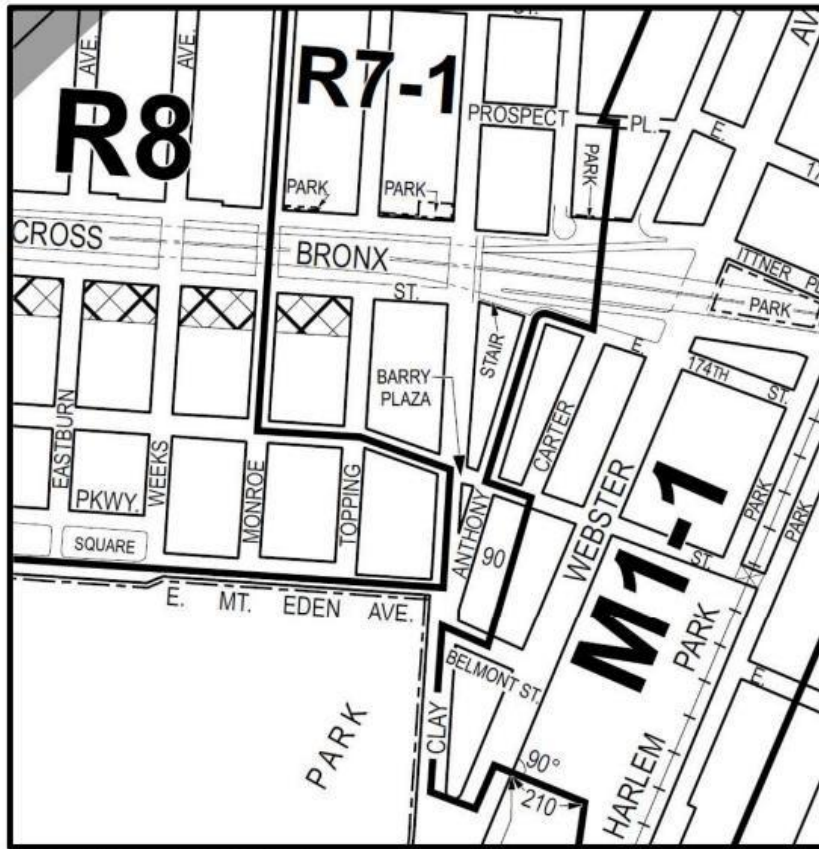
THE PROJECT

- ☐ 65-units of contextually-appropriate, affordable homeownership
- ☐ Quality views toward neighborhood amenities
- ☐ Sustainability, Health & Wellness

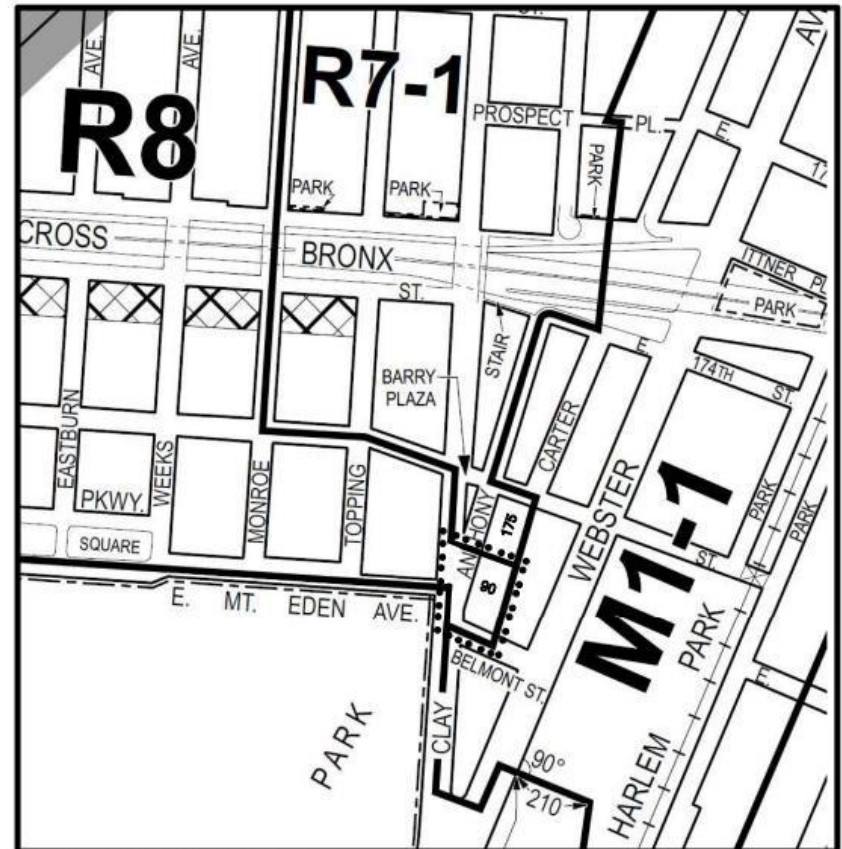
INTERBORO COMMUNITY LAND TRUST

- ☐ Land will be owned by the CLT and future sales will be kept affordable
- ☐ Provides stewardship and regulates affordability through a ground lease

ZONING CHANGE MAP



EXISTING ZONING MAP (3d)



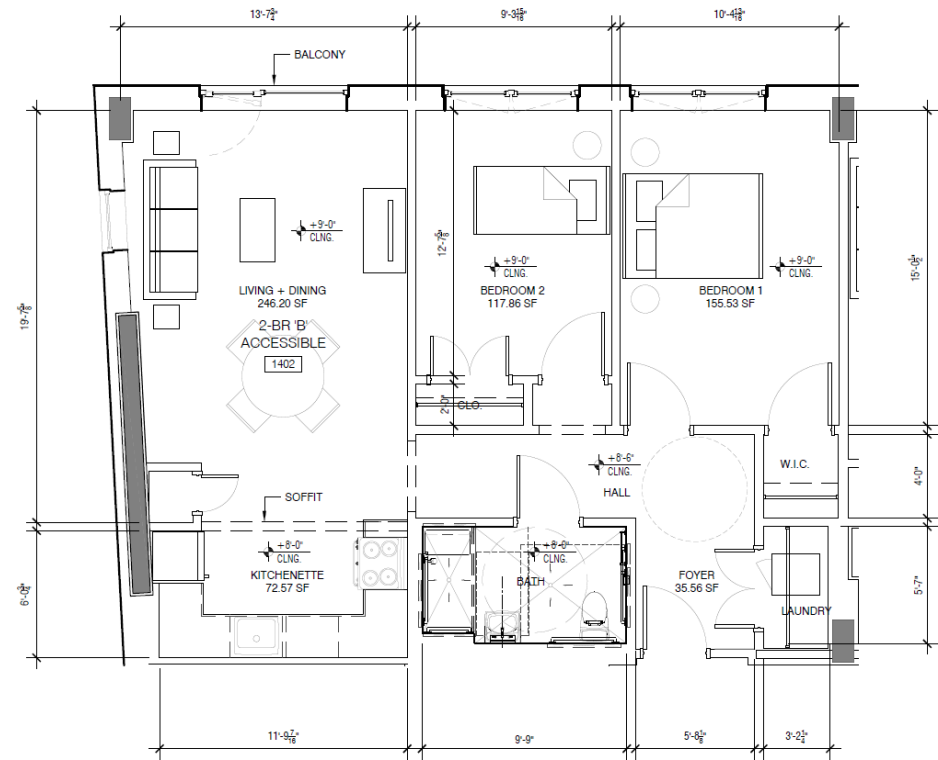
PROPOSED ZONING MAP (3d)
REZONING FROM R7-1 TO R8

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined
§ 245 of the Zoning Resolution, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

- ❑ 65 units for sale (60 to 90% AMI)
*26 more units than the R7-1 scenario

- ❑ 1 superintendent unit

- ❑ Amenities: Wellness and Community Rooms, Bicycle Storage, Rear Yard, In-unit Laundry



Bedroom Count	Number of Units	Avg. Unit Size
1	33	618 sqft
2	26	850 sqft
3	7	1,253 sqft

Homebuyer Financial Overview

Unit Price

Bedroom Count	Unit Price Range	Down Payment required (5%)
1	\$170K - \$253K	\$8,480 - \$12,639
2	\$294K - \$304K	\$14,722 - \$15,218
3	\$274K - \$365K	\$13,701 - \$18,257

Income Eligibility

AMI Range*	Maximum Income for a Family of Three
60%	\$87,480
70%	\$102,060
80%	\$116,640
90%	\$131,220

*AMI Subject to Change

Homeownership Support

Pre-purchase Support

- HUD-Certified First-Time Homebuyer Course
- Habitat homeownership classes with customized curriculum
 - Community Land Trusts
 - Co-op Governance and Responsibilities
 - Property maintenance and repairs

Post-purchase Support

- Homeowner support from Habitat and the CLT
- Quarterly “Homeowner Help Desk” sessions to cover:
 - Tax benefits
 - Home maintenance
 - Homeowner rights and responsibilities

SITE PLAN



1644-46 Anthony Ave (Nov 2024)



1638 Anthony Ave (Nov 2024)

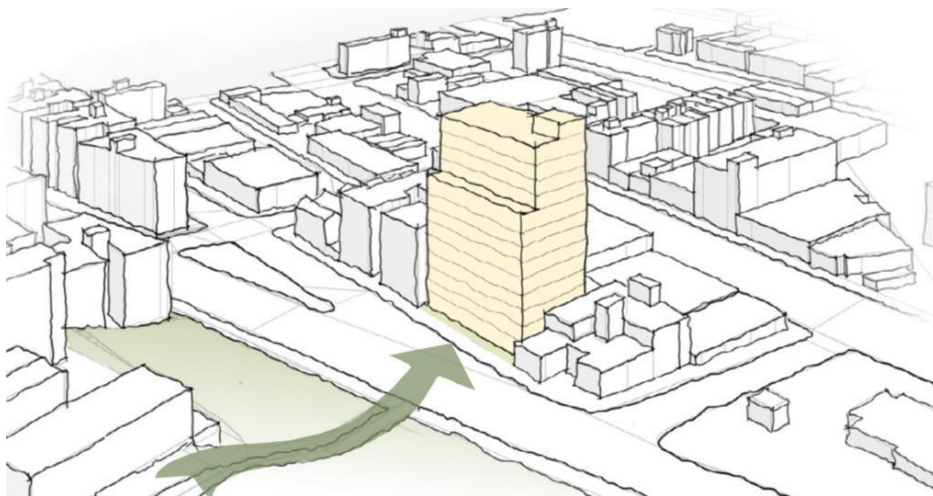


1644-46 Anthony Ave
(5 Story Residential)

1640 Anthony Ave
(DEVELOPMENT SITE)

1638 Anthony Ave
(2 Story Daycare)

GOOGLE STREET VIEW (July 2018)



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

- Apartment 1
- Apartment 2
- Public Circulation
- Service
- Primary Entry
- Secondary Entry



GROUND FLOOR PLAN



- Amenities
- Public Circulation
- Service
- Secondary Entry



CELLAR FLOOR PLAN



- Apartment 1
- Apartment 2
- Public Circulation
- Service



TYPICAL FLOOR PLAN







Illustrative progress rendering Feb. 6, 2023

THANK YOU

