

Date: September 7, 2022

Topic: Bruckner Boulevard Rezoning

Good morning and thank you for this opportunity to support the Throggs Neck Bruckner Sites rezoning. My name is Angel Diaz. I am a Local 79 Laborer and a resident of District 13.

This project will benefit our community by creating affordable senior and veteran housing. These housing opportunities are especially important for our local seniors living in poverty. Our district has one of the highest rates in the City of residents over 65 living in poverty. All of our neighbors in Throggs Neck deserve to live with dignity. My elderly relatives and neighbors deserve to stay in this neighborhood, and my kids deserve expanded access to youth wellness and recreation centers that this rezoning will bring.

The project will also create union jobs that bring family healthcare coverage and family-sustaining wages to the community. I stand against any opposition that seeks to push low-income renters or People of Color—or any hardworking New Yorkers—out of the neighborhood. We should be welcoming more housing and career pathways here.

Thank you again for the opportunity to support this rezoning.

Sincerely,

Angel Diaz
Laborers Local 79 member



BRONX BOROUGH PRESIDENT VANESSA L. GIBSON

September 7, 2022

Chair Kevin C. Riley and Zoning and Franchises Subcommittee

250 Broadway,
New York City, NY 10007

RE: Bruckner Sites Rezoning Public Testimony

Testimony on Support of Bruckner Sites Rezoning

Good Morning Chair Riley and members of the Zoning and Franchises subcommittee. It is a pleasure to be here this morning to testify on the Bruckner Sites Rezoning Project.

I want to start off by providing some background on this project, which I have spent a great deal of time working on. I have listened to everyone who testified during the 2-day public hearing and reviewed all the additional testimony sent to our office. After hearing all the testimonies and weighing the pros and cons, I issued comprehensive recommendations for individual buildings as well as the project in its entirety.

Since my recommendations, I am pleased to say the applicant team has made many of the changes and we've reached agreements that have resulted in a project I believe works for this community. They have agreed to reduce the height of the building on Site A to 5-stories, it will be shorter than the PS 14 building across the street while maintaining their proposed density.

The conditions I sought from the applicant team have been realized and this project needs to be approved. I stated from the beginning that the project needs to support the existing community and this project does that in a number of ways, including providing 99 units of affordable senior housing which will be supported by JASA.

A 22-unit veteran housing building that has partnered with Siller Foundation/Tunnels to Towers which will provide affordable housing to veterans who have risked their lives to ensure our American freedoms. We need to continue giving opportunities and support to any project that supports young people. This project does that by providing a youth center that will create educational and recreational opportunities and give young people a path to success that will keep them from becoming justice-involved.

The Bruckner Boulevard Project will generate a total of 476 total jobs between the 350 construction jobs and 126 permanent local jobs.

32BJ and Local 79 will also be supporting the project and providing livable-wage jobs with an emphasis on local hiring. This project will create well-paying Bronx labor. These are all ways this project will directly benefit the existing community.

In addition to these direct community benefits, this project will create approximately 340 units of housing in 4 modest buildings across 4 blocks; 56% of the units will be affordable and over 30% will be family-size units. If this project was in almost any other neighborhood in the city, it'd be welcomed.

While I have always supported this project with conditions, the citywide support for projects such as this has increased significantly with over 90 advocates, experts, and practitioners supporting affordable housing across the entire city and fully embracing this effort. I have always been an advocate for affordable housing and my track record shows that I find ways of getting good projects to advance.

I will not accept segregated communities of any type and economic segregation by way of single-family housing is still segregation. There are neighborhoods that are saturated with affordable and supportive housing across the city and lower-density neighborhoods need to take on their fair share of affordable housing.

I acknowledge that I benefited from Council deference during my tenure in the City Council, but now that I am the Bronx Borough President, it is my sworn duty to advocate for the betterment of the entire borough. Every neighborhood across the city needs to take on their fair share of new and affordable housing

The entire Bronx is made up of my constituents, including the community right here. I want all of the elected officials in the city to know that I support the Bruckner Sites Rezoning with the modifications that have been made and that I will continue working for the entire Bronx and City to advocate for projects that should be supported.

I would ask that the City Council support this project regardless of how the local Council Member votes on this project. This proposal will help to support residents currently living here, it will create new opportunities for affordable housing, and will be a benefit to the community in the long-term. Every project has to work on its own merits and this one does.

Thank you for taking the time to hear my testimony for the Bronx and the nearly 1.5 million residents I represent, which includes the communities of Throggs Neck and Schuylerville!

CC:

Honorable Eric Adams, Mayor

Honorable Rafael Salamanca Jr, Committee on Land Use Chair

Committee on Land Use

Honorable Marjorie Velázquez, Council District 13

Date: September 7, 2022

Topic: Bruckner Boulevard Rezoning

I want to thank the New York City Council for the opportunity to testify in support of the Throggs Neck Bruckner Sites rezoning. My name is Andy Campoverde Simbana. I came to this country over a decade ago. I spent years struggling in the non-union sector of the construction industry. Two years ago, my life was transformed when I joined Laborer's Local 79.

Our District needs the kind of jobs this project will create jobs that help people like me build the American Dream. Our City has been a City of immigrants and our work has made New York City stronger. I would love to go to work building affordable homes for my community. I would love to be a part of the solution to the affordable housing crisis facing the Bronx. This project is an opportunity to bring much needed housing and vital jobs to our District. I hope this Council votes yes.

Thank you again for the opportunity to support this rezoning.

Sincerely,

Campoverde Simbana
Laborers Local 79 member

Date: September 7, 2022

Topic: Bruckner Boulevard Rezoning

Good morning and thank you for this opportunity to testify in support of the Throggs Neck Bruckner Sites rezoning. My name is Christine Culpepper, I am a District 13 resident and a Local 79 Laborer. I am here to support the Throggs Neck Bruckner Sites rezoning and the affordable housing and union jobs it will bring to our community.

We need housing to protect vulnerable families at risk for displacement. We need housing for seniors and veterans. To protect communities that experienced high rates of COVID, we need jobs with health benefits. Denying employer-paid healthcare from workers and their families puts lives at risk. Lack of housing will also put our community health at risk.

This project's affordable housing opportunities are especially important for our local seniors living in poverty. Our district has very high rates of senior residents. There will also be veteran housing created with a focus on local Throggs Neck community veterans and veterans with disabilities.

I was able to find a pathway to a union career and economic stability with Local 79, and I believe in holding the door open behind me for other people to get that same chance. I challenge everyone to open your mind and hold that door open for others in our community to get a fair chance for a home or a good job.

Thank you again for the opportunity to support this rezoning.

Sincerely,

Christine Culpepper
Laborers Local 79 member

From: [Daniel Abram](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in Favor of Throggs Neck Rezoning
Date: Wednesday, September 7, 2022 2:58:38 PM

Hi,

My name is Daniel Abram and I support the rezoning and building of affordable housing in Throggs Neck near Bruckner Blvd and across New York City.

I believe that if we are going to be a city of yes as our mayor has stated, carrying the “yes” out in a real manner for the most vulnerable New Yorkers is far more important than any lip service paid to our seniors, our veterans, or our children.

I urge the council to vote yes to rezone and construct this project to the benefit of the Bronx and New York City.

Thank you for reading and considering my testimony.

Best,
Daniel

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Daniel Abram

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p:

Date: September 7, 2022

Topic: Bruckner Boulevard Rezoning

Good morning and thank you for this opportunity to support the Throggs Neck Bruckner Sites rezoning. My name is Freddy Bastone, I have been a Local 79 Laborer and a district 13 resident for a great many years.

I grew up in District 13 and I went to High School at Lehman HS. I support bringing affordable housing and dignified jobs to my community. I know what it's like to work a low-wage, dead-end job, to have no financial or housing security, and I refuse to go back there. Before I joined the union, I lived paycheck to paycheck and never had the security to build a real future.

Local 79 welcomed me, now I have a dignified career with fair wages and benefits. No one should be denied a dignified job or dignified housing. My story is not unique. Many Bronx men and women like me just want a shot at a good life with dignity and respect. Everyone deserves a chance, no matter where they came from. Everyone deserves a home and a good job. Let's bring more opportunity for union jobs and fair housing to Throggs Neck.

Thank you for listening to my story and for supporting this rezoning.

Sincerely,

Freddy Bastone
Laborers Local 79 member



New York City Council
Subcommittee on Zoning and Franchises

September 7, 2022

Thank you Chair Riley and members of the Subcommittee on Zoning and Franchises for hosting today's important hearing. My name is Donald Manning, I am the Executive Director, Real Estate Development and Management at JASA Housing Management Services for the Aged. We welcome today's hearing as an opportunity to focus on the need for affordable senior housing and identifying new opportunities for developments that support aging in place when considering changes to zoning laws.

JASA is a not-for-profit agency that honors older New Yorkers as vital members of society, providing services for over 50 years that support aging with purpose and partnering to build strong communities. JASA has a comprehensive, integrated network of services that provides a continuum of community-based care in the Bronx, Brooklyn, Manhattan, and Queens. Programming promotes independence, safety, wellness, community participation, and an enhanced quality of life for New York City's older adults. These programs reach over 40,000 clients and include affordable senior housing, home care, and a wide range of social services, which include case management, older adult centers, NORC supportive services, home delivered meals, caregiver support, mental health, advocacy, legal services, and adult protective and guardianship services.

Older New Yorkers, aged 65 and older currently make up about 13% of the city's residents and the number is projected to grow from 1.1 million to 1.4 million by 2040. New Yorkers are living longer than ever, with a life expectancy of 81.2 years. Those of us in the human services field and affordable housing providers know that a critical component to successful aging is stable housing. Lack of housing exacerbates physical and mental health challenges and can lead to unnecessary institutionalization.

JASA Housing Management

JASA Housing Management (JHM) is a full-service property management company providing a wide array of services to building owners and senior residents. JHM is the leading non-profit provider of affordable senior housing in New York City and home to over 2,400 low-and moderate-income older adults. As owner and manager, JHM provides tenants with safe, secure, and accessible environments as well as social services and activities that strengthen and enliven the local communities. Unfortunately, all JHM properties have waitlists due to their reputation for high-quality, affordable and secure

housing in prime locations, as well as the lack of alternative affordable housing for the older adults in NYC.

Through new partnerships with housing developers in the Bronx, Brooklyn, and Queens, JASA is bringing its housing management and services expertise to new senior housing. New grants from NYC HRA SARA and NYS ESSHI support programs designed to bolster stable housing for formerly homeless older adults, some of the most vulnerable of NYC's residents. Most recently JHM participated in the development of a fantastic building at 1490 Southern Boulevard in the Bronx and we are currently partnering in the construction of Casa Celina, a 205-unit affordable housing development for seniors in the Soundview section of the Bronx.

We regularly see tenants at JASA housing as part of the fabric of the community they reside in: contributing to their communities, volunteering, and engaging in civic activities. In our experience, residents are eager to invest in their communities and look for opportunities to contribute to the betterment of their neighborhoods.

Unfortunately, when affordable housing is developed, the need is far greater than the number of units. The number of applications is astounding. JASA regularly receives inquiries from older adults, family members, and elected officials looking to assist their constituents.

As the Subcommittee on Zoning and Franchises looks to shape and reshape areas of the City, including this area in the Bronx, we urge you to include affordable senior housing as part of the calculation. JASA Housing Management is pleased to serve as a resource for any additional information and would be more than happy to invite you to conduct a site visit at any of our buildings.

Thank you for the opportunity to testify today.

Donald Manning
Executive Director: Real Estate & Management
JASA Housing Management Services for the Aged, Inc.
dmanning@jasa.org

Date: September 7, 2022

Topic: Bruckner Boulevard Rezoning

Good morning and thank you for this opportunity to testify in support of the Throggs Neck Bruckner Sites rezoning. My name is Justin Carter, and I am a proud member of Laborer's Local 79. I am testifying today as someone who was forced to leave Throggs Neck because of the lack of affordable housing. I loved Throggs Neck and wanted to stay and raise my family. The affordable housing created by the Bruckner sites rezoning will let people like me stay in the neighborhood.

It broke my heart to have to move my family, my kids from a school they loved and the community we called home. When union members with solid middle class jobs can't afford to live in a neighborhood then we have a problem. It's time we stood up to the fear of things being different and instead support the kind of change that means affordable housing for our neighbors, senior housing for our elders and veterans housing for our returning heroes. Thank you again for the opportunity to support this rezoning.

Thank you again for the opportunity to support this rezoning.

Sincerely,

Justin Carter
Laborers Local 79 member

From: [Kevin Daloia](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Sites Rezoning
Date: Tuesday, September 6, 2022 8:20:23 PM

Good morning,

I would like to let the Land Use Division and the NYC Council to be aware that I support the Rezoning at the Bruckner Sites Rezoning location in CB10, 10461.

There are quite a few reasons that the East BX needs to provide where we have not been able to provide before by building more housing.

Thank you for your time.

Kevin Daloia

[REDACTED]
[REDACTED]

From: Lauren George <lauren@candvconsulting.com>

Sent: Wednesday, September 7, 2022 12:20 PM

To: Cote, Ryan <RCote@council.nyc.gov>; Kelley, Chelsea <CKelley@council.nyc.gov>

Subject: [EXTERNAL] Bruckner rezoning support testimony

Please see another testimony below.

My name is Tafadar Sourov and I'm an organizer for Laborers Local 79. I'm a lifelong Bronx resident who lives in council district 13, and I represent two thousand union laborers from our borough, who build our city every day, including hundreds of local 79 members in District 13 alone.

The Bruckner Rezoning Project offers a badly needed means of creating housing affordability and equity in Throggs Neck, along with good union jobs. We are talking about a project that includes veterans housing, senior housing, a youth center, and a modernized supermarket. These are all things that will benefit the neighborhood, it's residents, it's small businesses, the elderly who call it their home, the youth who are the future, and working people.

With a crisis of affordability in this city pushing neighbors and loved ones out of communities they grew up in and cherished, it is our responsibility to embrace inclusion and affordable housing. For the last two weeks I have helped collect 500 petition signatures from neighbors in our district who feel the dire need for affordable housing and good jobs. These are the working people who aren't out in the streets loudly trying to build a wall around the community, the silent majority who are struggling to provide for their loved ones that the city council has a responsibility to stand up for.

Especially when intimidation and threats are keeping many folks from speaking up for what they feel in their hearts to be right and good for the district. If infrastructure and traffic were the real concerns then why is there so much racially charged vitriol hurled at workers and residents who have bravely spoken up in favor of this development?

This project confronts us with the question of what kind of district, borough, and city we believe in. Do we live up to the words carved on the statue of liberty, or do we give in to the sort of fear mongering we had to watch on TV every day for four years?

We, Laborers Local 79 implore the city council to rezone Bruckner Boulevard and create all of the benefits this project offers for the residents and businesses of council district 13.

Sent from my Verizon, Samsung Galaxy smartphone

--

Lauren George
C&V Consulting

please excuse typos, on the go



**New York City Council
Subcommittee on Zoning and Franchises
Chair, Council Member Kevin C. Riley
September 7, 2022**

Thank you for the opportunity to present this testimony on the need for affordable senior housing in New York City.

LiveOn NY's members include more than 100 community-based nonprofits that provide core services which allow all New Yorkers to thrive in our communities as we age, including older adult centers, home-delivered meals, affordable senior housing with services, elder abuse prevention, caregiver support, NORCs, and case management. LiveOn NY is proud to host our Affordable Senior Housing Coalition, which works with our non-profit members and partners to address the significant need for affordable senior housing. With our members, we work to make New York a better place to age.

Background on the Need for Affordable Senior Housing

Today, more than half of older renters are rent-burdened, as are a third of older homeowners. Further, roughly 2,000 older New Yorkers are living in homeless shelters, a number that is expected to triple by 2030 without significant intervention. LiveOn NY's own research has found that there are more than 200,000 older adults languishing on waiting lists for affordable housing through the HUD 202 program, each waiting for 7-10 years on average for a unit to become available. This challenge is mirrored by the thousands of applications that come flooding in each and every time a new affordable senior housing lottery opens on Housing Connect.

This crisis is particularly acute for older adults as many rely on fixed incomes, making it difficult to afford the rent while other costs rise. Further, much of the City's housing infrastructure is inadequate to accommodate an older adult's health and mobility needs, with 70% of the City's housing stock only navigable by at least one set of stairs. In addition, NYCHA is a well-known provider of affordable housing for low-income older adults, and yet in many situations for many older tenants living in NYCHA, their living experience is plagued by poor ventilation systems, broken elevators, leaking roofs, and recurring mold.

It is critical we address this crisis, as New York is aging rapidly and research shows that the majority of older adults would prefer the opportunity age in their community, surrounded by the networks of support built over a lifetime. Moreover, we're *all* aging, and we all have a stake in ensuring there are affordable options to call home throughout the lifecycle.

Recommendations to Support Citywide Affordable Senior Housing

Based on this need, LiveOn NY applauds the recent release of [Mayor Eric Adams's new housing plan](#) titled "Housing our Neighbors: A Blueprint for Housing and Homelessness," created under the leadership of Chief Housing Officer Jessica Katz, Department of Housing Preservation and Development (HPD) Commissioner Adolfo Carrión, Department of Social Services (DSS) Commissioner Gary Jenkins, and New York City Housing Authority (NYCHA) Chair and Chief Executive Officer Gregory Russ, among others. The release of the plan signals to New Yorkers an understanding of the dire nature of today's housing crisis and a commitment to taking meaningful action to address such a plan citywide.

In our efforts to advocate for affordable senior housing citywide, we offer the following comments on the Mayor's Housing Plan as well as additional recommendations to support the production of affordable senior housing citywide. LiveOn NY looks forward to working with the Adams Administration and City Council to address housing insecurity for older New Yorkers.

Response to the Housing Plan

Create and Preserve Affordable Housing

1. First and foremost, **LiveOn NY deeply supports the primary goal to "accelerate and increase capacity for new housing supply citywide."** We look forward to partnering with the Administration to determine ways to lower costs and accelerate the pace of production, as outlined in this section.
2. **LiveOn NY deeply supports the intent to utilize zoning to encourage a wide range of housing types.** Within our membership, we have seen the power of diverse housing types. Within this section, we specifically support: the intention to legalize Accessory Dwelling Units (ADUs), which offer incredible opportunities for caregivers to live close by to care recipients; the conversion of vacant hotels into affordable housing; and leveraging zoning to "allow greater square footage for affordable housing for everyone who needs it."
3. Given our research, [Paving the Way for New Senior Housing](#), which first identified the opportunity to develop affordable senior housing on underutilized

HUD 202 parking lots, **LiveOn NY wholeheartedly supports the intent to “prioritize people over parking,”** particularly in transit-rich neighborhoods.

4. **LiveOn NY supports the continued prioritization of creating new community spaces within affordable housing,** and is appreciative of the new older adult center facilities built to date. Beyond this, we recommend a deeper partnership with agencies such as the Department for the Aging (DFTA) to analyze where community facilities would be best incorporated into future housing developments in order to serve an emerging population of older adults or to offer an updated older adult center where the current space may no longer prove sufficient.
5. **LiveOn NY deeply supports the clear focus on meeting the housing needs of older adults and people with disabilities.**
 - **Within this, we support the work to facilitate automatic enrollment in SCRIE and streamline application and recertification processes for eligible households.** Currently, LiveOn NY offers a Benefits Outreach Program, which supports hundreds of older New Yorkers in applying for benefits each year. Through this work we recognize the opportunity to address under-utilization of benefits such as Senior Citizen Rent Increase Exemption (SCRIE) by removing barriers in the application processes.
 - **LiveOn NY also supports accelerated production of supportive housing, including that for older adults. We encourage the Administration to also prioritize the acceleration of lighter touch housing built for older adults, as developed through the Senior Affordable Rental Assistance (SARA) program.** The SARA program offers a unique opportunity for non-profits and partners to meet the needs of older adults who may not require the level of services provided in supportive housing, but would greatly benefit from some level of support in order to foster aging in place while preventing isolation.
 - **We support the intent to aid federally assisted properties serving older adults, particularly those with expiring benefits, as well as to explore innovative ways to leverage social services dollars to better serve the continuum of needs that exists across aging New Yorkers.** Given the outsized impact that housing can have on reducing healthcare spending, we are particularly supportive of the intent to work with the State, and through the 1115 waiver, to improve services.
6. **LiveOn NY supports the effort to prioritize M/WBE and non-profit projects in the HPD pipeline.**

Additional Recommendations

To build on the foundation laid in the Mayor's housing plan, LiveOn NY recommends the following core principles be adopted, funded, and prioritized. Much of the following amplifies recommendations collectively advocated for by the United for Housing Coalition, which includes more than 80 organizations that have come together around a set of bold but attainable recommendations to address the housing crisis in our City.

1. **While appreciative of the initial affordable housing capital investments outlined in the FY23 budget, LiveOn NY continues to believe it is time to double down in our investment in affordable housing.** Given this, we support the United for Housing led call for a \$4 billion annual investment to fund a comprehensive affordable housing plan.
2. **While recognizing that a diversity of metrics will be critical to implementing a housing plan, with units but one component, we continue to call for a minimum target of 1,000 new units of affordable senior housing with services per year.** This must be part of a total target to construct no fewer than 8,000 new units of housing dedicated to serving extremely low income and homeless households annually. As waitlists and limited housing stock pose an acute challenge for older New Yorkers, a considerable investment and consistent unit targets per year will be critical to paving a pathway out of this crisis.
3. It is currently unclear the extent to which the agencies that intersect with this plan are fully staffed as a result of the FY23 budget. Given the historical concerns around staffing, particularly as a result of previous hiring freezes and PEGS, **LiveOn NY continues to recommend that the City put forth the full resources necessary to quickly and robustly staff HPD and its sister agencies to ensure all affordable housing goals can be met.**
4. **LiveOn NY also recommends the City increase the per unit reimbursement rate for SARA services from \$5,000 per unit, to \$7,500 per unit, allowing for increased staff to more adequately address social isolation and significant case assistance needs.** This increased reimbursement rate would make services better available to support an aging and formerly homeless tenant population, in turn enabling more older New Yorkers to age in place and avoid institutionalization.

Thank you for the opportunity to testify.

LiveOn NY's members provide the core, community-based services that allow older adults to thrive in their communities. With a base of more than 100 community-based organizations serving at least 300,000 older New Yorkers annually. Our members provide services ranging from senior centers, congregate and home-delivered meals,

affordable senior housing with services, elder abuse prevention services, caregiver supports, case management, transportation, and NORCs. LiveOn NY advocates for increased funding for these vital services to improve both the solvency of the system and the overall capacity of community-based service providers.

LiveOn NY is also home to the Reframing Aging NYC Initiative, part of the national Reframing Aging Initiative aimed to counteract ageism and improve the way policymakers, stakeholders, and the public think about aging and older people. LiveOn NY also administers a citywide outreach program and staffs a hotline that educates, screens and helps with benefit enrollment including SNAP, SCRIE and others, and also administers the Rights and Information for Senior Empowerment (RISE) program to bring critical information directly to seniors on important topics to help them age well in their communities.

From: [Luke Szabados](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Rezoning - Approve it!
Date: Monday, September 5, 2022 7:41:31 PM

Hi,

The east Bronx is in dire need of affordable housing and housing development in general. Please support and vote to approve the Bruckner Rezoning. CB10 has some of the fewest housing developments in NYC. We need to fix that so that people who grow up in Throggs Neck and in the east Bronx can afford to stay there.

Vote yes!

Thanks

Luke Szabados

, Bronx 10467

Testimony of Brendan Cheney, New York Housing Conference
New York City Council Subcommittee on Zoning and Franchises
September 6, 2022

Good afternoon. My name is Brendan Cheney. I am Director of Policy and Communications at the New York Housing Conference (NYHC). I would like to thank Subcommittee Chair Kevin Riley as well as the other members of the subcommittee for the opportunity to testify.

NYHC is a nonprofit affordable housing policy and advocacy organization. As a broad-based coalition, our mission is to advance City, State and Federal policies and funding to support the development and preservation of decent and affordable housing for all New Yorkers.

Today the subcommittee is considering a proposal for mixed-use housing at the Bruckner Sites in the Bronx, including 168 affordable apartments – with 99 set aside for seniors and 22 for veterans. While we will not weigh in on the specifics of the proposal, we do want to articulate that every neighborhood must say yes to more housing – including more affordable and supportive housing – if we are going to make progress fighting the affordable housing crisis.

New York City has an affordable housing crisis that affects every neighborhood. The metro area has a shortage of 772,000 apartments affordable to very low-income households, while nearly 1 million households are rent burdened – paying more than 30 percent of their income on rent – and more than 68,350 people were homeless in New York City according to the most recent comprehensive estimate.

And every neighborhood is feeling this crisis and every City Council district needs more affordable housing, including Council District 13, where the Bruckner sites are located. In this district, 14.7% of households live below the poverty level and 52.9% of renters are rent burdened while nearly 1,000 New Yorkers who were in a city shelter at the end of 2021 last lived in one of the two overlapping community boards.

This district needs affordable housing as much as anywhere else in the city.

But this district is not doing its share to add affordable housing. Despite the urgent need, District 13 produced just [58 units of new affordable housing](#) in total over the last eight years – the [fifth least among all 51 Council districts](#).

Communities should debate the specifics of individual projects, but it must be with the goal of getting to “yes”. We will never improve our housing crisis as a City by saying “no” to housing and telling vulnerable neighbors to pack up and find somewhere else to go.

There is widespread support for the “City of Yes”; We recently joined a letter with more than 90 partners supporting affordable housing in every neighborhood.

We need to powerfully reject the NIMBYism and exclusionary zoning policies that have no place anywhere in New York City. No neighborhood can be allowed to simply opt out as they have in the past. Every neighborhood must do its part to address the housing crisis.

AFFORDABLE HOUSING DISTRICT BY DISTRICT

MAY 2022

TRACKING AFFORDABLE HOUSING CONSTRUCTION

Because Every Neighborhood Must Do Its Part To Solve New York's Affordable Housing Crisis

The **NYC Housing Tracker** shows affordable housing production in each City Council District under Mayor de Blasio's Housing New York Plan (2014-2021), along with a profile of district housing needs, demographics, and existing stock. This analysis maps new affordable housing construction over the last eight years but chronicles decades of policy decisions that have impacted where new affordable units are built and whether everyday New Yorkers can afford them.

As Mayor Eric Adams develops his own blueprint for housing investment in New York City, the Tracker shines a light on affordability, maps which Council districts are producing more affordable housing than the citywide average, and highlights those that are falling short. With nearly three-quarters of the City Council new to the office and the important role members play in land-use decisions, New York City has an opportunity to create a new set of policies with a plan and vision that will shape our built environment for decades to come.

Moving forward, the New York Housing Conference will update the NYC Housing Tracker to measure progress under Mayor Adam's housing plan and to analyze production by Council District as new housing data is made available to ensure that every neighborhood does its part to solve NYC's affordable housing crisis.

New York, like the rest of the nation, is facing a housing affordability crisis.

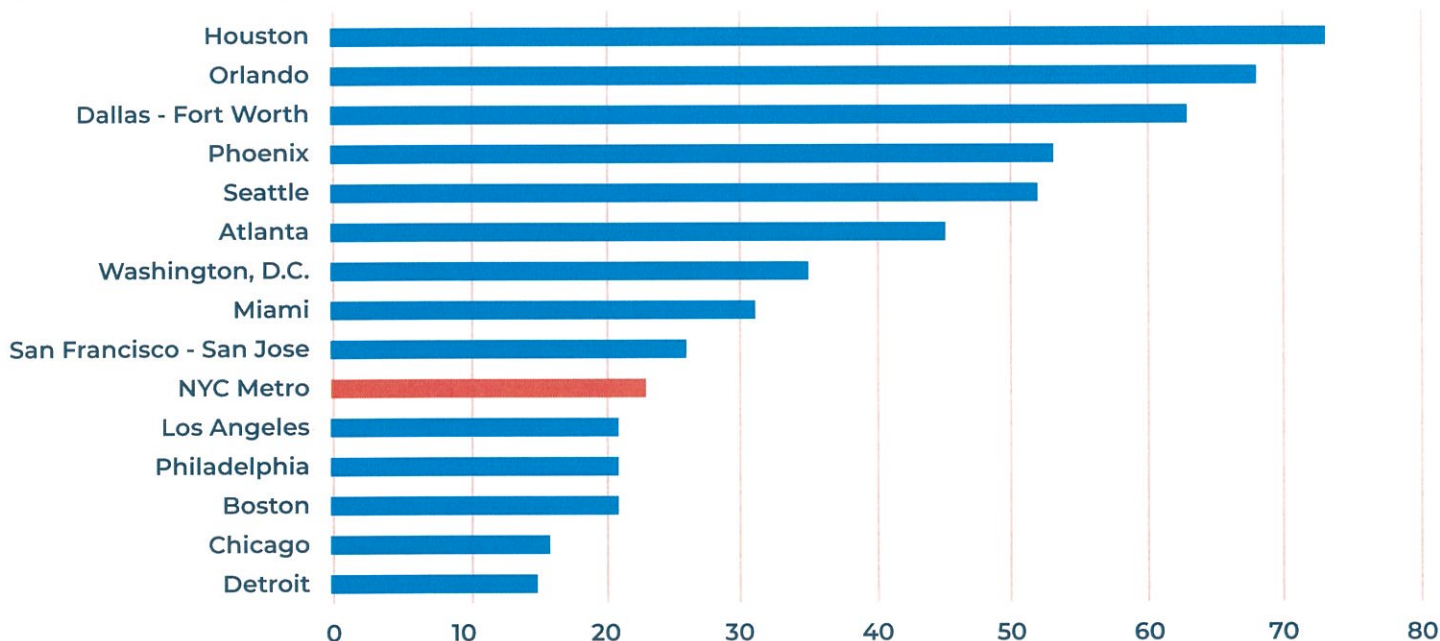
A housing supply shortage is driving up rents in all fifty states. As of the end of 2020, there was a national housing supply deficit of 3.8 million homes according to Freddie Mac. Housing costs have been skyrocketing — home prices have increased 76 percent since 2014 and rents have increased 49 percent over the same period.

In New York, the production of new housing per capita has lagged major U.S. metro areas over the past decade.

The New York City metro area created only 23 new housing units per every 1,000 residents annually over the last decade. Meanwhile, cities with room to grow like Houston and Orlando produced a staggering 73 and 68 units per 1,000 residents, but even denser metro areas like Washington D.C. and San Francisco outproduced New York City, with 35 and 26 units per 1,000 residents, respectively.

NEW HOUSING UNITS PERMITTED PER 1,000 RESIDENTS PER YEAR

(2011 – 2020 Average) in the 15 Largest U.S. Metros



Source: NYC Department of City Planning

Housing supply has lagged significantly behind population growth across New York City in the past decade.

In most boroughs, housing production increased less than population even when accounting for household size:

Borough	Units Permitted from 2010-2020	Population Growth from 2010-2020
Bronx	40,200	87,546
Brooklyn	86,800	231,374
Manhattan	52,500	108,378
Queens	54,700	174,742
Staten Island	7,274	27,017

Source: NYC Department of City Planning

The undersupply in housing overall impacts low-income households most acutely.

The New York metro area is facing a shortage of 772,000 apartments affordable to very low-income households (\$28,020 to up to \$60,050 for a family of three). There are currently [only 47 apartments available](#) for every 100 very low-income households. This fierce competition contributes to the affordability crisis, with households paying more than they can afford on rent. Nearly 1 million households are rent-burdened – paying more than 30 percent of their income on rent – and more than 68,350 people are homeless in New York City, according to the most recent estimate.

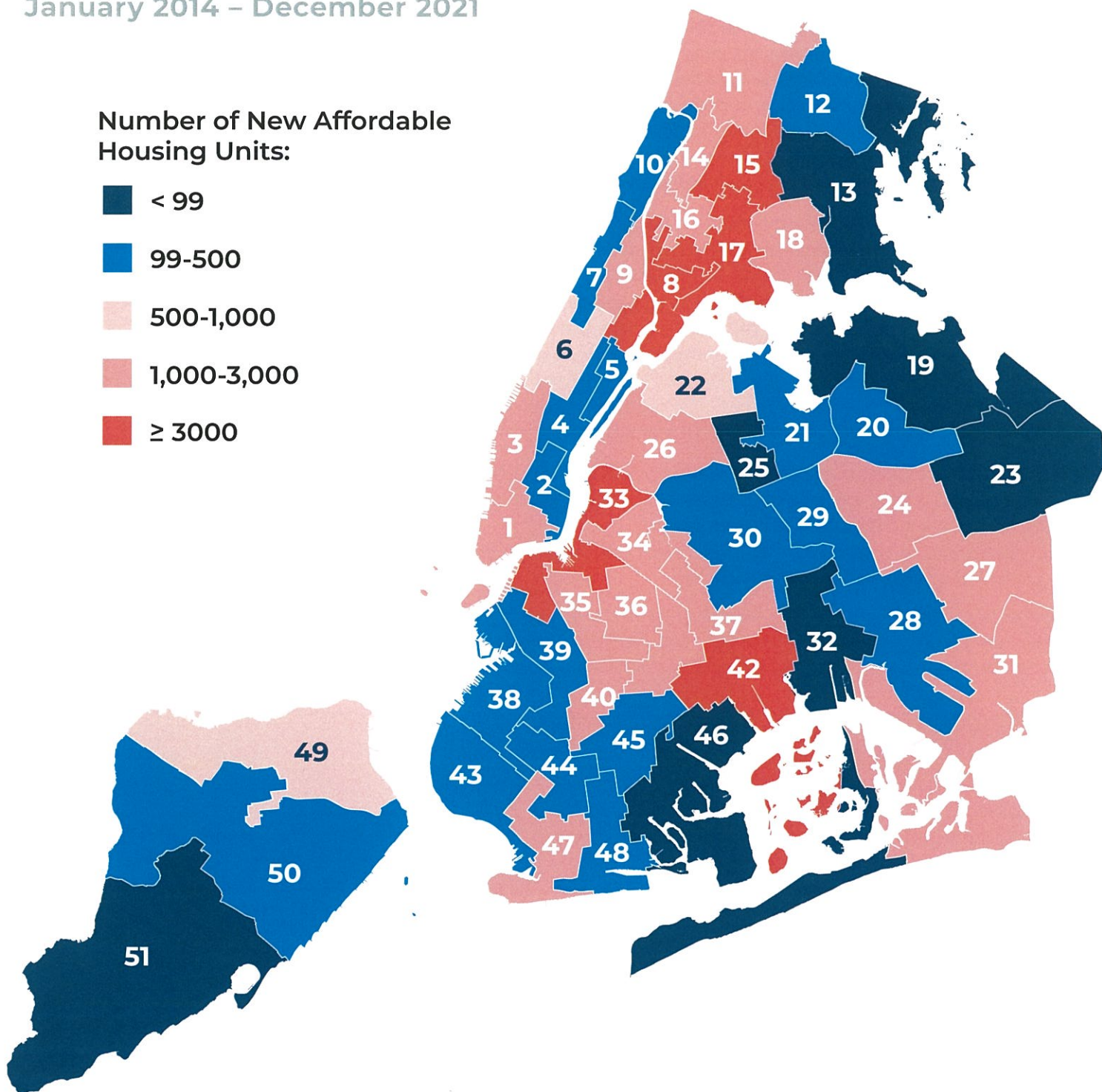
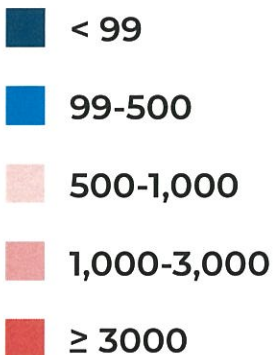
The solution is to produce more affordable housing in every neighborhood.

New York City's affordable housing production has been insufficient to meet the need and has not been equally distributed across communities.

NEW AFFORDABLE HOUSING CONSTRUCTION BY COUNCIL DISTRICT

January 2014 – December 2021

Number of New Affordable
Housing Units:



TOP PRODUCING DISTRICTS 2014 – 2021

NYC COUNCIL DISTRICT AFFORDABLE HOUSING PRODUCTION

As New York City continues to face a devastating shortage of affordable housing, the production of new affordable units has not been shared equally across all neighborhoods.

Throughout the city, 67,255 new affordable units were produced over the last housing plan. With a district median of 569 units constructed, we can see that not only is the overall unit production underwhelming, but there is also a vast difference in production among NYC's 51 council districts. Over an eight-year period, 41 percent (21) of the districts produced between 100 and 1,000 units, and 35 percent (18) produced between 1,000 and 3,000 units. Nearly 10 percent—only 5 districts—produced more than 3,000 units, while on the other end, 7 districts, accounting for 13 percent, didn't reach 100 units.

Much of the new affordable housing is built in neighborhoods where land prices are cheaper, zoning allows moderate- and higher-density residence districts, and there are more opportunities for public or underutilized land dispositions.

Our analysis found that residential lots in the ten districts that produced the most affordable housing are almost exclusively zoned for R6 or higher; these ten districts alone produced 56 percent of all affordable units in New York over the period. Furthermore, these districts tended to have weaker real estate markets and received a high percentage of city subsidies during the last housing plan. The top three producing districts, which fall into this category, account for 35 percent of the Department of Housing Preservation and Development's (HPD) construction financing.

Through the Mandatory Inclusionary Housing (MIH) program and the utilization of the 421a property tax exemption, the City has enticed developers to include affordable units in some of the hotter markets.

This is reflected in the top five districts with the fastest growing real-estate markets all being among the top third of affordable unit producers.

In other words, the profile of a top affordable housing producing district can be the low-land cost, highly-underutilized, and city-owned land neighborhoods of Districts 8 and 17 in the Southeastern Bronx or it can be the fast-growing Brooklyn Neighborhoods on the East River in District 33.

However, there is an inescapably clear trend at play: more affordable housing is built in predominantly Black and Latinx neighborhoods.

In the top third of districts in terms of affordable housing production, on average 72 percent of residents are Black or Latinx, while in the bottom third of districts by housing production just 35 percent of residents are Black or Latinx. The disparity is particularly stark when looking at the share of residents that are Black: In the top producing districts 35 percent of residents are black whereas in the bottom producing districts 10 percent of residents are Black on average.

Looking beyond the general trends, the following section describes the neighborhood factors in the 5 districts that produced the most affordable housing from 2014 through 2021 in more detail.

A CLOSER LOOK AT THE **TOP 5**

1

DISTRICT 17 **The Bronx**

Encompassing southern and eastern Bronx neighborhoods including Concourse Village, East Tremont and Hunts Point, District 17 produced 8,555 new affordable homes – nearly double the next most-productive district. The district is zoned generally to allow for everything from smaller multifamily buildings to midrise and even 8 to 10 stories in the R8-zoned land along the Grand Concourse, a 5-mile-long thoroughfare running through the center of the Bronx. However, most of the district is zoned, as is most of the Bronx, for medium-density apartment buildings, with heights that depend on lot size. The largest project bringing almost 500 units to the South Bronx is the LA Central Apartments, which utilized the largest remaining parcel of state-owned land in the borough. While most of the units stem from smaller projects scattered throughout the district, more than one-third of the total units are concentrated in projects averaging 280 apartments, located along the Bronx River and Grand Concourse. The ability to take full advantage of public land and dense residential and mixed-use zoning districts has resulted in not only the highest number of units by any district but projects with community space, grocery stores, and services that improved entire communities—all while often conforming to green construction standards. Even in the highest-producing district, the supply of affordable housing isn't enough to serve its residents, as it still sits within the top third of most rent burdened districts, with roughly 55 percent of renters paying 30 percent or more of their incomes on rent.

2

DISTRICT 42 **Brooklyn**

Covering a large portion of East New York, District 42 produced the second-most units with 5,246 units, in a large part due to long-time efforts to transform what were once wetlands, landfills, and vacant/abandoned space into thriving mixed-use communities. One site contributed 26 percent of the units, as part of the redevelopment of the Brooklyn Development Center (BDC), an underutilized 27-acre site. The more than 1,300 city-financed (in addition to thousands of others) units coming online in this mixed-use Spring Creek redevelopment are the result of the state's larger Vital Brooklyn Initiative for community development and wellness. Large projects of 200 units or more were responsible for more than half of the units created, including the revitalization of old underutilized or abandoned spaces in Spring Creek and New Lots. Furthermore, District 42 is the only district that has been able to provide a sizable number of both affordable homeownership and rental opportunities; it created the second-most affordable homeownership units including multiple Nehemiah sites and projects like Blake Hendricks and Mother Gaston Hinsdale Homes. The remainder of the projects are scattered throughout the northern portion of East New York, many of which are small rental and homeownership projects. However, even District 42's relatively high amount of homeowner units only accounts for 2 percent of its total units produced, displaying the lack of emphasis on homeownership in NYC's last housing plan.

A stylized orange map of District 8, showing the areas of East Harlem and the South Bronx.

DISTRICT 8 **Manhattan** **& The Bronx**

Including East Harlem in Manhattan and the South Bronx, District 8 is the third-highest producer of affordable housing with 4,989 units since 2014. East Harlem was upzoned in 2017 with 4,000 affordable units anticipated overall. There were a total of 56 affordable housing projects, including 18 projects with 100 units or more. For a region that was once subject to divestment, increased demand and zoning changes in the district have helped spur a changing neighborhood with robust affordable and market rate housing development. The 2009 Lower Concourse Rezoning's allowance of residential use in the mostly manufacturing and commercial area at the southern end of the Grand Concourse allowed for many of the mixed-use affordable housing projects over the last eight years, including the 2016 491 Gerard Avenue and 2015 530 Exterior Street projects. One fifth of all constructed units stem from two other projects that transformed underutilized land—one being long-time vacant industrial land along the Harlem River and the other a surface parking lot in East Harlem. Both required rezonings of the parcels to make the projects possible. As with District 17, sustainability and emissions reductions were front and center, as the largest residential Passive House building in the U.S., Sendero Verde, is included in the district's affordable projects; it will use 60-70 percent less energy than a similarly sized building.

A stylized orange map of District 33, showing the areas of downtown Brooklyn, Dumbo, Greenpoint, Boerum Hill, and Brooklyn Navy Yard.

DISTRICT 33 **Brooklyn**

Including downtown Brooklyn, Dumbo, Greenpoint, Boerum Hill and Brooklyn Navy Yard, District 33 produced 4,055 units. Many of these neighborhoods benefited from upzonings and disposition of publicly controlled land for affordable housing. There are a number of key ways in which this district differs from the other highest producing districts. The district has the highest median income and land cost of the top five producing districts and has been the fastest growing district in the city since 2013. Instead of large amounts of capital subsidy, thousands of units were constructed in the district utilizing the city's 421a tax abatement and the Mandatory Inclusionary Housing program, which required that developers include affordable housing in new luxury towers and mixed-use communities on the East River waterfront. Since 2013, District 33 had the most 421a units constructed and the 3rd most projects following its neighboring Brooklyn Districts of 34 and 36. The use of 421a resulted in more than 60 percent of the district's units in housing plan projects being market-rate—quite a contrast to 11 percent in District 17 and 25 percent in District 8. Furthermore, 20 percent of the units were for very low and extremely low-income tenants (incomes lower than 50 percent of AMI), compared to at least 40 percent of the units in Districts 17, 42, and 8. District 33 stands out as the second-most producer of units for tenants making 121 to 165 percent of AMI. Two-thirds of the affordable units came from large projects of at least 100 units, the largest being the conversion of a Hotel in Dumbo and the second largest being a building in a mega mixed-use project in Greenpoint Landing made possible by the Williamsburg Rezoning.

A stylized orange map of District 15, showing the central Bronx neighborhoods of Fordham, Mount Hope, and Belmont.

DISTRICT 15 **The Bronx**

Including the central Bronx neighborhoods of Fordham, Mount Hope and Belmont, District 15 produced 3,115 units since 2014. The district is the most overcrowded and has the most families with children among the top five affordable housing producers. District 15 also wasn't growing—in terms of market rate units—as fast as other Bronx districts on this list over the last eight years. (For comparison, District 17 added 31 percent more units overall.) Serving as amenities and economic drivers, the Bronx Zoo and Park and Fordham University take up a large portion of the district, limiting the amount of land that can be developed. Affordable projects in this section of the northern Bronx often included community spaces and some included supportive services, ensuring those most in need receive social services along with the stability of housing—examples being the large St. Barnabas, Park House, Lambert Houses developments. The remainder of the projects are mostly smaller developments in West Farms and East Tremont, clustered primarily between the Bronx Zoo and Crotona Park.

LOWEST PRODUCING DISTRICTS — 2014 – 2021

NYC COUNCIL DISTRICT AFFORDABLE HOUSING PRODUCTION

Many neighborhoods and Council Districts are not doing their part to create more affordable housing in the city.

Nearly half of New York's 51 Council Districts produced fewer than 500 units total over the past 8 years. Eleven of those – or 22 percent of all Council Districts – produced 200 units or fewer over eight years, meaning that less than 25 new units of affordable housing became available in those districts each year. The average median income of the ten worst-performing districts was \$77,500, well above \$57,500, the median income of the ten highest-performing districts. The bottom-performing districts also had a greater share of white residents (39 percent) than the ten highest performing districts (17 percent). Half of the ten Council Districts with the least affordable housing production since 2014 are in Queens as are two out of Staten Island's three districts.

Analysis of these districts reveals lower density, with strict limits on what can be built, fewer vacant and underutilized industrial and manufacturing zoned land areas, and a lack of publicly owned sites. With city and state affordable housing programs generally favoring larger projects, subsidies may not be available to the small building types found in lower-density neighborhoods.

The bottom third of districts, which constructed less than 300 units each, had on average 50 percent more 2-family units and 65 percent more 1-family units than the highest third. In addition, the bottom third of districts in residential lot density, produced just 16 percent of the affordable units.

While many of the highest-producing districts were subject to rezonings that increased residential capacity, inversely, most of the districts that trailed in producing affordable housing lost zoning capacity through down-zonings from the 2000s to early 2010s.

Neighborhoods in South Brooklyn, South Staten Island, and Southeastern Bronx lost more than 5 percent of their residential capacity through rezonings from 2003-2007. Along with the neighborhood-level rezonings, the period saw the growth of Lower Density Growth Management Areas (LDGMA), which are special zoning changes to entire community districts. These changes, which greatly reduce zoning capacity, include increased parking requirements and minimum lot widths, increased minimum yard area and space between homes, and the restriction of mixed-use development. Community Districts 1, 2 and 3 in Staten Island and Community District 10 in the Bronx have LDGMA designations. The rationale for these exclusionary zoning practices tend to cite increased residential demand and community concerns about changing neighborhood character. Many of the downzonings, which were brought about in response to new developments that some local residents complained created higher density than the surrounding context, further hindered what would have otherwise been rapidly growing areas.

Overall, there is an aspect of low-affordable unit production that is difficult to measure and can't really be shown via data. Political barriers and policy choices that stall and thwart new opportunities for affordable projects have a significant impact. Opposition to new residential projects and zoning changes have limited affordable and market-rate housing development throughout the city. City Hall, working with the City Council, has the power to change this dynamic through housing investment, program design and zoning changes. The final section of this report gives a closer look at the five council districts that produced the least affordable housing during the last housing plan.

A CLOSER LOOK AT THE **BOTTOM 5**

47

DISTRICT 13 **The Bronx**

Including City Island, Edgewater Park, Pelham Bay and Throggs Neck, District 13 produced just 58 units. These units were constructed across 34 developments, seven of which included more than 1 unit. A 2003 rezoning in the Throggs Neck and a large portion of the district being designated a Lower Density Growth Management (LDGM) Area, decreased residential development capacity for large portions of the area by increasing parking requirements, disallowing new attached townhouses, creating a new lower-density waterfront zoning district and limiting the use of underwater land rights for waterfront developments. Ultimately, these land-use decisions resulted in Community District 10 (which encompasses most of Council District 13) being one of only two districts to have lost more than 10 percent of their zoning capacity between 2003 and 2007.

48

DISTRICT 51 **Staten Island**

Comprised of the southern part of Staten Island, District 51 is mostly zoned for 1 and 2 family homes. This and a culmination of zoning changes in the early 2000s leading to a net decrease in residential capacity from 2003-2007 help explain why the district only produced 49 units — all of which were one-family developments. The City's 2004 Lower Density Growth Management Area zoning resolution designated most of Staten Island under a new zoning category which reduced zoning capacity and increased parking requirements and minimum lot widths, making it harder to build affordable and market rate housing. Additionally, 2005 rezonings of Eltingville, Great Kills, and Tottenville and the 2006 Prince's Bay rezoning altered popular areas in the district to permit only detached single family homes where higher residential density was once allowed. District 51 also includes one of only nine community boards in the city that do not have a homeless shelter, forcing people experiencing homelessness from the district often to venture to other boroughs to find a place to stay.

49

DISTRICT 19 **Queens**

Including Auburndale, Bay Terrace, Bayside, Beechhurst, College Point, Douglaston, Flushing, Little Neck, and Whitestone, District 19 produced just 47 units of new affordable housing over the past 8 years. 64 percent of these units stemmed from 2 Bayside projects, and the remainder were mostly one-family developments. A majority of the district is zoned for 1 to 2-family homes, making a stark divide between the neighboring District 20 to the southwest made-up of Flushing and Downtown Flushing that has a considerable multifamily housing stock. Land-use decisions in the district have decreased residential capacity. The 2010 rezonings of Auburndale, Oakland Gardens, and Hollis Hills downzoned neighborhoods that previously allowed for multifamily buildings — up to three to four stories with a 40 ft height limit — to allow mostly single-family detached homes with some added density along major thoroughfares and a reinforcement of the separation of commercial and residential use. The rezoning of Douglaston, Little Neck, and Whitestone have also limited development. Despite the neighborhoods' proximity to a dense downtown and residential pressures, the artificial limits placed by the City have prevented affordable and market rate development.

**50****DISTRICT 46
Brooklyn**

Including Bergen Beach, Canarsie, Flatlands, Gerritsen Beach, Marine Park, Mill Basin, and Sheepshead Bay, District 46 produced just 41 units since 2014. The projects were all one-family homeownership developments, with the exception of 2 small 6-unit multifamily buildings (2 affordable units each). Neighborhoods in the district are mostly low-density (1-2 family-zoned) areas lying along Jamaica Bay. There is a severe lack of opportunities for affordable housing production in this district due to zoning prohibiting new multifamily development, the typology of existing structures and a lack of programs that would make the preservation or construction of these less dense/smaller buildings possible. The Sheepshead Bay downzoning in 2005 restricted residential development while the rezoning of Canarsie in 2009 restricted some neighborhoods to one- and two-family homes while increasing some density along commercial corridors. Furthermore, zoning in the maritime communities of Canarsie, Sheepshead Bay, and Gerritsen Beach were reviewed as part of the Department of City Planning's Resilient Neighborhood Initiative, which resulted in, among other things, density limits in high flood-risk areas. These neighborhoods were severely impacted by Hurricane Sandy. As the flood zone designation continues to grow in the district along with rising sea levels, housing production will be further limited; however, this should increase the urgency to find ways to build more affordable housing further inland in the district.

**51****DISTRICT 23
Queens**

The district with the least production includes northeast Queens neighborhoods of Bellerose, Douglaston, Floral Park, Fresh Meadows, Hollis, Little Neck, and Queens Village. Queens District 23 produced just 17 units of new affordable housing since 2014 – just 2 new units per year. These projects were entirely one-family homeownership units, mostly in Little Neck. From 2005 to 2013, the city responded to development pressures and complaints about dense projects by rezoning a large portion of the district in Bellerose, Floral Park, Glen Oaks, Holliswood, Douglaston, and Little Neck Neighborhoods to maintain low density. Overall, downzonings, pushback against development, and the already low-density existing stock have meant few opportunities to create affordable or market-rate housing in the district.

DISTRICT BY DISTRICT

JAN 2014 - DEC 2021

NYC COUNCIL DISTRICTS BUILDING NEW AFFORDABLE HOUSING

Rank	Boro	District	Council Member	White	Black / African American	Hispanic / Latino	Asian	Median Household Income	Below FPL	Total New Construction
1	BX	17	Rafael Salamanca	2%	30%	66%	1%	\$31,615	36%	8,555
2	BK	42	Charles Barron	3%	72%	21%	2%	\$37,166	29%	5,246
3	MN & BX	8	Diana Ayala	7%	28%	59%	4%	\$30,690	37%	4,989
4	BK	33	Lincoln Restler	71%	7%	14%	5%	\$100,547	24%	4,055
5	BX	15	Oswald Feliz	6%	24%	66%	2%	\$35,234	34%	3,115
6	QN	26	Julie Won	31%	5%	31%	29%	\$71,509	13%	2,733
7	QN	31	Selvena N. Brooks-Powers	12%	65%	18%	3%	\$72,213	15%	2,534
8	BK	35	Crystal Hudson	38%	39%	12%	7%	\$80,626	17%	2,509
9	BX	16	Althea Stevens	1%	33%	63%	1%	\$32,201	37%	2,405
10	QN	27	Nantasha Williams	2%	69%	13%	10%	\$82,840	10%	2,218
11	MN	3	Erik Bottcher	65%	4%	14%	14%	\$169,278	10.5%	2,126
12	BK	37	Sandy Nurse	9%	29%	53%	6%	\$54,094	25.7%	2,025
13	BX	14	Pierina Ana Sanchez	2%	19%	75%	2%	\$36,025	33.0%	2,021
14	BK & QN	34	Jennifer Gutiérrez	31%	10%	49%	8%	\$69,568	21.7%	1,892
15	BK	41	Darlene Mealy	6%	76%	14%	2%	\$34,565	27.0%	1,767
16	BK	36	Chi Ossé	17%	57%	19%	3%	\$57,281	23.8%	1,536
17	BX	11	Eric Dinowitz	29%	17%	45%	6%	\$62,637	18.2%	1,525
18	BK	47	Ari Kagan	45%	8%	17%	28%	\$49,546	20.6%	1,498
19	BK	40	Rita Joseph	21%	53%	16%	6%	\$64,835	17.0%	1,447
20	MN	9	Kristin Richardson Jordan	14%	53%	27%	4%	\$53,139	25.3%	1,353
21	BX	18	Amanda Fariás	3%	27%	58%	9%	\$45,332	27.1%	1,345
22	MN	1	Christopher Marte	50%	4%	12%	31%	\$107,731	15.1%	1,177
23	QN	24	James Gennaro	27%	12%	24%	33%	\$70,614	14.6%	1,008
24	MN	6	Gale Brewer	68%	5%	14%	10%	\$131,524	9.2%	911
25	SI	49	Kamillah Hanks	33%	25%	31%	9%	\$68,715	19.5%	640

Rank	Boro	District	Council Member	White	Black / African American	Hispanic / Latino	Asian	Median Household Income	Below FPL	Total New Construction
26	QN	22	Tiffany Cabán	52%	6%	26%	14%	\$81,511	11.2%	569
27	QN	29	Lynn Schulman	44%	4%	20%	28%	\$83,297	11.3%	497
28	MN	5	Julie Menin	72%	3%	10%	12%	\$130,082	5.7%	490
29	MN	4	Keith Powers	72%	3%	8%	14%	\$156,132	6.5%	482
30	MN	7	Shaun Abreu	26%	18%	45%	8%	\$58,614	22.5%	445
31	MN	10	Carmen De La Rosa	20%	6%	69%	3%	\$59,012	19.9%	428
32	BK	45	Farah Louis	20%	65%	8%	5%	\$70,869	12.5%	417
33	BX	12	Kevin Riley	3%	65%	27%	2%	\$58,170	16.7%	357
34	MN	2	Carlina Rivera	54%	8%	19%	16%	\$89,488	18.6%	337
35	QN	20	Sandra Ung	11%	3%	16%	69%	\$47,776	19.9%	279
36	BK	39	Shahana Hanif	65%	5%	14%	12%	\$127,181	11.7%	253
37	QN	30	Robert Holden	52%	1%	35%	10%	\$84,498	8.9%	250
38	QN	28	Adrienne Adams	3%	41%	19%	21%	\$74,669	11.2%	234
39	BK	48	Inna Vernikov	70%	2%	9%	16%	\$62,748	15.6%	222
40	BK	38	Alexa Avilés	19%	5%	39%	35%	\$53,786	26.1%	206
41	SI	50	David Carr	67%	3%	15%	13%	\$94,706	10.1%	200
42	QN	21	Francisco Moya	4%	9%	74%	12%	\$58,957	18.6%	124
43	BK	43	Justin Brannan	50%	2%	17%	29%	\$77,307	13.9%	117
44	BK	44	Kalman Yeger	72%	1%	9%	14%	\$52,249	27.5%	116
45	QN	32	Joann Ariola	37%	5%	36%	18%	\$83,394	11.3%	98
46	QN	25	Shekar Krishnan	12%	2%	47%	38%	\$62,491	13.1%	72
47	BX	13	Marjorie Velazquez	32%	14%	45%	7%	\$68,559	14.7%	58
48	SI	51	Joseph Borelli	81%	1%	11%	6%	\$106,714	6.1%	49
49	QN	19	Vickie Paladino	44%	1%	18%	35%	\$85,580	7.4%	47
50	BK	46	Mercedes Narcisse	26%	57%	9%	7%	\$87,405	9.0%	41
51	QN	23	Linda Lee	26%	11%	15%	41%	\$92,257	7.9%	17

MARJORIE VELAZQUEZ

NY City Council

District 13

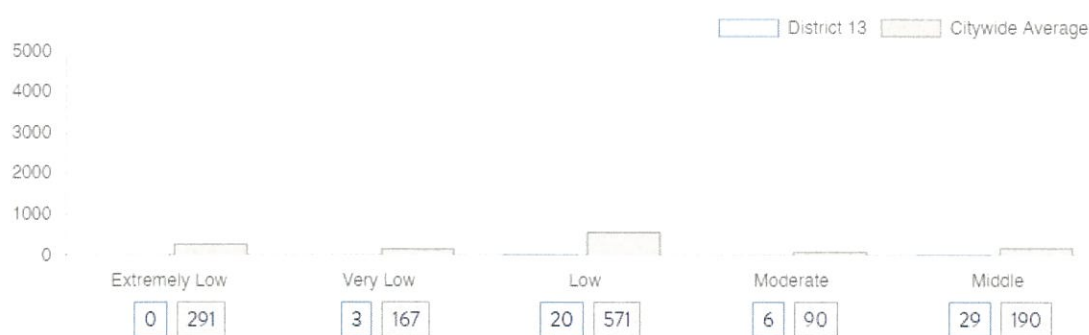
@mvelaznyc

Allerton, City Island, Country Club, Edgewater Park, Ferry Point, Locust Point, Morris Park, Pelham Bay, Pelham Gardens, Pelham Parkway, Schuylerville, Silver Beach, Spencer Estates, Throggs Neck, Van Nest, Waterbury LaSalle, Westchester Square, Zerega

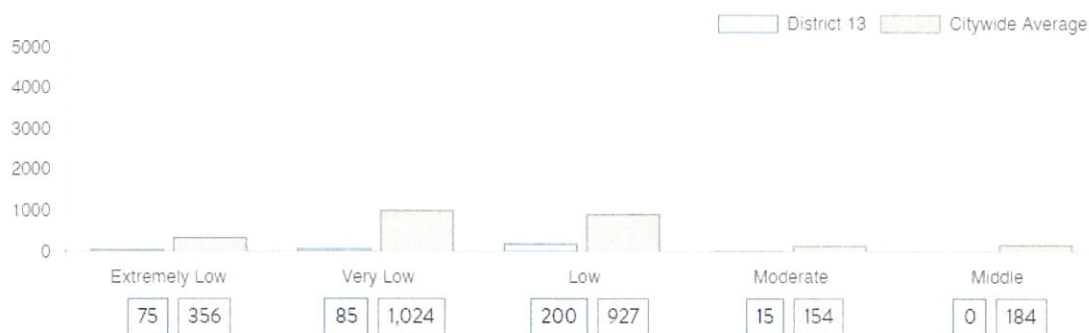
NYC
HOUSING TRACKER

What affordable housing is being produced?

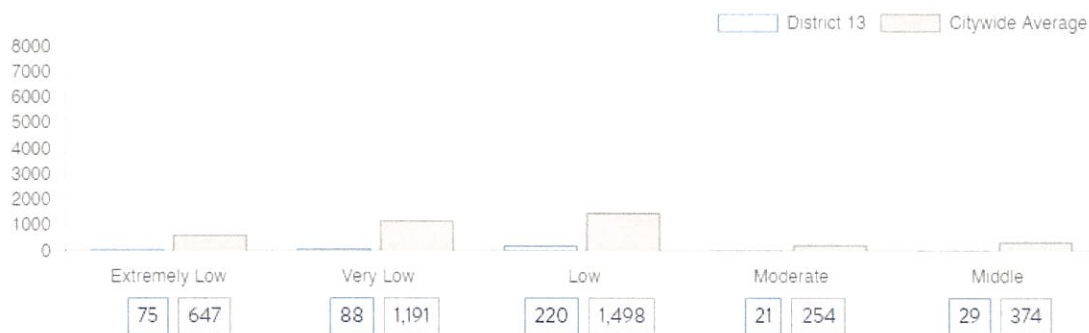
Affordable housing construction in district compared to Citywide average: 2014 - 2021



Affordable housing preserved in district: 2014 - 2021



Total affordable housing production in district: 2014 - 2021



MARJORIE VELAZQUEZ

NY City Council

District 13

@mvelaznyc

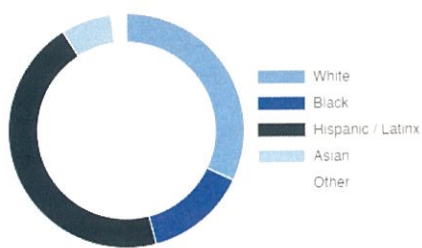
Allerton, City Island, Country Club, Edgewater Park, Ferry Point, Locust Point, Morris Park, Pelham Bay, Pelham Gardens, Pelham Parkway, Schuylerville, Silver Beach, Spencer Estates, Throggs Neck, Van Nest, Waterbury LaSalle, Westchester Square, Zerega

Every Neighborhood Must Do Its Part To Solve New York's Affordable Housing Crisis

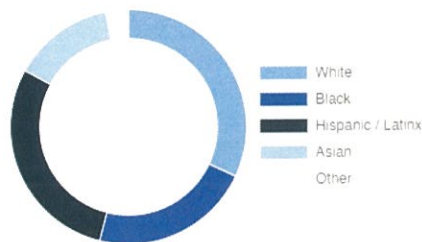
The New York metro area is facing a shortage of 772,000 apartments affordable to very low-income households, nearly 1 million households are rent burdened and more than 68,350 people are homeless in New York City according to the most recent estimate.

Who lives in District 13?

District 13

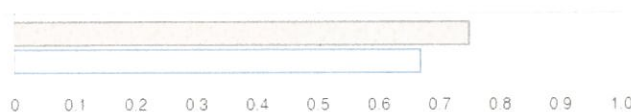


Citywide



Racial Diversity Index

Less Diverse



More Diverse

Demographics

Demographics	District 13	Citywide
Seniors – 65 And Older	17.4%	14.5%
Families With Children	27.1%	24.8%
Median Household Income	\$68,559	\$63,998
People Living Below Poverty Level	14.7%	17.9%

District 13

Citywide

What are the housing needs in District 13?

Housing Need	District 13	Citywide Avg Per District
--------------	-------------	-----------------------------

Rental Vacancy Rate	2.5%	3.4%
Rent Burdened Households	52.9%	52.5%
Percent Overcrowded	3.4%	3.7%
Code Violations Per 100 Units	7.1	12.1
NYCHA Capital Needs	\$1,009,651,603	\$787,949,140

Households Entering DHS Homeless Shelters

Bronx CB 10	362
Bronx CB 11	567

What is the housing stock in District 13?

Housing Stock	District 13	Citywide Avg Per District
---------------	-------------	-----------------------------

NYCHA Units	4,747	3,243
Section 8 Units	2,187	2,538
Density: PPL Per Acre	22.1	45.8
Percent Homeowners	40.3%	32.7%
Percent Renters	59.7%	67.3%
Rent Regulated Units	13,000	18,980
Units In 1-4 Family Homes	62.7%	38.5%
Units In 5-19 Unit Buildings	7.5%	12.9%
Units In 20+ Unit Buildings	29.6%	48.4%

Housing Production

Housing Production	District 13	Citywide Average
Housing Units In 2013	63,349	67,275
New Housing Units 2014 – 2020	529	3,051
Housing Units In 2020	63,878	70,326
Increase From 2013	0.8%	4.5%

Date: September 7, 2022

Topic: Bruckner Boulevard Rezoning

Good morning and thank you for the opportunity to testify in support of the Throggs Neck Bruckner Sites rezoning. My name is Oba Watson, I am a District 13 resident and a member of the Laborers Local 79.

I am proud to support this project that will bring much needed affordable and supportive housing to our community and allow many local residents to stay in their community. Lack of housing disproportionately affects Black & Brown & low-income families. This rezoning can advance racial and economic integration and allow workers like me to continue to earn a living and provide healthcare coverage for our families.

Though I understand that any development comes with some opposition, I can't help but think about the working-class people who will be pushed out if we do not act. How would you want to be treated if you needed a place to live? City Council can address resident concerns while still supporting the rezoning. Good faith discussion and negotiation can be a productive part of getting to Yes. A diverse coalition of residents, union members, community organizations, and grassroots groups is ready to make this project a success. Let's do it.

Thank you again for the opportunity to support this rezoning.

Sincerely,

Oba Watson
Laborers Local 79 member

Thank you, Chair Riley, Councilmember Velázquez, and Members of the Subcommittee on Zoning and Franchises, for hosting this important hearing today. My name is Polina Bakhtearov, she/her/hers pronouns, and I am here to testify in support of the Bruckner Rezoning.

As a Bronx Community District 9 resident, I live in a neighborhood almost identical in housing density and character to Throggs Neck. Yet, between 2014 and 2021, 1,345 housing units were constructed in my Council District (District 18) compared to just 58 housing units in Council District 13. This type of inequitable development furthers centuries of housing discrimination based on race and income, which leads to all the diminished life opportunities that accompany concentration of poverty.

Professionally, I have worked in affordable housing development for over a decade, and I cannot stress enough the importance of building more housing now. Our national housing emergency is the result of underdevelopment in the face of continued population growth and, thus, demand. Locally, according to the NYU Furman Center, we built 185,000 new multifamily units across the five boroughs between 2010 and 2020, yet our population grew by 629,000 people over the same period.

To stem this crisis, we need to build housing for all incomes, increasing overall supply to meet demand and stabilize pricing. Of course, infrastructure is important, but increasing sewer capacity, expanding transportation options, and enhancing community amenities must happen in parallel to development, NOT in sequence. We must build more housing now to catch up to the demand of our city's ever-growing population, and while the 349 units proposed as part of the Bruckner Rezoning are a drop in the bucket of what is needed and the project is far from perfect, perfection is the enemy of progress.

In closing, I ask you to please support the Bruckner Rezoning and ensure that each Council District contributes its fair share not only to our city's housing production, but to combatting historic racial and economic segregation. Thank you for your time and this concludes my testimony.

From: [Rosalie Cuesta](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Sites Rezones
Date: Tuesday, September 6, 2022 12:21:55 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

To Whom It May Concern:

I am writing to you regarding the Bruckner Up Zoning . Unbeknown to most of our community on August 30th, 2022 a rally was held in the parking lot of Foodtown. This was truly unfair to our community. Mayor Adams couldn't attend but had representation from his office who are in favor of the Up Zoning.

I am a 63-year-old woman born and raised in East Harlem. I was born in December of 1958. My parents and two of my brothers were immigrants. My paternal uncle, aunt and cousin bought a newly built house on Jarvis Ave in November 1958. Since birth, almost every Sunday, we would take the 6 train to BUHRE AVE to go visit them.

On July 1977, my parents decided to sell our brownstone in East Harlem and purchased our new house on Crosby Ave. My immigrant parents worked hard at raising my four brothers and I and achieving their American Dream.

I became a mother in February of 1980. My daughter, son and my granddaughter were raised and educated in area which is at risk of up zoning. Having been involved with the school system since 1983 to present, I can attest to the overcrowding that has occurred with our area schools. When school is in session, the traffic at the proposed site, (Foodtown), is so intense that both adults and children are in extreme danger.

Another issue is the inability to have police protection. Our precinct is the 45. This precinct is extremely understaffed and covers numerous areas of the Bronx. There is no way they can handle more overpopulated neighborhoods.

During our recent storms, this area has suffered extreme damage to the point of having FEMA come to our community to assist the numerous homeowners whose homes were badly flooded. The infrastructure cannot handle the one and two family homes that have been here for years. How is the infrastructure suppose to handle all of the buildings from this Up Zoning.

People who rally in favor of this Up Zoning are not community residents and know absolutely nothing about our area. I believe the people who have the most positive input are people like myself. I have seen how the overcrowding has affected the schools in our community. I'm a witness to the inability of our infrastructure being unable to handle more housing. Over the years, I see less RMP's patrolling the area. This is due to a lack of police officers in the 45.

I'm attaching some photos of the traffic situation by Foodtown which is one of the site for Up Zoning. You can get somewhat of an idea what the traffic looks like at the end of school dismissal. It's worse when dismissal begins. Three of my brothers are veterans. I'm attaching

a photo of my 64-year-old brother who is a veteran. He spent Sunday, September 4th delivery flyers to our community members to let them know about the September 7th meeting. His shirt is saturated with sweat.

Certain individuals have referred to members of our community as racists. In the past 63 years, I can tell all of you that our community is racially diverse. I would welcome the opportunity to meet and discuss this area which is at risk of Up Zoning.

Thank you for your time!

Regards,
Rosalie Oddo -Cuesta



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From: [Andre](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] BRUCKNER UPZONING
Date: Friday, September 16, 2022 4:53:25 PM

Dear New York City Council

I am writing this plea that you would support the Battle AGAINST THE BRUCKNER UPZONING! It is imperative that we maintain our current zone status for the protection of our neighborhood for the following reasons.

AIR POLLUTION: The Proposed building on Bruckner Blvd is located to the most congested and dangerous highway's in the nation. According to the Bronx Times

"With 300 [diesel trucks](#) that travel on the Cross Bronx Expressway on a daily basis, the South Bronx is filled with harmful chemicals, air pollution and the highest [asthma rates](#) in New York. Recognizing the dangers of the six-and-a-half-mile road, lawmakers like U.S. Rep. [Ritchie Torres](#) and state Assemblywoman Karines Reyes are clamoring for the highway to be capped off. But for one lawmaker, the plan doesn't go far enough.

State Assemblyman Michael Benedetto, a Democrat who represents the 82nd District in the northeast Bronx, supports capping the Cross Bronx Expressway, but wants it extended to the Bruckner Expressway portion of I-95, which travels through Throggs Neck and Pelham Bay — communities within his legislative district. [The asthma hospitalization rate for children in the Bronx is 70% higher than the rest of NYC and 700% higher than the rest of the state, largely due to adjacent roadways carrying hundreds of trucks daily.](#)

Has anyone done DUE DILIGENCE in getting an ENVIRONMENTAL IMPACT ASSESSMENT by the EPA? REQUEST a EIA to assess the environmental consequences of the actual project prior to making a decision as whether to move forward with the construction. Not only will a building of the size proposed add to the pollution in the area (additional cars, trucks and pollution from burning fossil fuels for building heating ETC) but the residents of the building will be breathing in toxic fumes from the highway. The health of the building residents will be compromise. Do you want to put people's health in jeopardy.

NYS has passed new legislation The **Schools Impact by Gross Highways Act**, it aims to protect school-age children from air pollution. NYS can not build schools near major highways, yet you want to build a 342 Unit building next to a highway. NYC does not care about the health of its residents and future residents??

NOISE POLLUTION: The sound from I 95 North along Bruckner Blvd is deafening. Does anyone really want to hear highway noise 24 hours a day 7 days a week. Along I 95 North and South in Westchester County they have put up sound Barriers. How is NYC going to do the same for the residents of the Proposed building?

TRAFFIC AND PEDESTRIAN SAFETY: The traffic during School By PS 14 is IMPASSIBLE during morning drop offs and afternoon pick ups. Parents double park on both sides of the road making it just one lane down the middle of the street. The same situation also exists on the North bound side side of Bruckner Blvd., during these hours due to Saint Benedict School (1016 Edison Avenue). Also Grammer School children are often crossing these streets additional traffic and congestion will impact their safety.

INADEQUATE INFRASTRUCTURE (SEWERS) TO SUPPORT THE ADDITIONAL SEWAGE AND RAIN RUNOFF:

Our Sewer System is over a 100 Years old. The Sewer system was built 100 years ago to handle a few houses in the area. The Sewer systems cannot handle any additional discharge. The intensity of Rain in the area has led to major flooding of Basements in the area of the proposed upzoning. Look what happend during the recent storm IDA. Residents died in their basement apartments from the flooding.

There has also been a increase in the sinkholes, look at what happened in Morris Park. Before you build the CITY OF NEW YORK has to rebuild the sewer system to handle any additional usage and increase rain runoff. As everyone knows that is never going to happen! So build a 342 resident apartment building and add exponentially to the problem.

INADEQUATE POLICE PRESENCE: The 45th Precinct covers one of the largest geographical areas in NYC yet they have the least number of officers. Crime is on the increase. The 45th is over extended. Is NYC going to Hire More police for the 45th Precinct? Hire more police for the 45th before you build.

INADEQUATE FIRE DEPARTMENT RESPONSE TIME DUE TO ACCESS: As stated in traffic during school hours is impassible. How are fire trucks going to get thru with limited access. The Street Edison Avenue will be closed off by the Proposed Construction this will increase the traffic on Crosby Avenue and Bruckner Blvd North. Adding to the decrees in access by fire trucks.

Mayor Eric Adams stated that the residents of District 10 only reason for not wanting the project is "not in my backyard". The Proposed Project will NEGATIVELY affect the existing residents in District 10. It will also effect the quality of life of the new residents in the proposed buildings. NYC should fix all the existing problem in our Back Yard before they add more.

Sincerely Sally Martone

From: [samir.balanca](#)
To: [Land Use Testimony](#); [District13](#)
Subject: [EXTERNAL] Bruckner proposal
Date: Thursday, September 8, 2022 10:38:16 PM

Council- Members Riley, Velazquez and Subcommittee Members:

I a resident of Throggs Neck oppose the Bruckner rezone proposal.

I was just informed that these developers have not been forthcoming, and heard that if this upzone gets approved, their goal is to seek to Up-Zone 34 parcels of land along the Bruckner Boulevard.

Again, they had no intentions to meet with the community to propose this plan because their agenda was a lot bigger than the 4 buildings.

They knew that once they get approved for the upzone this will permit them to add more and more buildings and never had to discuss any further plans because the upzone will permit them to keep building up.

It's no secret that LLC Throggs Neck has no interest in this community . They had other intentions and continue failed to include the community. I was wondering why so many in this community are jumping ship and leaving their rentals or selling their homes. Now I know why!

LLC Throggs neck has the backing of the union, some politicians and OpenNY because they all either received nice kickbacks or promised the Job! Our community was placed for sale to the highest bidder!

How ironic that the union, OpenNYForAll, city planning and some politicians already knew and blessed the plan without NO community involvement.

They called us racist. I'm an immigrant and our community that is predominantly Latino is far from racist. We are an inclusive and equitable community. The community is angry because they were lied to and never informed about This plan. Many don't know how to act or speak when angry.

Not to make excuses but I hope you understand that LLC had no intentions of being forthcoming to this community. A slap in the face to this community that kept their food town afloat during pandemic.

LLC Throggs Neck is purposely stoking the fires of hate; to sway opinions to push through a greed motivated agenda.

At today's city council meeting the union threatened you, councilwoman Velasquez and basically verbalized that you shouldn't have a say in the upzone! Really? And that's on record and witnessed!

When you spoke about the sinkhole in Pelham and concerns that this will happen in Throggs Neck if the infrastructure is not addressed, no one sitting next to you appeared to hear those valid and real concerns. This is truly concerning as you are truly as concerned as we are.

We need to really address the infrastructure, transportation, congestion, traffic and pollution in this community. Our schools, hospitals, transit system is already overcrowded

Please work together with the community members and pressure LLC Throggs Neck and the developers to negotiate in good faith. It has always been the model to involve community members in community decisions. We are all for affordable.

I thank you for reading my testimony and hope we work together in unity .

Samira

From: sloopiel@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Blvd Upzoning in the Bronx, Community Board 10
Date: Thursday, September 8, 2022 12:23:32 PM

To the committee:

I would just like to add my voice to those who oppose this ill-advised upzoning on Bruckner Blvd. Our zoning was redrafted some years ago to keep our low-density zoning. Most of the homes are 1 and 2 family houses. Building on the enormous scale without first taking into account the infrastructure such as schools, traffic, and other services is poor planning. If affordable housing is needed (and it is), why can't it be built within the existing zoning?

One last point, the developers have been condescending and incommunicado to community leaders. This is not the way to win friends and influence people.

Please reconsider this proposal and vote it down.

Sandi Lusk
Director
Westchester Square Zerega Improvement, Inc.

From: [Sean Considine](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Sites Rezoning
Date: Tuesday, September 6, 2022 10:35:28 AM

Good morning,

I am writing to express my opposition to the Bruckner rezoning.

Please take my opinion in consideration.

Sean Considine

[REDACTED]

Bronx 10465

From: [Shaurav Datta](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony in support of Bruckner Rezoning (T2022-2023-24)
Date: Tuesday, September 6, 2022 7:24:33 PM

Dear Committee Chair Salamanca,

I am writing as a constituent of the City Council to encourage you and your Committee and other Council colleagues to vote in favor of the Bruckner Boulevard Rezoning and bring 330+ new (including nearly 100 affordable) homes to the Bronx at this time of housing crisis that is facing all of New York. As the Committee Chair, you know that you and your Council colleagues must look to the needs of the entire City over the narrow aesthetic concerns of a dozens-strong privileged homeowner minority in the community. Bronx Community Board 10 is far, far behind in doing its fair share to contribute to alleviating New York City's housing crisis, which is particularly acute in the Bronx.

I'm a first-generation immigrant and public servant living in modern high-rise rent-stabilized housing in Brooklyn, which was created as a result of a rezoning. I want the same housing security I have for my neighbors in the Bronx, the same access to modern and energy efficient amenities, and proximity to public transit - just like the Express Bus stops next to the Bruckner Boulevard site. While the same high-rises in Brooklyn may not be appropriate for the Bronx, we are talking about an 8-story high project that is in line with just about every neighborhood in New York City. This is not a project that will overwhelm the local neighborhood, but instead will contribute to making it more diverse and bring new neighbors (or even help local seniors to downsize!) to help sustain the community, and make it look more like the rest of New York City.

I appreciate that New York City's legislative processes allow for significant community input. However, I implore you and other Council leaders to not let community input to be weaponized to preserve the status quo and privilege of a small number of homeowners over giving housing opportunity to the majority of New Yorkers who rent, often in apartments that are old, not climate resilient, and located too far from public transit.

Please make a statement that the needs of all of New York City, in a time of housing crisis no less, are more important than the subjective and hyperlocal concerns of a loud homeowner minority; please approve the Bruckner Boulevard Rezoning and bring 330+ new homes to the Bronx!

Thank you for the work that you and your Committee and Council colleagues do to improve the lives of everyday New Yorkers.

Sincerely,

Shaurav Datta
(Open New York member)



Brooklyn, NY 11201

From: sniggs5@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner zone Up zoning
Date: Tuesday, September 6, 2022 6:08:25 PM

It's a complete disgrace to ruin the neighborhood with upzoning and kicking working middle class people and families out of there homes and places they have lived for years and years. Everything is about making a dollar nobody
Ever cares or concerns about the people they hurt or lives they ruin. DO NOT go thru with rhe proposal it will do more bad then good for a otherwise great multicultural neighborhood.

[Sent from the all new AOL app for iOS](#)

Date: September 7, 2022

Topic: Bruckner Boulevard Rezoning

Good morning and thank you for this opportunity to support the Throggs Neck Bruckner Sites rezoning. My name is Stan Hales, I am a Local 79 Laborer and a district 13 resident.

I am here to support this project because I support new housing and economic opportunities in this part of the Bronx. I cannot think of a better way to rezone this commercial strip than by creating good jobs and affordable housing for Throggs Neck. It will include affordable homes for seniors & veterans and also preserve the supermarket and local supermarket jobs. New development and density will attract urgent care centers and local retail, provide opportunities for existing or new businesses in the neighborhood, and enable the development to offer space for community needs such as youth recreation and senior services.

I am a proud District 13 president, but I believe that if we reap benefits from being part of New York City, we have an obligation to welcome and house New Yorkers. We cannot stand in the way of low-income housing, especially if we want the neighborhood to stay affordable and accessible for our kids and future generations.

Thank you again for the opportunity to support this project.

Sincerely,

Stan Hales
Laborers Local 79 member

From: [Steve Demartis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Upzoning of Bruckner Sites
Date: Wednesday, September 7, 2022 12:52:21 PM

This email serves as a reminder after previous emails expressing deep concern for the upzoning laws changes affecting and changing the lives of so many in the Throggs Neck community.
Change is not good when it comes at the expense of Quality of Life.

Steve DeMartis

Date: September 7, 2022

Topic: Bruckner Boulevard Rezoning

Good morning and thank you for the opportunity to testify in support of the Throggs Neck Bruckner Sites rezoning. My name is Steven Reda, I am a resident of district 13 and a member of the Laborers Local 79.

This project will bring construction jobs with area standard wages and benefits to local workers like me, New Yorkers of color, and low-income households. I am also excited to see new affordable veteran and senior housing for our community. The project's partnership with a nationally recognized organization for veteran housing will provide homes and services specifically to local Throggs Neck community veterans and veterans living with disabilities.

Opponents of this project are complaining about changes to the neighborhood. Like many Local 79 members, I grew up and live here. My neighbors are workers, renters, seniors, and veterans. I should hope that they would be welcomed here, not kept out and excluded. We cannot let fear and individual preferences stand in the way of urgently needed housing and career opportunities for our community.

Thank you again for the opportunity to support this rezoning.

Sincerely,

Steven Reda
Laborers Local 79 Member

From: steve723@verizon.net
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner up-zoning
Date: Saturday, September 3, 2022 1:14:13 PM

Changing this area's zoning is not about helping families. It's about money lining the pockets of developers. We already have plenty of affordable housing available. This will ruin the feel of the community. Families are already moving into this community without problem. It's already more affordable than most places in the city. So stop with the lies that this is about helping families.

LET THE DEVELOPERS BUILD WITHIN THE CURRENT ZONING LAWS.

The Police and FNDY are already overtaxed in this area.

The sewer system is overburdened, and house basements regularly flood from just a slightly heavy rain. A five minute downpour and the sewers stop working.

Electric service and Gas service is lacking to the point of constant upgrades that never seem catch up.

Public schools are already at full capacity.

Current zoning laws were put in place for a reason a few years ago and nothing has changed but for "some" to make money off the backs of a great community.

The congestion that this project will bring to that particular area (Bruckner Blvd. and Crosby Ave.) is insane and shows a lack of concern for the community.

A general lack of concern seems to be the norm nowadays. Let change that.

Let's just use common sense, look at what is being proposed and leave the current zoning in place. The city has more than enough affordable housing in areas that can handle it.

Please listen to the community. We don't want current zoning changed and have made our voices heard. Don't push this through under the false pretense that " This is needed", it really is not.

Those that want to change the laws and build here DO NOT LIVE HERE AND NEVER WILL.

This area does not have the basic resources for up-zoning. It's very plain to see this truth. You only need to look at the facts without having another agenda.

I respectfully request that we do not change the current zoning for this area.

Thank You,
Steven Schuler



Bronx NY 10461

From: Lauren George <lauren@candvconsulting.com>
Sent: Wednesday, September 7, 2022 12:20 PM
To: Cote, Ryan <RCote@council.nyc.gov>; Kelley, Chelsea <CKelley@council.nyc.gov>
Subject: [EXTERNAL] Bruckner rezoning support testimony

Please see another testimony below.

My name is Tafadar Sourov and I'm an organizer for Laborers Local 79. I'm a lifelong Bronx resident who lives in council district 13, and I represent two thousand union laborers from our borough, who build our city every day, including hundreds of local 79 members in District 13 alone.

The Bruckner Rezoning Project offers a badly needed means of creating housing affordability and equity in Throggs Neck, along with good union jobs. We are talking about a project that includes veterans housing, senior housing, a youth center, and a modernized supermarket. These are all things that will benefit the neighborhood, it's residents, it's small businesses, the elderly who call it their home, the youth who are the future, and working people.

With a crisis of affordability in this city pushing neighbors and loved ones out of communities they grew up in and cherished, it is our responsibility to embrace inclusion and affordable housing. For the last two weeks I have helped collect 500 petition signatures from neighbors in our district who feel the dire need for affordable housing and good jobs. These are the working people who aren't out in the streets loudly trying to build a wall around the community, the silent majority who are struggling to provide for their loved ones that the city council has a responsibility to stand up for.

Especially when intimidation and threats are keeping many folks from speaking up for what they feel in their hearts to be right and good for the district. If infrastructure and traffic were the real concerns then why is there so much racially charged vitriol hurled at workers and residents who have bravely spoken up in favor of this development?

This project confronts us with the question of what kind of district, borough, and city we believe in. Do we live up to the words carved on the statue of liberty, or do we give in to the sort of fear mongering we had to watch on TV every day for four years?

We, Laborers Local 79 implore the city council to rezone Bruckner Boulevard and create all of the benefits this project offers for the residents and businesses of council district 13.

Sent from my Verizon, Samsung Galaxy smartphone

--

Lauren George
C&V Consulting

please excuse typos, on the go

From: [Teresa Hernandez](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] My Testimony AGAINST Bruckner Up-Zoning
Date: Wednesday, September 7, 2022 10:38:17 AM

I am a Senior Research Director and homeowner in Throggs Neck, Bronx NY 10465.

I've lived here as a teen, a young adult, and now again as a homeowner in my late 30s. I have seen the changes in our community first hand. I am appreciative of the new restaurants and nightlife. I enjoy the liveliness of the neighborhood. It's nice to know I do not have to go to Manhattan for music and a few drinks. I can walk from my home.

That said, I DO NOT WANT MY NEIGHBORHOOD TO CHANGE FURTHER. We are a community and as neighborhoods get bigger, buildings, and more populated, you lose the community feel. The neighborhood would not be the neighborhood I bought in. We have enough congestion when you drive up and down Tremont, to add to that further is senseless. I do not wish to live in a neighborhood with more congestion, more traffic, and MORE POLLUTION! As is, the Randall Avenue exit off 95 is full of litter and it is the COMMUNITY that does clean up.

We have enough restaurants, houses, and apartments. The neighborhood needs more beach access for community members outside of Silver Beach and Edgewater. We need more clean up/public trash pick up. We need more speed cameras. We need a Farmers Market. We need a community garden. We need community events. We need SCHLEY'S SENIOR CENTER TO REOPEN. And speaking of the senior center, the Throggs Neck Senior Housing buildings need REPAIR! There are apartments with open complaints and requests to NYCHA for service.

We do not need up-zoning. We need to take care of the current community.

--

Teresa Hernandez

From: [Christine](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] BRUCKNER SITES REZONES
Date: Sunday, September 4, 2022 2:20:13 PM

To whom it may concern,

I am against the rezoning plans on BRUCKNER properties. Projects like these will increase the burden on our sewer systems and infrastructure. We have suffered enough since hurricane IDA. REMEDY OUR INFRASTRUCTURE AND SEWER SYSTEM BEFORE YOU CONSIDER BUILDING! We are still recovering, many small businesses are gone. Our neighborhood is not the same!!!!!!!!

The Lazaros family

[REDACTED]

I am writing in regard to the Buckner Up Zoning. I ask that you vote NO on that application for the following reasons:

The City Council voted unanimously if grant us a downzoning in 2004. We are now a Lower Growth Management.

The EAS was done during the height of Covid when traffic conditions as well as life as it usually was impacted by this pandemic. Children learned from home and adults also worked virtually. The streets were empty and certainly not as they are on a normal day. November 2020 was certainly not a good representation of business as usual in our community. How can you decide the fate of a community on the basis of a flawed EAS?

Bruckner Blvd is a one lane road that is always clogged with excess traffic from 195 and the Cross Bronx Expressway. It cannot handle more traffic. Crosby Ave is a small street that comes to a standstill during pick up and drop off times with students from PS 14 which is directly across the street from site A. The situation is chaotic there now. Adding more people to this would be dangerous.

Our community does not have the services nor the infrastructure to support more density. This was proven in 2004 and accepted unanimously by DCP. The only thing that has changed is that our community has become more overdeveloped. Our hospitals are dangerously overcrowded. The wait time in the Emergency Departments is unacceptably long. Sometimes it takes days to be transferred to a room. Other times patients are placed in the hall because a room is not available. Proper care cannot be given under these conditions. Hospitals are at their breaking point and adding more people to this will surely put patients in grave danger. Our infrastructure cannot handle any more density. During heavy rains many of our homes have severe flooding. The recent hurricanes caused complete devastation of many of our homes. Residents incurred thousands of dollars in damage to their property and many are still waiting for monetary help from FEMA.

It would be irresponsible to add to this severe problem.

Our Police response time is abysmal. Our officers are stretched to the limit. They have one of the largest areas to cover and not enough officers to cover it effectively. The Fire Department and Sanitation are also negatively impacted by our increasing density. Adding even more people to this dangerous situation would be irresponsible. Our schools are overcrowded now. Some children have actually been refused a seat in their area school. Adding more students will have a negative effect on all students.

The people of our city deserve choices. We need diversity in housing just as we need it in our population. Our community offers both. People come here for a slice of suburbia as there are very few communities in NYC that can offer this. Please don't discount what we offer to new residents. Let us continue to offer an environmentally sound living for those who choose it.

It has been proven that the so called affordable housing is not affordable as a one bedroom is approximately 1,700 a month. The affordable housing the government offers now only raises rents. Residents have a much better chance at affordability as a tenant in a two family home where their children can play in a safe yard. Often small landlords don't raise rents in order to try to keep a good tenant. This does not happen in big building that are not owner occupied.

From: [Theresa Benedetto](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Sites Rezones, tbenedetto@aol.com
Date: Sunday, September 4, 2022 3:03:18 PM

This email is an argument against the Bruckner Boulevard Rezoning Proposal. I believe that this proposal is very short sighted on it's view of the future of the Throggs Neck area, the Bronx and New York City. As of now, many New Yorkers who wish to purchase their own homes, see the low density areas of the outer boroughs as viable alternatives to Westchester and Rockland counties. Here, in the low density areas of Throggs Neck, and Country Club, the working class and middle class home owners of diverse backgrounds, can have their front lawn gardens, swingsets for their children and vegetables growing in backyard plots in the sun. Every block and Avenue is a "small town" where neighbors know each other and look after each other. It's like the "Old New York" of neighborhoods past where children would play on the sidewalk in front of their houses with parents and grandparents on the porch or stoop watching over the children's safety. With high density the very characteristics that make these outer borough areas appealing will be lost.

With high density will come the problems so prevalent in other areas of the city: garbage strewn in the streets and on sidewalks along with the usual vermin, crowded public schools, high density traffic and increased stress on fire, police and sanitation services and infrastructure such as the Con Edison gas and electric grid.

Lastly, this will create an enormous divide between the small homeowners across the city who pay their city and real estate taxes and the city government which will be seen as favoring real estate speculators from outside the city with no connection to residential areas. Indeed, if Throggs Neck is rezoned for higher density, is Whitestone, Bayside, Douglastown, Todt Hill or Gerritsen Beach next?

As a senior citizen, born and raised in New York City, I ask the Council to listen to New Yorkers who have invested and given back to the city. Please vote to preserve this low density community.

Theresa M. Benedetto, Bronx, New York

From: tnecktom@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Sites Rezoning Bronx, NY 10465
Date: Thursday, September 1, 2022 10:03:37 AM

Good morning Honorable Council Members,

This correspondence is in regards to the above proposed "rezoning" of a "low density rated community" against the will of the vast majority of residents vs. the "smell of profits in the air". At the formation of NYCHA in the early 1950's Throggs Neck, Bronx NY was one of three initial site "projects" proposed to handle low to middle income families. I attended PS# 72 on Dewey Ave during the 50's my class consisted of every race, religion and ethnicity of the great "melting pot". The community is home to a majority of first responders, emergency and essential personnel, seven miles from mid-town Manhattan, with a response time lower than any other community in the city. Mayor DeBlasio initiated the "road diet" program in our community adding fifteen to twenty minutes at least to the daily commute of 45,000 residents living in a "two-fare" zone. The construction of high rise buildings in this location will create even more difficulty in commuting and diminish the advantage of "close by city resident employees" during emergencies, i.e. World Trade Center bombings attacks 1 & 2 which were responded to rapidly by many local resident responders, as they do everyday!!

The proposed buildings will be constructed above the busiest Highway in our city, incorporating not only lower income residents, but the elderly and the veterans? Our neighbors to the South Hunts Point have fought for years to alleviate "childhood and adult" asthma caused by the exhaust fumes in their neighborhood! The NYC BOE recently invested in an expansion of the local Public School #14 which is a twice daily traffic jam with youngsters crossing traffic laden streets, across the local street and high exit of one of the proposed eight story buildings? The south side of I 95 has two churches St. Benedicts RC church and school and the Jehovah Witness's Kingdom Hall.

Access and Egress from the Throggs Neck peninsula is limited to three crossings, which greatly increases emergency response time to our "arterial

highway isolated" community placing us in a very precarious position to begin with a further compounding of these serious existing problems is dangerous and unacceptable!

Our community is made up mostly of bungalows. "small wooden houses" valued at close to a half a million dollars each on average, we all have "skin in the game" two working parents and grandparent babysitters needed just to get by! Do we deserve additional burdens? We are not against providing decent housing for our fellow New Yorkers our history shows this to be true, but we are against making hazardous conditions worse while deliberately ignoring the obvious recorded health concerns involved.

We are a diverse community, a microcosm of our country trying to live the American Dream! The construction of these houses will detract from the value of life and living conditions of our residents, it will also place the new residents in a dangerous and unhealthy living environment. I am sure that none of you would choose to live in such conditions, should we force our less financially fortunate brothers and sisters to such a fate for the profits of the few? NYC is a large area there certainly more apropos areas for constructing housing in which people will happily LIVE THEIR LIVES!

Respectfully submitted,
Thomas Hansen



From: [tonerepb \(null\)](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Site Re zones
Date: Friday, September 9, 2022 1:13:43 PM

Good Afternoon ,

I have been a resident of Throggs Neck for 34 years. I was born and raised here and I am now raising my own family in this community. I strongly oppose the Bruckner up-zoning proposal. Up-zoning will be detrimental to our quality of life and infrastructure. This is a quiet community, family friendly neighborhood and it will not be able to accommodate the influx that up-zoning will cause. We are already experiencing a tremendous amount of traffic like never before. Parking in the area is very limited and continues to get worse. Pedestrian versus vehicle accidents have been on the rise in this neighborhood including several deaths. Our schools and hospitals are already at capacity, an emergency room visit at a local hospital takes hours to be seen. I've heard stories of residents not being seen until the next day! There is a waiting list for youth sports programs and a lottery system for most of the schools. More housing and more people will only lead to bigger problems that this community and its resources simply cannot handle. Police Fire and EMS response times would be even greater putting people's lives at risk. Bruckner site re-zoning will only have a negative impact on the community. With all this being said and as a member of this community, please reconsider this planning. Thank you for your time.

Best,

Thomas Warkenthien



Sent from my iPhone

From: waterburylasalle@yahoo.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Project ID: P2019X0305 Applications 2200072MX & 220008ZRX Vote NO
Date: Monday, September 5, 2022 8:29:55 PM

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Project ID: P2019X0305
Applications 2200072MX & 220008ZRX Vote NO

[Throggs Neck Business Improvement District](#)

· The Throggs Neck Bid has provided the following testimony in opposition to the Up Zoning proposal:

The Throggs Neck Business Improvement District is in complete opposition to the Up Zoning proposal threatening our community.

There are several reasons for this.

As evidenced by last year's devastating flooding following Hurricane Ida, our local drainage infrastructure is already inadequate. Adding this massive and out of scale development would result in rapid and severe danger to the homes and businesses of our area.

The traffic in this neighborhood is already severe. Adding the significant number of people in the current proposal would render that issue even more troubling, causing a dramatic deterioration to our local quality of life. We remind all that no there is no subway service to this area, and bus service is already inadequate.

One of the most significant challenges to the business community throughout the Throggs Neck BID is parking. The proposed Up Zoning does not even remotely provide adequate parking for the influx of people it calls for. This would seriously harm both residents and enterprises throughout the area.

The Throggs Neck BID, Community Board 10, and the overwhelming majority of local residents oppose this proposal. The ruinous impact is clear. It is difficult to imagine any justification to allow it to go forward.

**Throggs Neck Homeowners Association Statement
To The Bronx Borough President and Borough Board
June, 2022**

My name is Lynn Gerbino and I am president of Throggs Neck Homeowners Association, representing over 450 families who live in Throggs Neck.

I speak today of our opposition to the monstrosity that is being thrust upon us by the Throggs Neck Associates LLC, that proposes to change our zoning to put 1,100 new residents in an already dense area. The size of this project will dwarf our community and destabilize the quality of life we have fought so hard to keep.

We worked along with James Vacca, former Community Board 10 district manager and Mayor Mike Bloomberg's office to attain what we now have...a great zoning law that helps keep our community the wonderful place it is. Mayor Bloomberg announced the zoning changes at our meeting and we are forever grateful for his foresight and want to continue to enjoy this lower density city planning.

We cannot allow all this work to be for naught! This may quite be the first salvo in a war for the livelihood of our communities....we have to stop it now. As Ukraine is currently fighting against the tyranny of the Russians, we in Throggs Neck are fighting against the tyranny of the developers! We worked hard for what we have and deserve to relish the fruits of our labor. We are not segregationists as referred to by Open NY. We are hardworking people of many nationalities who call this place home and are fighting to keep the zoning the way it is.

Throggs Neck Homeowners Association respectfully asks the Borough President to vote against this application and side with the residents of this area to stop this onslaught on our beautiful communities!

Thank you for your consideration!

From: [Tiffany Haynes](#)
To: [District13: districtcouncil@nyc.gov](#); [Land Use Testimony](#)
Subject: [EXTERNAL] Opposing the Bruckner Upzone Proposal
Date: Tuesday, September 6, 2022 5:43:30 PM



Dear counsel woman Velasquez

I'm totally against the rezoning proposal of Bruckner in Throggs Neck.

I lived in Harlem for years and due to the high developments being built I saw myself not being able to afford the rents. I had to move in with a friend and my son until I saved and found an apt. I learned about Throggs Neck in the Harlem AM paper.

The rents were much cheaper than Harlem and I rent a two bedroom for \$1500 a month. I've lived here for 5 yrs.

I didn't find out about this rezoning until last week when I saw a huge protest on the Bruckner with some labor people. When I asked, they told me that they are protesting for jobs to build some high developments. I went home and googled this message and could not believe that they wanted to turn this community into the community I left in Harlem.

I was crushed! I called a friend and he told me more details about this madness and the various meetings held again that I had NO clue of.

These unions and developers are only interested in their financial gains. I have experienced first hand that this is NOT affordable as I left Harlem because I cannot afford an apartment there.

Not only is it unaffordable and over crowded, literally each development gets higher and higher with rents above reach and I cannot even see the sunlight.

Every neighborhood doesn't need to look the same and we don't need to build higher in every block corner and neighborhood. Other parts of the Bronx rents are unmanageable and everywhere they're building high rises on top of each other. This is insane.

I will not go into the damages IDA caused some of my neighbors. the overcrowded schools, streets, pollution, overwhelming traffic on the road and from all the major highways in this community. The insane traffic buildup during schools on that Bruckner location. Has anyone really done an assessment of the insane traffic? I'm literally waiting for a bus from Randall to Westchester square for 20+ minutes due to overcrowding. This doesn't even describe the traffic we're sitting in.

I've read that Bx Borough President Gibson asked that these developers decrease the two buildings from 8 floors to 5 floors, as she felt the size was too massive but the City Planning didn't proceed with her recommendations? Why?

Why do our communities of color continue to be destroyed by greedy developers that live in beautiful homes and don't care NOTHING about us and our quality of life! What financial gains is this for city planning and our elected officials?

I truly hope that you have our backs and fight for us. .

This is an inclusive neighborhood which is why I moved here with my son, it's an eclectic community that has everything, low income housing, senior apts, and shelters, We welcome more affordable housing, but we ask that you protect the low density zoning.

Please stand with us!

Tiffany Haynes

From: [Tina G](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Up Zoning
Date: Wednesday, August 31, 2022 10:53:06 AM

I'm writing on behalf of the Bruckner Up Zoning threat. I am vehemently opposed to this idea. It is absolutely shocking that something like this would even be considered for Throgs Neck. I was born and raised in Throgs Neck. I moved upstate to Poughkeepsie when I was 30 years old. I'm now back here at 50 years old taking care of my mother who has dementia.

Forget about trying to get from Bruckner and Tremont during the week between the hours of 8:15 and 8:45 AM. It is a nightmare - there are no traffic cops to help and to go a span of .5 miles at one time took me 40 minutes. My mother in law spent three days in a hallway at Einstein hospital. It is absolutely disgusting that anyone would even consider building that huge complex which would make conditions even worse around here. I don't leave my house after 10 AM unless I'm walking somewhere because it's faster to walk and more convenient than spending an hour trying to find parking. I have to padlock my gate to my backyard due to criminals trying to break in. There is no parking when you return home and you have to drive around constantly until a parking spot opens up.

Having left Throgs Neck and returned to live here after 20 years, I can attest to how the neighborhood has deteriorated. **The overcrowding of our schools, hospitals and streets, litter, crime that I now see turns my stomach. I remember how Throgs Neck used to be and what it has become. It really is a shame because you have hard working homeowners just trying to live their lives and provide for their families.**

There are plenty of vacant buildings outside of Throgs Neck that can be made into affordable housing. **This is not about providing homes to people but is nothing more than a money grab by white wealthy "developers" who do not even live in the areas they "develop".**

This neighborhood does not have the infrastructure nor support to accommodate this absolutely insane idea. Please please please stop this.

Thank you,
Tina Garbarino

From: [tps015](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Sites Rezoning
Date: Tuesday, September 6, 2022 5:53:43 PM

I am writing to have my voice heard in regards to the above mentioned issue. I vehemently oppose this upzoning as I feel the benefits outweigh the negative effects on the community. We are over populated in this area, crime is increasing and there's already no parking for home owners never mind renters.

Thank you

Sent from my Galaxy

From: [Valerie Giordano](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I OPPOSE BRUCKNER UPZONING
Date: Wednesday, September 7, 2022 10:24:04 AM

This would be an absolute disaster for our neighborhood! Our infrastructure is already overburdened, we cannot support the increase in any respect. There are enough quality of life issues here already, there is just no room for more. The consequences of this upzoning would devastate the neighborhood. Everyone is trying to get out as it is! We need to preserve the neighborhood before it is completely unbearable to live here anymore. It's pretty close right now.

Bruckner Rezoning Sites

September 06, 2022

Hello,

First, Thank you for allowing me to testify. My name is Veronica Sterling. I am a long life New Yorker and Bronxite and I am very proud of our City and Borough. As a child I grew up in NYCHA and as a young adult I have lived in many areas of the Bronx. However, I am totally against the rezoning of Bruckner Blvd. area.

Our family moved here 6 years ago and we decided to move to this area for the quiet and quaint community. As a parent of children who are on the autism spectrum, this was an ideal place for us. We are still in the Bronx but with a semi suburb feel.

By Rezoning Bruckner Blvd. you are doing a disservice to this community. The current infrastructure could not handle the amount of traffic that this would create. Bruckner Blvd and East Tremont consistently has vehicle accidents, with more cars and pedestrians this will only cause more issues.

The 45th Precinct is already stretched to its capacity serving several communities including Throggs Neck, Schuylerville, Country Club, Westchester Sq. Eastchester Bay, Pelham Bay, City Island and Co Op City. As well as our Fire Department.

Not to mention our educational system, which would cause overcrowding. Children can not learn in an overcrowded classroom. Especially children on the Autism spectrum, the noise and overwhelmed classrooms can limit their growth.

Our community already services NYCHA, Senior Citizens, Section 8 Rentals, Veterans, three Family Shelters and homes that service as adults with Special Needs. We currently have low income housing included with the middle class income that the community currently has.

Please vote against this rezoning and support our community. If you would speak to the residents and families that this will effect, you would realize that this is not what we want nor what our community needs.

Thank you again and please vote against the Rezoning of Bruckner Blvd.

Sincerely,

Veronica Sterling

[REDACTED]

[REDACTED]

From: [oo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bruckner Sites Rezones
Date: Wednesday, September 7, 2022 2:51:39 PM

I have lived in the Throgs Neck section of the Bronx for many years and have seen it become extremely congested. The flow of traffic on the Cross Bronx Expressway is always backed up. Traffic on Tremont Avenue, Middletown Road, and the Pelham Bay section is awful. The proposed construction of four apartment buildings on Bruckner Boulevard and Crosby Avenue would be unhealthy and dangerous with the additional traffic that it would cause. Please do not do this to us.

Respectfully,
Virginia Pearce



Testimony to the New York City Council Subcommittee on Zoning and Franchises
Zoning, Bruckner Sites, Bronx C220007 ZMX; N220008 ZRX
September 7, 2022

Introduction and Thanks:

My name is Patrick Boyle and I am the Assistant Vice President for Public Policy for Volunteers of America-Greater New York (VOA-GNY). We are the local affiliate of the national organization, Volunteers of America, Inc. (VOA). I would like to thank Chair Salamanca, as well as the other members of this Committee, for the opportunity to submit the following testimony.

About Us:

VOA-GNY is an anti-poverty organization that aims to end homelessness in the New York area by 2050 through housing, health and wealth building services. We are one of the region's largest human service providers, impacting more than 11,000 adults and children annually through 65 programs in New York City, Northern New Jersey, and Westchester. We are also an active nonprofit developer of supportive and affordable housing, with a robust portfolio of permanent supportive housing, affordable and senior housing properties—with more in the pipeline.

Bruckner Rezoning Proposals:

Volunteers of America operates 65 programs in the Greater New York area, most of which are residences—both transitional and permanent housing, often serving a specific population, such as seniors, veterans, domestic violence survivors, those living with HIV/AIDS and others with some level of social service needs.

Managing these programs is within the mission of our organization, which is to end homelessness in the region, in partnership with the other organizations that do this work, with our government partners and with the communities where our sites are located. We have seen our residences become good partners with the local community, establish ties with local businesses and houses of worship, and overall be woven into the fabric of the existing neighborhood.

In that spirit, we encourage all communities to open their arms to welcome new growth, particularly new residential properties that include affordable units which are so critically important. New York City is in the midst of a serious housing shortage, and that shortage is far more acute for the affordable units that our clients depend on. We simply will not be successful in reducing homelessness in the City if entire Council districts are able to say no to residential growth. Communities will always have their concerns; local leaders must help to broker solutions that help us to become a City of Yes.

Thank you for your consideration.

Respectfully submitted by:

Volunteers of America - Greater New York
135 West 50th Street, 9th Floor
New York, NY 10020

From: [Wanda](#)
To: [District13](#); [Land Use Testimony](#); [Salamanca, Rafael](#); [District12](#)
Subject: [EXTERNAL] Opposing of Bruckner Proposal
Date: Tuesday, September 13, 2022 8:42:22 PM

Good day

I am very concerned about Mayor Adams' recently announced "City of Yes" plan for large-scale zoning changes. I support sustainability, a conducive environment for good local businesses to grow, and the creation and retention of much needed affordable housing. But much about this plan sounds like it may involve big developer giveaways, unnecessarily oversized developments, and stripping away of business regulations that are important to protect the character of residential neighborhoods.

I strongly urge that in any plan being considered, we look to ways to add real affordable housing WITHOUT the typical oversized developments that are largely or exclusively overpriced luxury housing. Good affordable housing can be added seamlessly to neighborhoods when it is in scale or character with its surroundings and/or by converting obsolete commercial buildings. Too often, the very real need for affordable housing is used merely as a cover for big real estate bonanzas that line the pockets of developers and offer few if any real public benefits.

Streamlining measures that allow good local businesses to grow and expand are also worthy of consideration. But the Mayor's announcement is concerning if it also means wiping away important regulations that limit the size and scope of commercial enterprises in residential neighborhoods.

New York is at a critical inflection point. Planning our future must NOT be an excuse to give away our streets and neighborhoods to developers and oversized towers. Sustainability, affordability, and a good environment for businesses IS compatible with maintaining neighborhood character. And I would oppose any rezoning or upzoning plan that is not mindful of that and doesn't achieve both sets of goals.

Lastly, LLC Throggs Neck snuck this in on a community during a dormant period. During a pandemic In the middle of council terms. Pure trade craft. They never came to the community members, like good neighbors and discuss proposal and obtained community input as done at the Point in the Bronx. This in itself proves they had no intentions to meet with thy neighbor. Can you understand why the community has been irate, it's due to the total disregard by a developer the community took care of during the pandemic.

I appreciate you and hope you hear our voices and stand with us .

Sincerely Wanda Toledo

From: waterburylasalle@yahoo.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] opposition to Bruckner up zoning VOTE NO
Date: Monday, September 5, 2022 8:27:46 PM

To all members of the New York City Council:

On the subject of the Bruckner up Zoning

Project ID: P2019X0305

Applications 2200072MX & 220008ZRX

I am writing as a resident of Bronx Council District 13 in the Bronx which encompasses Pelham Bay, Throggs Neck, Country Club and Schylerville. I am vehemently opposed to the proposed up zoning of Bruckner Blvd. from Crosby Avenue to Gifford Avenue and the demapping of Meyers Street for the purposes of redevelopment. In 2004 our neighborhood in the north east Bronx was designated a *"Lower Density Growth management Zone."*

17 years ago Mayor Bloomberg came to a Throggs Neck Home owners meeting at The Villa Barone Manor. He brought with him many of his commissioners. The problem of over-development was discussed. The mayor did something unusual for a politician; he listened to the constituents and directed the department of city planning to investigate the matter. Commissioners Amanda Burden ordered her department to survey almost 300 blocks in our community. They saw the problem and developed the "Throggs Neck rezoning text amendment". This protection was voted on by the Department of city planning, Borough president Carrion, and the full city council and was unanimously passed by all departments. We were given the new zoning designation of R3A and R4A which re-defined lot size, building height, setbacks and yard requirements and the much needed off street parking.

Now in 2022 the group call *"The Throggs Neck Associates LLC"* wants to take away our zoning protection for their own nefarious reasons to build high rise buildings. Our infrastructure cannot handle this and our citizens do not want this. Our streets are congested every day. Over flow from Interstate 95 clogs every main artery in the area daily. Any increase in population will completely destroy this community. Every service is at the breaking point now. The schools are at maximum capacity now, the Hospitals are so full patients are in hallways for lack of beds. Our Police and Fire Departments are stretched to the limit now. There is no way any kind of up zoning can be entertained. This application by *"The Throggs Neck Associates LLC"*. Must be stopped now. Nothing good can come of their

application to take away our zoning and our Quality of life. Respectfully, I am requesting that you deny this application.

We live here and we know what is best for our neighborhood.

From: gmon1114@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] upzoning in throggs neck
Date: Thursday, September 8, 2022 9:59:19 AM

to whom it may concern. i am a home owner on lasalle ave bx and i am strongly against the proposed upzoning project on bruckner blvd. our nieghborhood is too over crowded already and cannot withstand this massive project. sincerely Wayne gurman

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

From: [Wilfred Cancel](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Fwd: Bruckner Sites Rezones
Date: Wednesday, September 7, 2022 9:16:25 AM

Wilfred Cancel
NMLS#104270
NYSDFS 965734
[REDACTED]

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----- Forwarded message -----

From: **Wilfred Cancel** <wilcan1@gmail.com>
Date: Tue, Sep 6, 2022 at 7:52 PM
Subject: Bruckner Sites Rezones
To: Tina Laird <cpcancel@gmail.com>

To whom it may concern,

I am writing to express my vehement opposition to the plans to up zone the Throggs Neck community which I have lived in for 40+ years.

This action would irreversibly alter the way we live here. Schools, hospitals and all services would all necessarily suffer with all the added people coming into the community. Over the past 10 years, the population has obviously increased many fold, leading to added traffic, congestion and more quality of life issues. Please do not destroy the relative peace and quiet we have enjoyed here as compared to other areas.

Thank You

Wilfred Cancel

[REDACTED]

Throggs Neck, NY 10465

NMLS#104270

NYSDFS 965734

[REDACTED]

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-----Original Message-----

From: yissel feliz <yfeliz2617@gmail.com>
Sent: Thursday, September 1, 2022 10:07 PM
To: Land Use Testimony <landusetestimony@council.nyc.gov>
Subject: Re: [EXTERNAL] Bruckner sites rezones

Yes I'm against the rezoning.

This is a community that pays a lot of taxes to not have building in the neighborhood. Also food bazaar is the only supermarket that I have close to me.

> -----Original Message-----

> From: yissel feliz <yfeliz2617@gmail.com>
> Sent: Wednesday, August 31, 2022 6:51 PM
> To: Land Use Testimony <landusetestimony@council.nyc.gov>
> Subject: [EXTERNAL] Bruckner sites rezones

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>

> Good evening,
> I'm requesting for Bruckner sites rezones.
> Yissel Martinez
> 917-498-7905

>

> Sent from my iPhone

>

> _____

>

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From: [Yolanda King](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] OPPOSEBRUCKNER UPZONING
Date: Thursday, September 8, 2022 8:09:22 AM

Good morning I am voting against Bruckner Upzoning! I have friends who's house is on their plans and I don't think that after years of living there and paying taxes year after year that they are forced to relocate because of this Upzoning!!!

Thank you!

Sent from my iPhone

From: [Yvelise Santiago](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Against upzoning bruckner site
Date: Wednesday, September 7, 2022 10:39:59 AM

I would like to speak out against the bruckner site upzoning.

Respectfully,
Yvelise Santiago-Rodriguez

Sent from my iPhone