

Final Presentation: *My Community*

By David Olasemo

A large, dark blue, diagonal shape that starts from the bottom left corner and extends towards the top right corner, covering the lower half of the slide.

Where exactly is “my community”?



My neighborhood resides in the North Bronx. Specifically, I live on 229th and Carpenter Avenue in the Bronx, NY. That's located four blocks away from my home is the Woodlawn Metro North Train Station. The BX 16, 31, 39, and M11 Express buses, as well as the 225th and 233rd St. train stations are all the local, closest methods of transportation for those without a car. My neighborhood is right by the Bronx River and the Bronx River Parkway.

My neighborhood has lots of houses and apartments, with some apartments acting as daycare centers, the Hector Fontanez Elementary School (PS 103), which is the elementary school that I went to. In addition to a school being close by, there's also a hospital, auto shop, multiple nail and hair salons, multiple delis, a post office, phone stores, department stores, a storage facility, and motel.

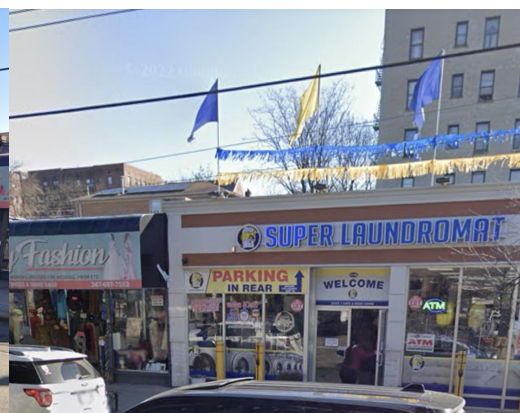
The Wakefield Montefiore Medical Center is within walking distance for those who are close by and possibly in need of emergency medical care. With an elementary school being there, there's hundreds of parents and children interacting with each other, not to mention the school crossing guard who's been working as one since I attended the school myself.

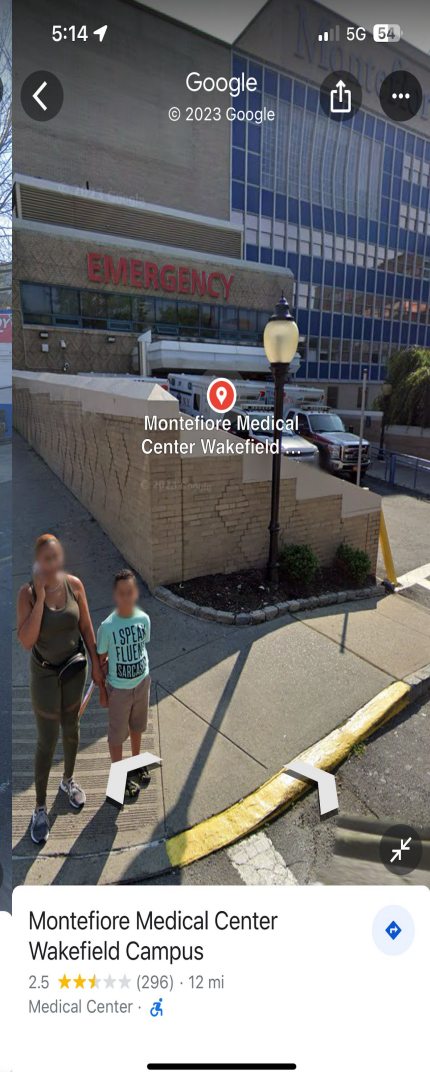
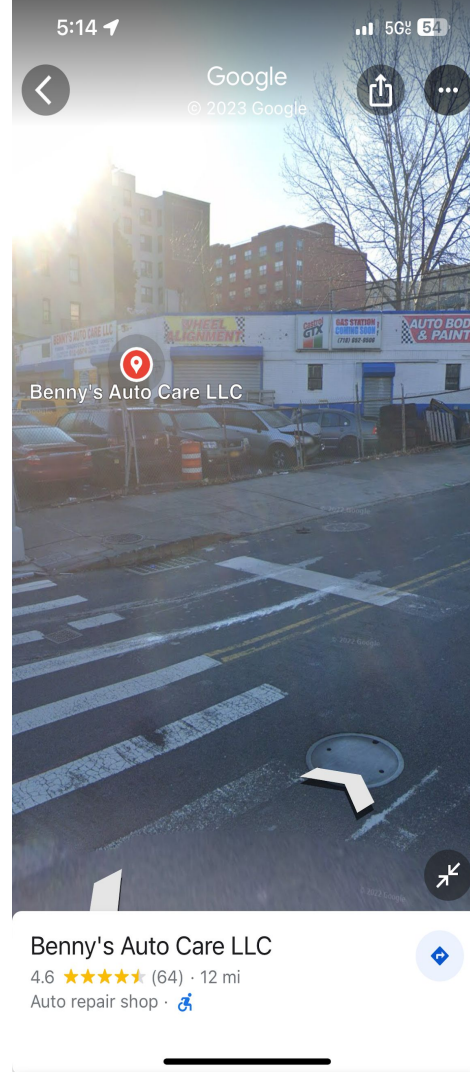
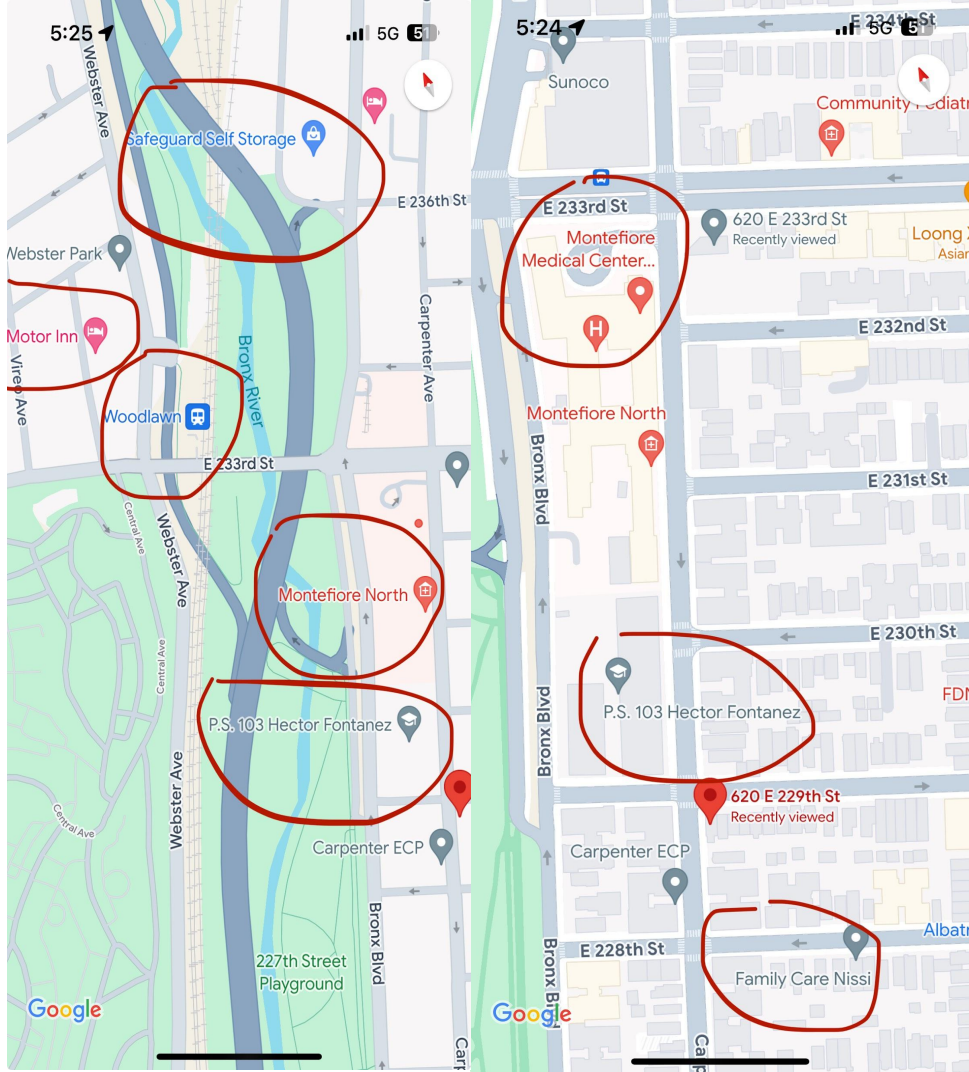
To this day, I put out my trash and recycling Sunday and Wednesday nights with the recycling being collected Monday mornings. I have memories of dealing with heavy snow, where me and my brother shoveled the snow from our driveway to the middle of the street, where the city snow removal machine would pack it off.

Community I Chose

For this report, I decided to choose my own neighborhood as it provided familiarity. In addition, because of this familiarity, I had easier access to information, along with a deeper understanding of the local dynamics.



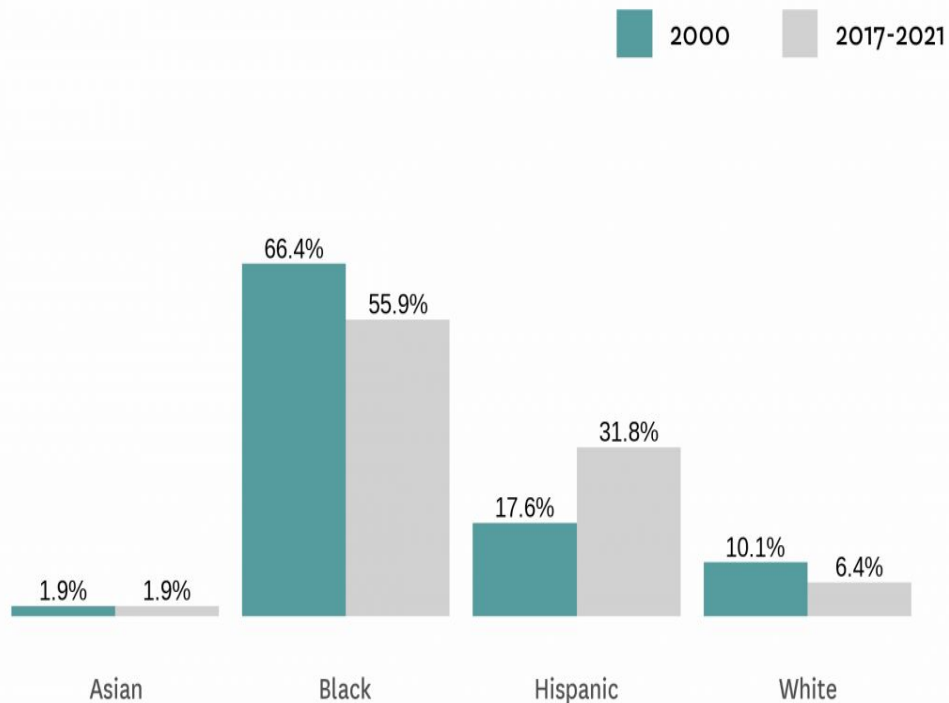




Demographics:

My area of the Bronx is the Baychester/Williamsbridge area. In 2021, there were approximately 134,899 residents, with 1.9% identifying as Asian, 55.9% as Black, 31.8% as Hispanic, and 6.4% as white. The Asian population remained the same, Hispanics increasing by 14.2%. The Black population decreased by a solid 10.5%, with the White population decreasing by 3.7%. This is all according to comparisons between the 2000 census and a 2021 Furman Center's American Community Survey.

Racial and Ethnic Composition of Williamsbridge/Baychester



Sources: Census (2000) and American Community Survey (2021), Furman Center

Housing Market/Conditions:

When comparing the homeownership rate from 2000 to 2021, it increased from 35.9% to 40.8%. Housing units increased from less than 50,000 to 51,051. The rental vacancy rate decreased from more than 5.2% to 2.2%. The notices of foreclosure for all rental properties barely decrease from 248 to 245. The sales volume for a one family building increased from 185 to 223. With condominiums starting out at 0, increasing to 40 in 2006, and decreasing all the way down to 1 by 2021. The median sales price per unit of a one family building, in 2022 dollars, started off as \$314,390 in 2001, increasing to \$570,000 by 2021.

HOUSING MARKET AND CONDITIONS

Indicator	2000	2006	2010	2019	2021	2022
Housing Stock						
Homeownership rate	35.9%	41.1%	35.4%	39.1%	40.8%	
Housing units		50,413	52,437	52,461	51,051	
Rental vacancy rate			5.2%	2.5%	2.2%	
Serious housing code violations (per 1,000 privately owned rental units)		70.9	95.0	162.3	153.6	192.3
Severe crowding rate (% of renter households)			2.9%	6.1%	4.6%	
Total housing code violations (per 1,000 privately owned rental units)		340.4	389.7	509.8	566.2	640.1
Finance - Distress						
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	14.2	20.5	31.9	18.0	7.9	13.7
Notices of foreclosure, all residential properties	248	361	572	320	142	245
Notices of foreclosure, initial, 1-4 family and condo properties	183	283	416	137	42	93
Notices of foreclosure, repeat, 1-4 family and condo properties	50	67	140	178	97	147
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)				113.5	43.6	97.3
Pre-foreclosure notices, 1-4 family and condo properties				1,988	763	1,703
Properties entering REO, 1-4 family	45	8	40			
Sales - Volume						
Sales volume, 1 family building	185	424	144	195	148	223
Sales volume, 2-4 family building	366	793	239	323	283	377
Sales volume, 5+ family building	12	29	26	19	10	18
Sales volume, condominium	0	40	1	4	4	1
Sales volume, all property types	563	1,286	410	541	445	619
Sales - Median Prices						
Median sales price per unit, 1 family building (2022\$)	\$314,390	\$541,030	\$418,800	\$512,880	\$562,340	\$570,000
Median sales price per unit, 2-4 family building (2022\$)	\$201,380	\$333,750	\$239,500	\$303,830	\$334,220	\$335,000
Median sales price per unit, 5+ family building (2022\$)	\$87,090	\$133,970	\$94,660	\$127,420	\$171,750	\$151,790
Median sales price per unit, condominium (2022\$)		\$270,740	\$336,830	\$138,810	\$188,330	\$340,000
Sales - Housing Price Index						
Index of housing price appreciation, 1 family building	100.0	203.0	160.4	220.5	273.9	273.2
Index of housing price appreciation, 2-4 family building	100.0	202.1	153.9	217.3	261.4	281.5
Index of housing price appreciation, 5+ family building	100.0	200.2	166.0	313.9	343.9	320.6
Index of housing price appreciation, condominium	100.0					
Index of housing price appreciation, all property types	100.0	203.7	155.5	220.0	266.7	279.5

Local Crime data in my community:

In my neighborhood, the New York City Police Department's (NYPD) 47th precinct handles crime. The NYPD's COMPSTAT recording system documents all the crimes in a week-to-date, 28 day, year-to-date, 2 year, 13 year, and 30 year guideline, and it's filtered by the specific precinct. As of this year, in the vicinity of the 47th precinct, which includes my neighborhood, there has been 10 murders, 40 rapes, 451 robberies, 824 felonious assaults, 249 burglaries, and about 762 instances of grand larceny. Murders have gone down, along with rapes and burglaries.

Felonious assaults have increased by 17.9%, robberies by 3.7%, and grand larcenies by 4.4%. Fortunately, compared to last year, murders have decreased by 33.3%, rapes by 7.0%, and burglaries by 12.6%.

As of this week, there has been 0 murders, 2 rapes, 10 robberies, 13 felonious assaults, 2 burglaries, and 21 instances of grand larceny. This means a 100% decrease in murders, a 13.3% decrease in felonious assaults, and a 71.4% reduction in burglaries.

This unfortunately comes with a 42.9% increase in robberies, and a 110.0% increase in grand larcenies, when compared to this same week last year.

Patrol Borough: Precinct:

CompStat Book							Week of 12/04/23 - 12/10/23		
	Week to Date			28 Day			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg	2023	2022	% Chg
Murder	0	1	-100.0 %	0	2	-100.0 %	10	15	-33.3 %
Rape	2	0	- %	4	1	300.0 %	40	43	-7.0 %
Robbery	10	7	42.9 %	37	35	5.7 %	451	435	3.7 %
Felony Assault	13	15	-13.3 %	75	57	31.6 %	824	699	17.9 %
Burglary	2	7	-71.4 %	20	25	-20.0 %	249	285	-12.6 %
Grand Larceny	21	10	110.0 %	85	53	60.4 %	762	730	4.4 %
Grand Larceny Auto	6	6	0.0 %	36	35	2.9 %	588	418	40.7 %
<i>Total</i>	54	46	17.4 %	257	208	23.6 %	2,924	2,625	11.4 %
Patrol	52	41	26.8 %	251	197	27.4 %	2,802	2,480	13.0 %
Transit	0	2	-100.0 %	1	3	-66.7 %	27	40	-32.5 %
Housing	2	3	-33.3 %	5	8	-37.5 %	95	105	-9.5 %
Shooting Victims	0	1	-100.0 %	1	4	-75.0 %	37	44	-15.9 %
Shooting Incidents	0	1	-100.0 %	1	4	-75.0 %	32	41	-22.0 %
UCR Rape*	3	1	200.0 %	7	2	250.0 %	65	73	-11.0 %
Other Sex Crimes	1	2	-50.0 %	2	4	-50.0 %	74	67	10.4 %
Petit Larceny	24	53	-54.7 %	107	145	-26.2 %	1,261	1,422	-11.3 %
Misd. Assault	24	16	50.0 %	94	50	88.0 %	942	826	14.0 %
Hate Crimes	0	0	0.0 %	0	0	0.0 %	0	1	-100.0 %

Neighborhood issues:

Around Carpenter Avenue, there is a good amount of homeless people walking around, and it's been like this for some years, unfortunately. Depending on where you walk at night, you may stumble upon a homeless person, doing what is known as "shooting up". A good amount of them don't even go to the local shelter, because even they have their facilities packed to the brim. But mind you, motels are being used to house migrants. With the migrants recently acquiring working papers, their lives can improve, while the lives of homeless people either stay the same or just get worse, especially with the winter coming up. With the Mayor cutting funding from all city agencies to patch up the situation, homeless assistance that's needed extremely has to be put on hold, like all the other New York City essentials.

On another note, Pierina Sanchez, a Bronx Council Member for the Committee on Housing and Buildings, "strongly" urged the Bronx Board of Rent to adopt a freeze, citing how tenants have been disproportionately affected by rising rents and incomes that haven't kept pace. Not everyone can afford the rent hikes, as a good number of renters are on fixed income.

In fact, across the street of Montefiore Medical Center, there is a new building that has been recently constructed, and the minimum salary required for someone looking for a one bedroom apartment, is a little more than \$75,000. According to Forbes and the Bureau of Labor Statistics, the national average salary of 2023 is \$59,428. Below that level would be poverty. How can an elderly couple on a fixed income of even \$60,000 be able to afford even a one-bedroom apartment in New York City without cutting extreme corners?

On-Site laundry, Security cameras, Hardwood floors, Accessible entrance and elevator, Transit: Trains 2 and 5, and buses, BXM11, BX16, BX31. No Application fee • No broker's fee • Smoke-free building • More information: www.slaggroup.com

This building is anticipated to receive a Tax Exemption through the 421a (16) Tax Incentive Program of the New York City Department of Housing Preservation and Development.

Who Should Apply? Individuals or households who meet the income and household size requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria.

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	100% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum
Studio	UNITS	\$2,194	1	1 person	\$75,394 - \$128,570
				2 people	\$75,394 - \$146,900
1 bedroom	UNITS	\$2,239	23	1 person	\$76,766 - \$128,570
				2 people	\$76,766 - \$146,900
				3 people	\$76,766 - \$165,230
2 bedrooms	UNITS	\$2,516	4	2 people	\$86,263 - \$146,900
				3 people	\$86,263 - \$165,230
				4 people	\$86,263 - \$183,560
				5 people	\$86,263 - \$198,250

¹ Tenant responsible for electricity with electric stove
² Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.
³ Household earnings include salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.
⁴ Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

How Do I Apply?
 Apply online or through mail. To apply online, please go to nyc.gov/housingconnect. To request an application by mail, send a self-addressed envelope to: **Carpenter Avenue Corner Assoc. LLC, P. O. Box 9, Purchase, NY 10577**. Only send one application per development. Do not submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application may be disqualified.

When is the Deadline?
 Applications must be postmarked or submitted online no later than **[8/21/2023]**. Late applications will not be considered.

What Happens After You Submit an Application?
 After the deadline, applications are selected for review through a lottery process. If yours is selected and you appear to qualify, you will be invited to an interview to continue the process of determining your eligibility. Interviews are usually scheduled from 2 to 10 months after the application deadline. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.

Español Presente una solicitud en línea en nyc.gov/housingconnect. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **Carpenter Avenue Corner Assoc. LLC, P. O. Box 9, Purchase, NY 10577**. En el reverso del sobre, escriba en inglés la palabra "SPANISH". Las solicitudes se deben enviar en línea o con sello postal antes de **[8/21/2023]**.

簡体中文 访问 nyc.gov/housingconnect 在线申请。如果要获取本广告及书面申请表的中文字版，请将您的回邮信封寄送至：**Carpenter Avenue Corner Assoc. LLC, P. O. Box 9, Purchase NY 10577** 信封背面请用英语注明"CHINESE"。必须在以下日期之前在线提交申请或邮寄书面申请 **[8/21/2023]**。

Русский Чтобы подать заявление через интернет, зайдите на сайт: nyc.gov/housingconnect. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **Carpenter Avenue Corner Assoc. LLC, P. O. Box 9, Purchase NY 10577** из задней стороны конверта напишите слово "RUSSIAN" на английском языке. Заявки должны быть поданы онлайн или отправлены по почте (согласно дате на почтовом штемпеле) не позднее **[8/21/2023]**.

한국어 nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받으려면, 신청서와 함께 우편 봉투에 "CHINESE"라고 적어 **Carpenter Avenue Corner Assoc. LLC, P. O. Box 9, Purchase NY 10577**로 보내주세요. 신청서 뒷면에 "CHINESE"라고 적어주세요. 신청은 **[8/21/2023]** 이전에 온라인으로 제출하거나 우편으로 제출해야 합니다.

Reflection:

The state and federal government need to take lead on the migrant crisis so that something by the mayor can be done about the crime, rental, and financial situation. When the mayor has “breathing room”, the Northern Bronx, specifically the Carpenter Avenue section, can hopefully improve.

Crime has increased significantly compared to last year. Landlords and tenants are unable to reach a consensus, as landlords need to secure profit, and maintenance costs, while tenants need rent that doesn't eat up most of their income.

All in all, because of the terrible decisions, and indecisions of elected officials, New Yorkers are already losing residents, and those who can't afford to leave are going to continue suffering.

Don't get me wrong, I absolutely love my neighborhood, but if there was a couple things I could change about it, it'll be the crime rate, homelessness, and income-rent gap. But, overall, I love my neighborhood.



References:

- <https://www.thecity.nyc/2023/06/05/rent-guidelines-board-stabilization-hike-hearing-bronx-hostos/>
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- <https://www.nytimes.com/2023/11/16/nyregion/nyc-budget-cuts-schools-police-trash.html>
- <https://nypost.com/2023/07/08/nypd-exodus-continues-as-cops-feel-squeezed-from-every-direction/>
- <https://www.google.com/maps/place/620+E+229th+St,+Bronx,+NY+10466/@40.8913565,-73.8643311,17z/data=!3m1!4b1!4m6!3m5!1s0x89c2f3216559ab3f:0x69e7ca5374556983!8m2!3d40.8913525!4d-73.8617562!16s%2Fq%2F11c4h4kdtv?entry=ttu>
- <https://furmancenter.org/neighborhoods>