The northwest Bronx is a series of neighborhoods from the Cross Bronx expressway to the County line, dominated by multi-family buildings. Vacant buildings were concentrated in Community Boards 5 and 6 and scattered throughout Community Board 7.

(Right) Fighting to preserve essential public and private services such as banks, police stations, and garbage collection, was part of the work of northwest Bronx leaders and community groups in the 1970s and 80s.

(Below) Neighborhood meetings and tours with bankers, regulators, city officials, foundations and investors were part of the work to encourage reinvestment, develop new funds for community development and gain partners.
Appraisals are based on both comparable sales and estimated net income. The top chart shows relatively flat net operating income in Bronx multifamily buildings, while the bottom chart shows record high purchase prices per unit. The high sales prices are driving the increasing values of appraisals in the Bronx.

Average Price Per Unit of Bronx Multifamily Residential Properties, Bi-Annually 2002-2016

This is a before and after photo of The Wilton. When the tenants worked with UNHP to purchase the foreclosed property from Freddie Mac the buildings had no heat and hot water, structural damage and lead paint on the walls of every apartment.
(Above) This New York Times graphic shows the fluctuating NYC homeless population by mayoral administration. The Advantage Program was in use from 2007 until 2012.
Cluster sites are often used to shelter families. The Bronx shelters the most homeless people in New York City, because it has the most cluster sites as well as a significant number of standalone shelters. 47% of shelter facilities are located in the Bronx, 25% in Brooklyn, 17% in Manhattan, 10% in Queens and 1% in Staten Island. Graphic: Turning the Tide on Homelessness 2017.

This chart was included in the Mayor’s Turning the Tide report. Many complaints from communities have been about the lack of notice of shelter sitings. While the 30 day notice gives the community a chance to comment, the Mayor suggests that the feedback will not change the City’s sitting plans.

(Left) This graphic is from UNHP’s Affordable Water for Affordable Housing Report. As a community-based organization, UNHP researched the impact of rising water and sewer rates on Bronx affordable housing properties. The Bronx building (on left) pays 10% of the average annual per apartment rent towards water, while the Manhattan building pays 2% of the average annual per apartment rent towards water. Both buildings need the same infrastructure to have water and sewer service.
The UNHP Building Indicator Project uses a specially designed scoring system to determine the likelihood of physical and/or financial distress in a multifamily building.

Rising sales values of Bronx multifamily housing stock does not seem to be supported by neighborhood demographics. The Bronx has the highest number of severely rent-burdened households in the City and Bronx median income continues to fall while rents rise.

The Bronx is building, but there seems to be a lack of planning, coordination and community involvement.
Last year, UNHP began noticing a column for preferential rents—negotiated rents that are less than the legal rent—and a column for the legal rent on an increasing number of multifamily sales set-up sheets.

Bronx multifamily sale set-up sheets are sharing both the preferential rents in the property and the legal maximum rents. The chart, at right, shares data from set-up sheets in different northwest Bronx neighborhoods.