

Bronx Community Board 7 Spring 2010 Neighborhood Economic Resources Survey

Paul Foster, Chairman

Fernando Tirado, District Manager

Jay Shuffield, Economic Development Committee Chair

In Collaboration with Lehman College's
Departments of Economics & Nursing and
the HISAC Small Business Development Program

Role of Community Boards

- Advocate for residents, workers, and businesses.
- Advise city agencies about needs, goals and resources of the area.

Charge to the Economic Development Committee:

- Advocate for CB 7 business needs and interests
- Identify opportunities for economic development

Context of the Survey

- Recent rejection of the plan for development of the Kingsbridge Armory.
 - What kinds of businesses are needed/do not exist
 - What businesses already exist that might be impacted by future development
 - How can we encourage economic development
- Concerns expressed about food resources.
- Lack of information about what drives the local economy in the district.

How Were the Counts Made?

- Police precinct sectors were identified. These sectors were then grouped into the approximate neighborhood boundaries.
- Graduate & undergraduate students went to each sector where they recorded and photographed what they saw.
- Buildings are identified by structure type (private home, multi-dwelling, abandoned, etc.) and by major (i.e. food, retail, automotive, etc.) and specific categories (i.e. bakery, clothing, gas station, etc.). In the case of the “food” category, a food subset was also recorded to identify type/ethnicity
- Mixed used (commercial & residential) buildings were noted
- Lists and charts were created from the data extrapolated.

Neighborhood Summaries

STRUCTURE TYPE/CONDITION DISTRIBUTION BY ADDRESS / NEIGHBORHOOD

| Group | University Heights | Kingsbridge Heights | Fordham | Fordham-Bedford | Jerome Park | Bedford Park | Norwood | Total |
|-----------------|--------------------|---------------------|------------|-----------------|-------------|--------------|-------------|-------------|
| Private Home | 265 | 386 | 63 | 334 | 94 | 645 | 922 | 2709 |
| Multi-Dwelling | 216 | 233 | 83 | 185 | 48 | 558 | 465 | 1788 |
| Abandoned | 3 | 2 | 1 | 6 | 0 | 7 | 2 | 21 |
| In-Construction | 2 | 1 | 0 | 3 | 0 | 4 | 13 | 23 |
| Unoccupied | 11 | 17 | 1 | 0 | 0 | 21 | 2 | 52 |
| Vacant | 2 | 2 | 0 | 12 | 3 | 11 | 23 | 53 |
| TOTAL | 499 | 641 | 148 | 540 | 145 | 1246 | 1427 | 4646 |

Neighborhood Summaries

BUSINESSES/INSTITUTIONS IDENTIFIED BY ADDRESS BY NEIGHBORHOOD

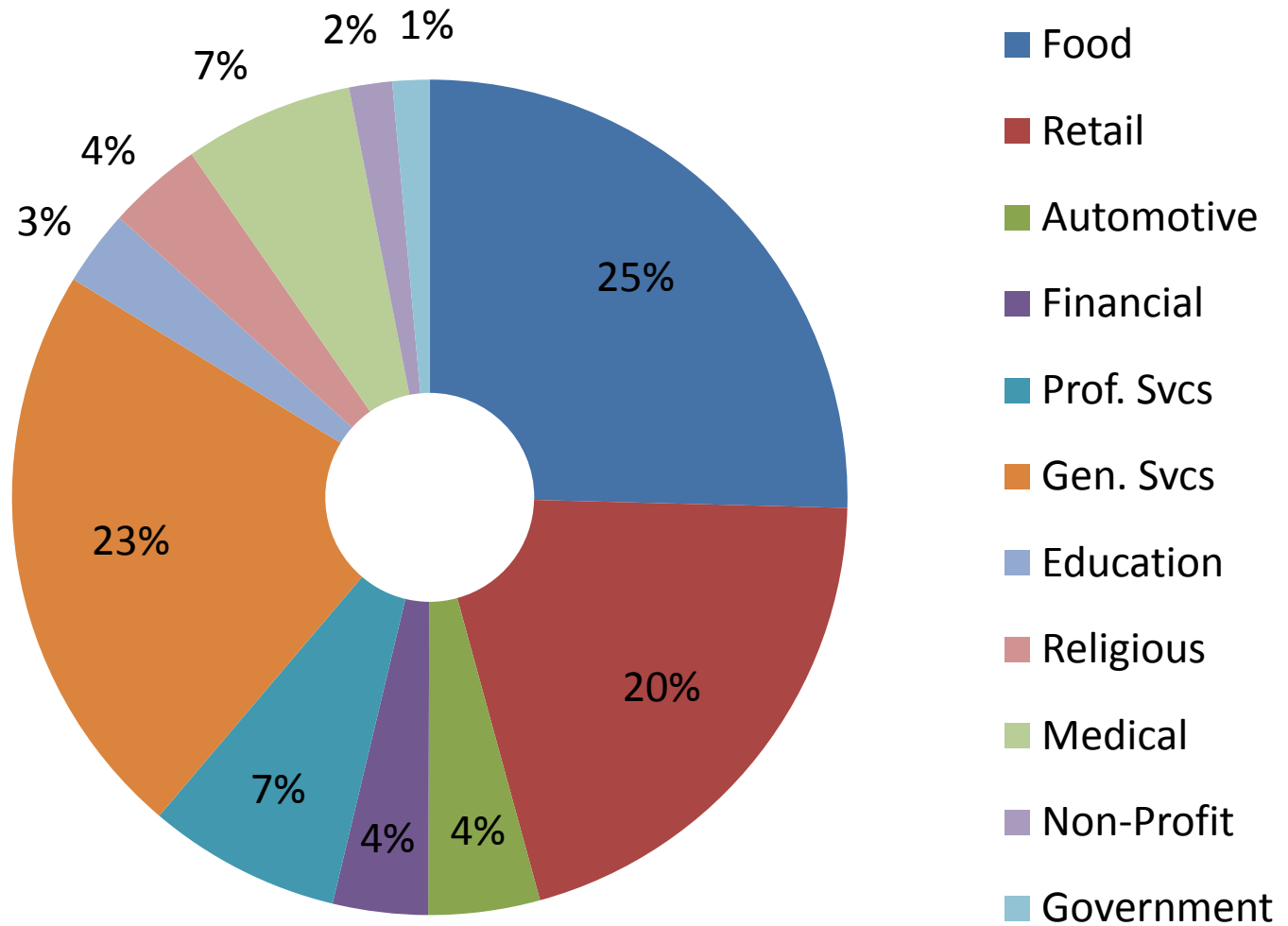
| Group | University Heights | Kingsbridge Heights | Fordham | Fordham-Bedford | Jerome Park | Bedford Park | Norwood | Total |
|-----------------|--------------------|---------------------|---------|-----------------|-------------|--------------|---------|--------------|
| Businesses | 190 | 203 | 103 | 138 | 75 | 449 | 582 | 1740 |
| % of Sites | 38.1% | 31.7% | 69.6% | 25.6% | 51.7% | 36.0% | 40.8% | xxxxx |
| Food Related | 19 | 32 | 10 | 24 | 8 | 71 | 67 | 231 |
| % Comm. as Food | 10.0% | 15.8% | 9.7% | 17.4% | 10.7% | 15.8% | 11.5% | xxxxx |

Neighborhood Summaries

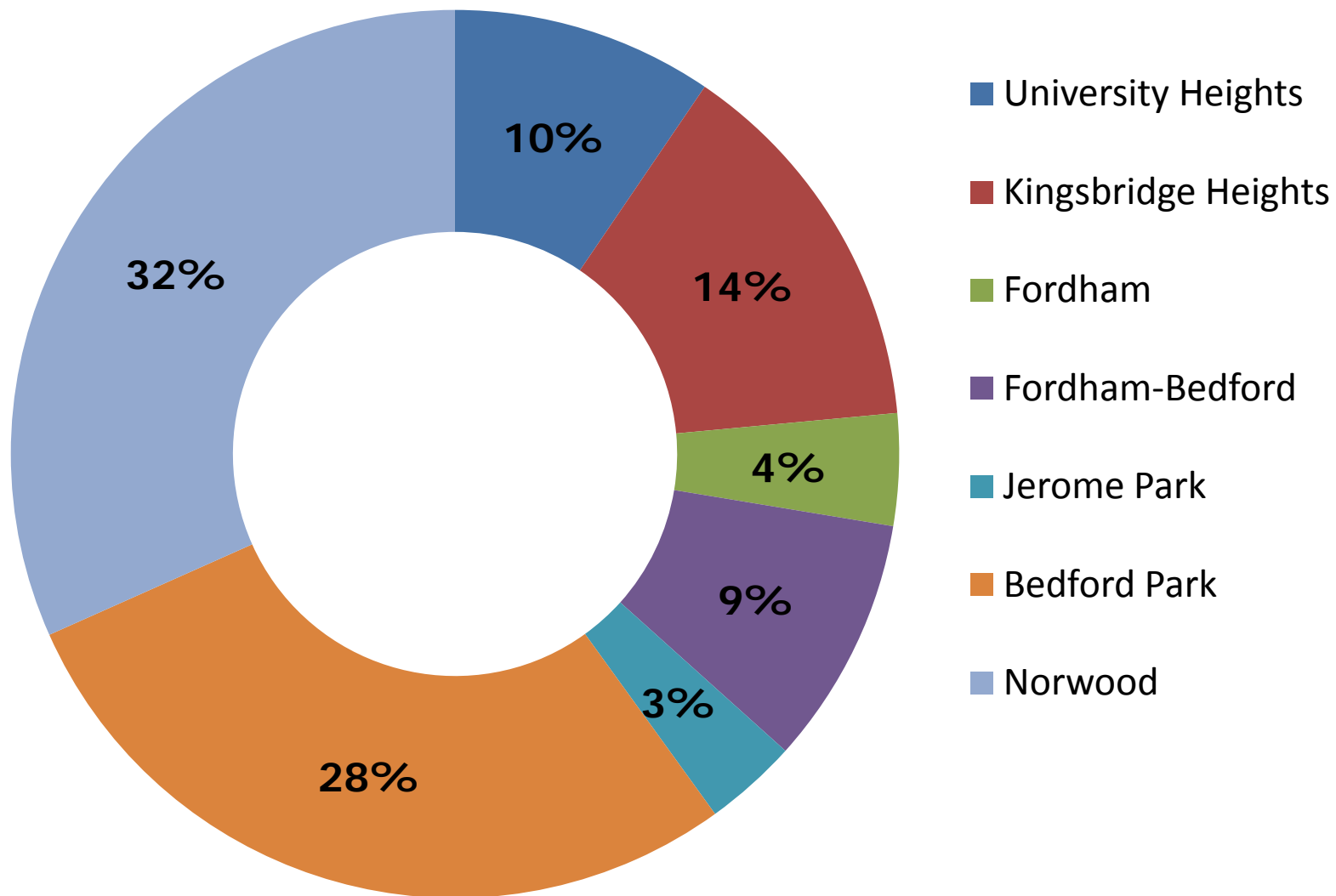
BUSINESS/INSTITUTION DISTRIBUTION BY ADDRESS BY NEIGHBORHOOD

| Group | University Heights | Kingsbridge Heights | Fordham | Fordham-Bedford | Jerome Park | Bedford Park | Norwood | Total |
|--------------|--------------------|---------------------|------------|-----------------|-------------|--------------|------------|-------------|
| Food | 42 | 62 | 18 | 40 | 15 | 125 | 140 | 442 |
| Retail | 46 | 49 | 38 | 38 | 7 | 69 | 107 | 354 |
| Automotive | 6 | 6 | 0 | 5 | 15 | 16 | 27 | 75 |
| Financial | 7 | 9 | 6 | 6 | 1 | 17 | 18 | 64 |
| Prof. Svcs | 15 | 12 | 9 | 3 | 2 | 41 | 48 | 130 |
| Gen. Svcs | 45 | 44 | 20 | 27 | 19 | 115 | 122 | 392 |
| Education | 6 | 7 | 6 | 2 | 7 | 9 | 14 | 51 |
| Religious | 10 | 5 | 3 | 7 | 4 | 20 | 15 | 64 |
| Medical | 6 | 7 | 2 | 3 | 0 | 27 | 69 | 114 |
| Non-Profit | 2 | 0 | 1 | 5 | 2 | 4 | 15 | 29 |
| Government | 5 | 2 | 0 | 2 | 3 | 6 | 7 | 25 |
| Total | 190 | 203 | 103 | 138 | 75 | 449 | 582 | 1740 |

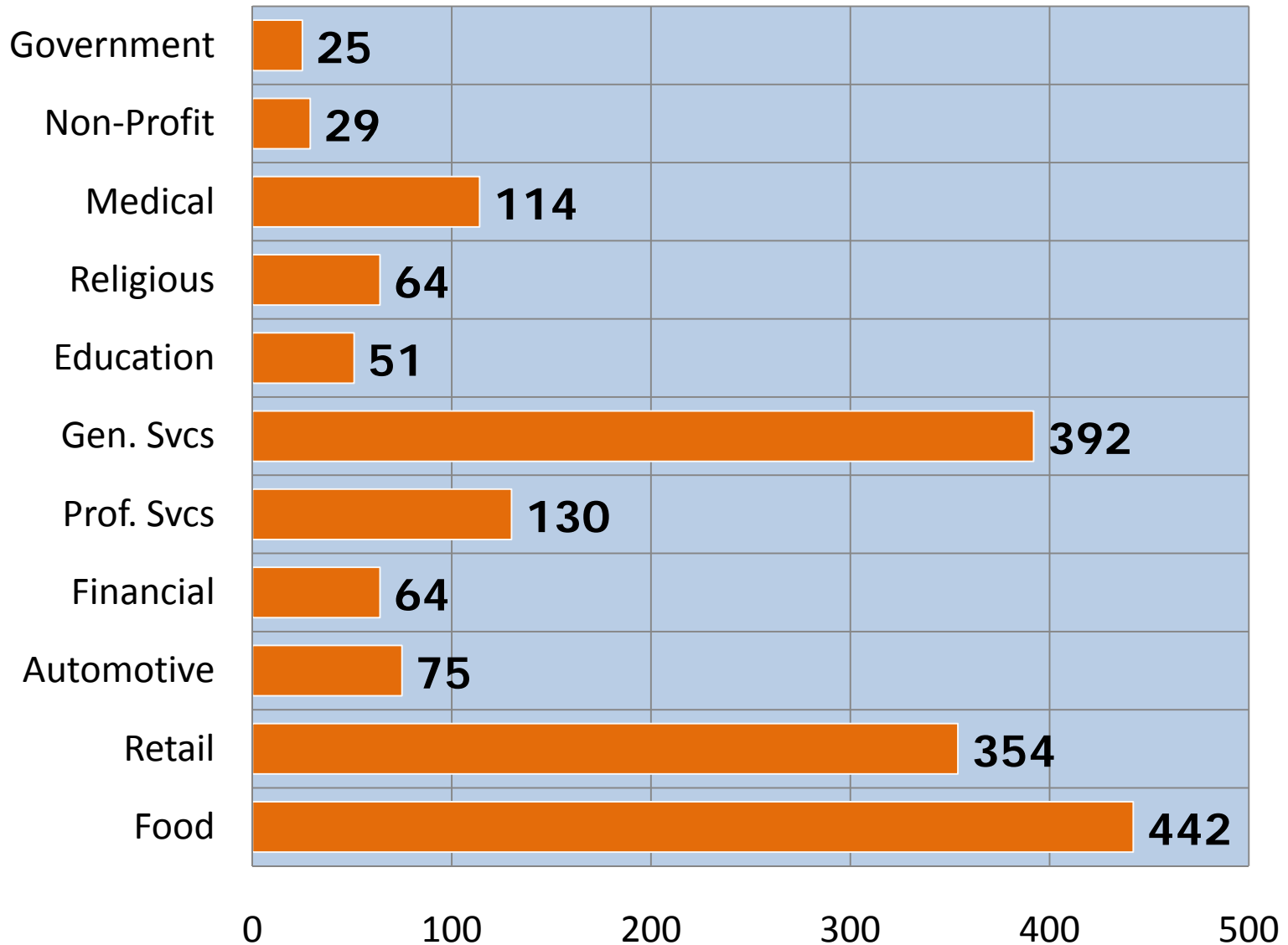
Businesses/Institutions in BxCB7 by Address



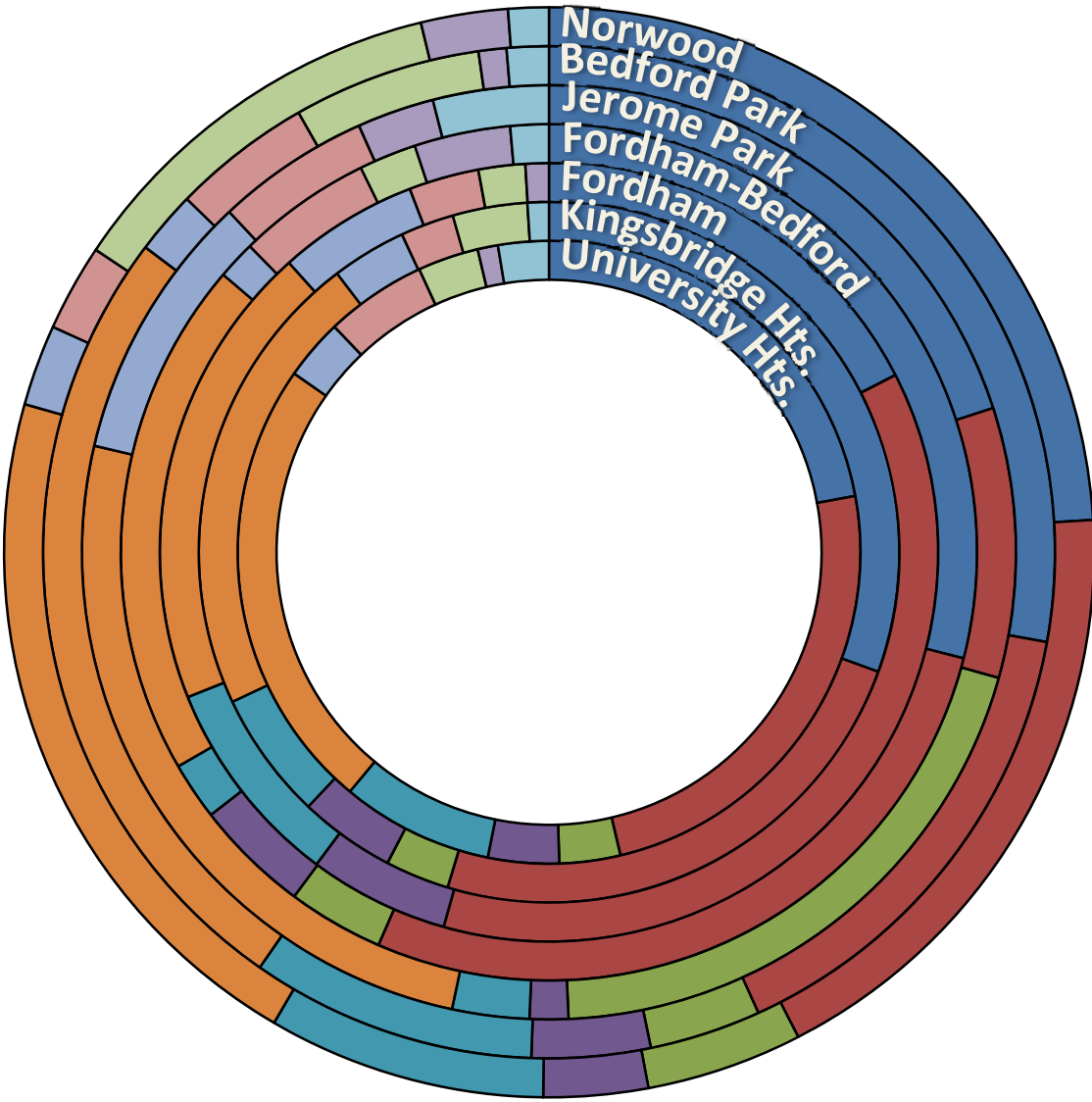
Percent of food related businesses by address in each neighborhood



Businesses/Institutions in District by Address

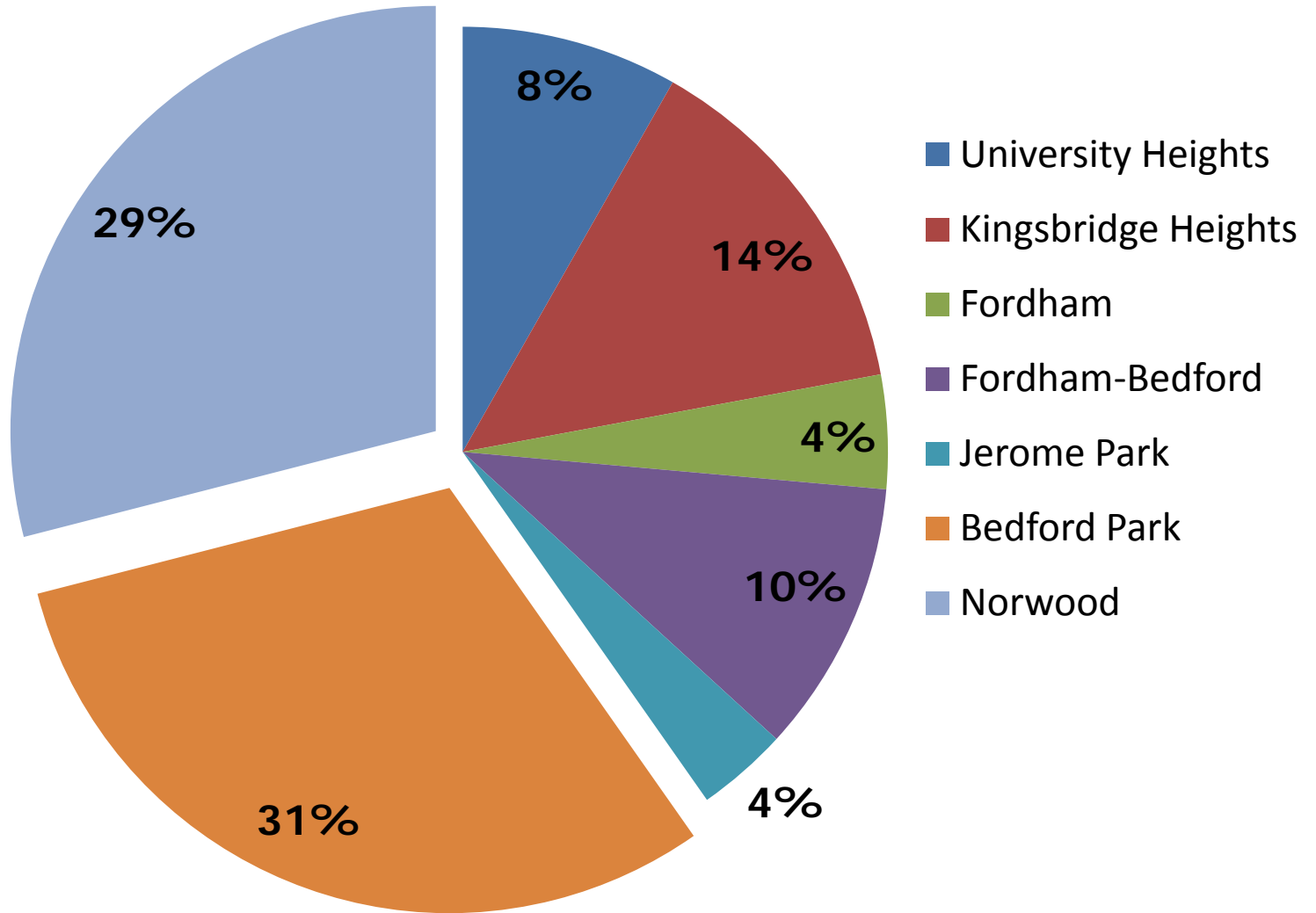


Distribution of Business Types in the District By Address & By Neighborhood



- Food
- Retail
- Automotive
- Financial
- Prof. Svcs
- Gen. Svcs
- Education
- Religious
- Medical
- Non-Profit
- Government

Food Related Businesses in CB7 by Neighborhood and Percent of District



Other Information Obtained...

- Bodegas (72), delis (74), and fast food restaurants (98) combined represent over 55% of all the food establishments in the district
- Retail clothing stores (84) represent the majority of all retail stores (354)
- Banks (16) represent 25% of all the financial institutions in the district, while multi-service centers represent over 48%
- There are more beauty salons (91) than any other business classified as a "General Service" (of 370 identified)
- There are as many liquor stores as there are produce stores in the district (14 each)
- There are over 8 times more bodegas/delis than supermarkets

Next Steps...

- Share lists with stakeholders and ask them for their feedback about the district's economic resources.
- Look at other social factors (i.e. health) and see what impact the economic environment may be having on residents.
- Work with entrepreneurs to identify business needs and diversify the types of businesses/industries in the district.
- Expand into other community districts to that lists reflect the economic resources of the natural "neighborhoods" that are located on the borders of CD 7.
- *Most importantly, what questions or thoughts do you have about this information?*