
The Office of Bronx Borough President Ruben Diaz Jr.
Summary

- Over the last decade, The Bronx has seen significant developments within the borough, including over $23 billion in total investments in residential, commercial, and institutional developments. Notable projects such as the New PSAC II building, Macy’s at Bay Plaza, Kingsbridge National Ice Center and Bronx Point has contributed to the reinvestment and turnaround of The Bronx over the last decade.

- In 2019, The Bronx seen the largest total investments in the last decade with $4 billion and largest amount of residential units added with over 9,000 units.
# Report Highlights 2019

**Investment:** $4,189,645,343


<table>
<thead>
<tr>
<th>Land Use</th>
<th>Investment</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$3,007,868,760</td>
<td>72%</td>
</tr>
<tr>
<td>Commercial</td>
<td>$569,346,683</td>
<td>14%</td>
</tr>
<tr>
<td>Institutional</td>
<td>$612,429,900</td>
<td>14%</td>
</tr>
</tbody>
</table>

**Investments By Land Use:**

- **Residential:** $3,007,868,760 (72% of total investment. Highest annual investment between 2009-2019.)
- **Commercial:** $569,346,683 (14% of total investment. Third highest annual investment between 2009-2019.)
- **Institutional:** $612,429,900 (14% of total investment. Second highest annual investment between 2009-2019.)

**Square Footage:** 12,725,138

Third highest between 2009-2019

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Square Footage</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>9,366,244</td>
<td>Second highest total development of residential uses between 2009-2019.</td>
</tr>
<tr>
<td>Commercial</td>
<td>2,089,362</td>
<td>Third highest total development of commercial uses between 2009-2019.</td>
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<td>Institutional</td>
<td>1,106,386</td>
<td>Third lowest of total development of institutional uses between 2009-2019.</td>
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A decrease of **40%** from last year’s 1,854,640.

**Residential Units:** 9,973

Highest Residential Units added between 2009-2019.

- **Unsubsidized:** 5,950 (59% of units were privately funded. Highest amount of privately funded units between 2009-2019.)
- **Subsidized:** 4,023 (40% of 9,973 units were publically funded. A 5% decrease from the previous years 4,225 publicly funded units.)

Data and graphs represented in this report are from house number application records of The Bronx Borough President’s Office.
Report Highlights 2009-2019

**Investment:** $23,145,483,471

Annual Average: $2.31 Billion

**Investments By Land Use**
- Residential: $15,394,898,500 (67% of total investment)
- Commercial: $4,102,479,890 (16% of total investment)
- Institutional: $3,648,045,080 (17% of total investment)

**Square Footage:** 109,508,672

Annual Square Footage: 10,934,553

**Square feet By Land Use**
- Residential: 70,508,341 (64% of total development)
- Commercial: 23,503,528 (21% of total development)
- Institutional: 15,496,803 (15% of total development)

**Residential Units:** 55,295

- Unsubsidized: 28,162 (51% of units were developed by private developers)
- Subsidized: 27,133 (49% of units have been developed with government funding)

* Using estimated figures for years 2009-2012 as square footage was not separated by land use for those years
Addresses Issued by Land Use

- Residential, 82%
- Commercial, 13%
- Institutional, 5%

Land Use | Amount of Addresses Issued
---|---
Commercial | 62
Institutional | 22
Residential | 376

Total Addresses Assigned in 2019: 460
Total Investment by Land Use

- Residential, $3,007,868,760
- Commercial, $569,346,683
- Institutional, $612,429,900

Total Investment in 2019: $4,189,645,343
Square Footage by Land Use

- Residential, 9,366,244
- Commercial, 2,089,362
- Institutional, 1,106,386

Total Square Footage of Development in 2019: 12,561,992
### Investment by Community District

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<tr>
<th>Community District</th>
<th>Investment</th>
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<td>CD 1</td>
<td>$724,761,840</td>
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<tr>
<td>CD 2</td>
<td>$166,066,349</td>
</tr>
<tr>
<td>CD 3</td>
<td>$342,640,888</td>
</tr>
<tr>
<td>CD 4</td>
<td>$280,611,685</td>
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<tr>
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<td>$314,170,342</td>
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<td>CD 6</td>
<td>$443,278,847</td>
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<td>$261,859,346</td>
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![Bar chart showing investment by community district](chart.png)
## Square Footage Development By Community District

<table>
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<th>Community District</th>
<th>Square Footage Development</th>
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<tr>
<td>CD12</td>
<td>1,100,850</td>
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<tr>
<td>CD11</td>
<td>626,678</td>
</tr>
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<td>CD10</td>
<td>1,411,116</td>
</tr>
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<td>CD9</td>
<td>930,923</td>
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<tr>
<td>CD8</td>
<td>559,856</td>
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<tr>
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<td>1,117,604</td>
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<td>CD6</td>
<td>1,452,243</td>
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<td>CD5</td>
<td>805,640</td>
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<tr>
<td>CD4</td>
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<tr>
<td>CD3</td>
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<td>CD2</td>
<td>471,547</td>
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<td>2,179,786</td>
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New Residential Units By Community District

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<tr>
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<td>885</td>
</tr>
<tr>
<td>CD8</td>
<td>354</td>
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<td>CD7</td>
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<td>1,329</td>
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<td>CD5</td>
<td>946</td>
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<tr>
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<td>CD1</td>
<td>1,868</td>
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2009-2019 Development Highlights
<table>
<thead>
<tr>
<th>Year</th>
<th>Residential</th>
<th>Commercial</th>
<th>Institutional</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$738,624,228</td>
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<tr>
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<tr>
<td>2011</td>
<td>$545,510,314</td>
<td>$131,537,510</td>
<td>$176,509,446</td>
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<td>2012</td>
<td>$644,904,939</td>
<td>$612,187,739</td>
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<td>2013</td>
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<td>2014</td>
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<td>2015</td>
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<td>2019</td>
<td>$2,980,261,303</td>
<td>$921,231,044</td>
<td>$288,152,996</td>
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**Total Investment By Land Use Category 2009-2019**

- Residential: $910,072,282 - $2,980,261,303
- Commercial: $118,630,000 - $921,231,044
- Institutional: $738,624,228 - $288,152,996
New Residential Units 2009-2019

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<th>Unsubsidized</th>
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<tr>
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<tr>
<td>2012</td>
<td>1,448</td>
<td>1,284</td>
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<tr>
<td>2013</td>
<td>1,097</td>
<td>1,791</td>
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<tr>
<td>2014</td>
<td>1,166</td>
<td>2,478</td>
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<tr>
<td>2015</td>
<td>2,371</td>
<td>4,603</td>
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<tr>
<td>2016</td>
<td>3,821</td>
<td>1,413</td>
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<tr>
<td>2017</td>
<td>4,299</td>
<td>3,080</td>
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<tr>
<td>2018</td>
<td>4,225</td>
<td>4,660</td>
</tr>
<tr>
<td>2019</td>
<td>4,023</td>
<td>5,950</td>
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</table>
Developments By Community District 2009-2019
Investment by Community District
2009-2019

<table>
<thead>
<tr>
<th>District</th>
<th>2009-2018</th>
<th>2019</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD 1</td>
<td>$3,571,904,087</td>
<td>$724,761,840</td>
<td>$4,296,665,927</td>
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<td>$1,839,521,668</td>
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<td>CD 4</td>
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<tr>
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<tr>
<td>CD 6</td>
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<td>$2,403,762,786</td>
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<tr>
<td>CD 7</td>
<td>$2,200,882,806</td>
<td>$404,358,700</td>
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<td>CD 8</td>
<td>$938,249,412</td>
<td>$149,569,580</td>
<td>$1,087,818,992</td>
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<td>CD 9</td>
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<td>$452,850,860</td>
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<tr>
<td>CD 10</td>
<td>$767,513,512</td>
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<td>CD 11</td>
<td>$1,460,980,797</td>
<td>$195,111,402</td>
<td>$1,656,092,200</td>
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<tr>
<td>CD 12</td>
<td>$667,591,863</td>
<td>$261,859,346</td>
<td>$929,451,219</td>
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Total Investment: $5,571,904,087 to $724,761,840 = $6,296,665,927
Square Footage Development by Community District 2009-2019

<table>
<thead>
<tr>
<th>Community District</th>
<th>2019</th>
<th>2009-2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD 1</td>
<td>2,179,786</td>
<td>14,794,680</td>
</tr>
<tr>
<td>CD 2</td>
<td>471,547</td>
<td>4,967,028</td>
</tr>
<tr>
<td>CD 3</td>
<td>1,316,898</td>
<td>8,625,030</td>
</tr>
<tr>
<td>CD 4</td>
<td>751,997</td>
<td>7,655,529</td>
</tr>
<tr>
<td>CD 5</td>
<td>805,640</td>
<td>4,229,486</td>
</tr>
<tr>
<td>CD 6</td>
<td>1,452,243</td>
<td>9,013,203</td>
</tr>
<tr>
<td>CD 7</td>
<td>1,117,604</td>
<td>10,256,951</td>
</tr>
<tr>
<td>CD 8</td>
<td>559,856</td>
<td>5,578,739</td>
</tr>
<tr>
<td>CD 9</td>
<td>930,923</td>
<td>7,064,887</td>
</tr>
<tr>
<td>CD 10</td>
<td>1,411,116</td>
<td>10,852,259</td>
</tr>
<tr>
<td>CD 11</td>
<td>626,678</td>
<td>5,080,885</td>
</tr>
<tr>
<td>CD 12</td>
<td>1,100,850</td>
<td>5,705,601</td>
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</table>
New Residential Units by Community District 2009-2019

<table>
<thead>
<tr>
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<th>2009-2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD 1</td>
<td>9,169</td>
<td>1,868</td>
</tr>
<tr>
<td>CD 2</td>
<td>2,322</td>
<td>305</td>
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<td>CD 3</td>
<td>6,452</td>
<td>919</td>
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<tr>
<td>CD 4</td>
<td>4,208</td>
<td>663</td>
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<tr>
<td>CD 5</td>
<td>3,234</td>
<td>946</td>
</tr>
<tr>
<td>CD 6</td>
<td>5,715</td>
<td>1,329</td>
</tr>
<tr>
<td>CD 7</td>
<td>4,349</td>
<td>1,293</td>
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<tr>
<td>CD 8</td>
<td>1,633</td>
<td>354</td>
</tr>
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<td>CD 9</td>
<td>2,858</td>
<td>885</td>
</tr>
<tr>
<td>CD 10</td>
<td>1,320</td>
<td>164</td>
</tr>
<tr>
<td>CD 11</td>
<td>1,550</td>
<td>353</td>
</tr>
<tr>
<td>CD 12</td>
<td>2,890</td>
<td>894</td>
</tr>
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<td>62</td>
</tr>
<tr>
<td>Institutional</td>
<td>22</td>
</tr>
<tr>
<td>Residential</td>
<td>376</td>
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Total Investment by Land Use

- Residential, $3,007,868,760
- Commercial, $569,346,683
- Institutional, $612,429,900

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Square Footage by Land Use

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<th>Community District</th>
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<tr>
<td>CD1</td>
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</table>
2009-2019 Development Highlights
Total Investment By Land Use Category
2009-2019

Residential
- 2009: $910,072,282
- 2010: $281,429,767
- 2011: $545,510,314
- 2012: $644,904,939
- 2013: $604,509,502
- 2014: $714,607,806
- 2015: $2,079,150,354
- 2016: $1,703,844,694
- 2017: $2,299,345,685
- 2018: $2,631,261,854
- 2019: $2,980,261,303

Commercial
- 2009: $118,630,000
- 2010: $27,619,660
- 2011: $131,537,510
- 2012: $612,187,739
- 2013: $121,259,567
- 2014: $128,124,353
- 2015: $169,704,184
- 2016: $1,338,630,681
- 2017: $171,208,636
- 2018: $362,346,516
- 2019: $921,231,044

Institutional
- 2009: $738,624,228
- 2010: $275,803,447
- 2011: $176,509,446
- 2012: $455,565,550
- 2013: $171,612,524
- 2014: $449,716,900
- 2015: $136,621,600
- 2016: $228,509,418
- 2017: $237,977,170
- 2018: $488,951,802
- 2019: $288,152,996
New Residential Units 2009-2019

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Developments By Community District
2009-2019
Square Footage Development by Community District 2009-2019
New Residential Units by Community District 2009-2019

<table>
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<tr>
<th>District</th>
<th>2009-2018</th>
<th>2019</th>
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</table>
2019 Development Highlights
New Development in The Bronx By Location and Land Use
New Development in The Bronx By Location and Investment
New Development in The Bronx By Location and Square Feet

Legend
2019 Developments
Developed Square Feet
- 240 - 18,080
- 18,081 - 53,696
- 53,699 - 108,349
- 108,348 - 177,153
- 177,154 - 741,000

[Map showing new developments in The Bronx with different colors representing square feet ranges.]
New Development in The Bronx By Location and Number of Residential Units
Top Ten Developments in The Bronx 2019
Top Ten Residential Developments

<table>
<thead>
<tr>
<th>Project</th>
<th>Investment</th>
<th>Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 445 Gerard Avenue</td>
<td>$192,000,000</td>
<td>The Domain Cos.</td>
</tr>
<tr>
<td>2 1001 Whitlock Avenue</td>
<td>$117,500,000</td>
<td>Eli Davidowitz</td>
</tr>
<tr>
<td>3 337 East 162 Street</td>
<td>$93,202,375</td>
<td>NYC HA</td>
</tr>
<tr>
<td>4 1532 Story Avenue</td>
<td>$91,800,000</td>
<td>Nelson Management Group, LTD</td>
</tr>
<tr>
<td>5 1516 Story Avenue</td>
<td>$90,000,000</td>
<td>Nelson Management Group, LTD</td>
</tr>
<tr>
<td>6 2850 Webster Avenue</td>
<td>$86,000,000</td>
<td>Douglaston Development</td>
</tr>
<tr>
<td>7 261 East 202nd Street</td>
<td>$81,400,000</td>
<td>Peter Fine</td>
</tr>
<tr>
<td>8 1001 Thieriot Avenue</td>
<td>$81,330,625</td>
<td>NYC HA</td>
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<tr>
<td>9 373 East 183 Street</td>
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<tr>
<td>10 1746 Andrews Avenue South</td>
<td>$74,399,142</td>
<td>Paul Kress</td>
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Top Ten Commercial Developments

<table>
<thead>
<tr>
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<th>Investment</th>
<th>Developer</th>
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<tbody>
<tr>
<td>2505 Bruckner Boulevard</td>
<td>$222,300,300</td>
<td>Andrew Chung</td>
</tr>
<tr>
<td>3651 Bruckner Boulevard</td>
<td>$40,000,000</td>
<td>Mark Caller</td>
</tr>
<tr>
<td>3127 Wilkinson Avenue</td>
<td>$40,000,000</td>
<td>Mark Caller</td>
</tr>
<tr>
<td>3250 Westchester Avenue</td>
<td>$40,000,000</td>
<td>Mark Caller</td>
</tr>
<tr>
<td>298 Halleck Street</td>
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<td>Lori Boccadoro</td>
</tr>
<tr>
<td>801 Co-op City Boulevard</td>
<td>$17,000,000</td>
<td>Joseph Simone</td>
</tr>
<tr>
<td>4380 Bullard Avenue</td>
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<td>Micheal Jayne</td>
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<tr>
<td>550 Nereid Avenue</td>
<td>$9,500,000</td>
<td>Micheal Jayne</td>
</tr>
<tr>
<td>4477 Third Avenue</td>
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</tr>
<tr>
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<td>$6,125,023</td>
<td>Christopher Santoro</td>
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## Top Ten Institutional Developments

<table>
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<tr>
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<th>Developer</th>
</tr>
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<tr>
<td>1964 Yates Avenue</td>
<td>$ 77,000,000</td>
<td>Elan Abneri</td>
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<tr>
<td>639 St. Anns Avenue</td>
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</tr>
<tr>
<td>1302 Edward L Grant Highway</td>
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<td>Robert Murphy</td>
</tr>
<tr>
<td>757 Sheridan Avenue</td>
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<tr>
<td>761 Concourse Village West</td>
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<td>Allen Rosenberg</td>
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<tr>
<td>4200 Grace Avenue</td>
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<tr>
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<tr>
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<tr>
<td>481 East 164 Street</td>
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Top Ten Developments

<table>
<thead>
<tr>
<th></th>
<th>Project</th>
<th>Investment</th>
<th>Developer</th>
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<tbody>
<tr>
<td>1</td>
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<td>Andrew Chung</td>
</tr>
<tr>
<td>2</td>
<td>445 Gerard Avenue</td>
<td>$192,000,000</td>
<td>Jared Watson</td>
</tr>
<tr>
<td>3</td>
<td>1001 Whitlock Avenue</td>
<td>$117,500,000</td>
<td>Eli Davidowitz</td>
</tr>
<tr>
<td>4</td>
<td>1260 Ward Avenue</td>
<td>$96,000,000</td>
<td>Elan Abneri</td>
</tr>
<tr>
<td>5</td>
<td>337 East 162 Street</td>
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</tr>
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<td>6</td>
<td>1532 Story Avenue</td>
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<td>Nelson Management Group, LTD</td>
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<td>7</td>
<td>1516 Story Avenue</td>
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<td>8</td>
<td>2850 Webster Avenue</td>
<td>$86,000,000</td>
<td>Douglaston Development</td>
</tr>
<tr>
<td>9</td>
<td>261 East 202nd Street</td>
<td>$81,400,000</td>
<td>Peter Fine</td>
</tr>
<tr>
<td>10</td>
<td>1001 Thieriot Avenue</td>
<td>$81,330,625</td>
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# 2019 Top Ten Projects By Total Investment

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<tr>
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<td>Investment</td>
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# 2019 Top Ten Projects By Total Investment

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<td>445 Gerard Avenue</td>
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### 2019 Top Ten Projects By Total Investment

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# 2019 Top Ten Projects By Total Investment

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2019 Top Ten Projects By Total Investment

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2019 Top Ten Projects By Total Investment

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<tr>
<td>7</td>
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## 2019 Top Ten Projects By Total Investment

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# 2019 Top Ten Projects By Total Investment

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<tbody>
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<td>261 East 202nd Street</td>
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## 2019 Top Ten Projects By Total Investment

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<td>NYCHA</td>
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