



THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6
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Honorable Vanessa L. Gibson, Bronx Borough President

Honorable Oswald Feliz, New York City Council Member

MS. EVONNE CAPERS
Board Chairperson

MR. RAFAEL MOURE-PUNNETT
District Manager

Housing and Land-Use Committee Meeting Minutes

Tuesday, October 17, 2023

Frank Franz, Housing and Land-Use Committee Chairperson

The Housing and Land-Use Committee met on October 17, 2023 at the district office and via Zoom Audio and Video Conference and in-person at the district office. The following board members were present: Clarita Bailon, John Barczak, Cornell Brown, Evonne Capers, Frank Franz, Gail Irby, Laura James, Magdamary Marcano, Reggie Powell, Monique Williams and Annette Wright.

The Housing and Land-Use Committee discussed the following information:

- **Discussion and Voting on the East Tremont Cluster NCP Uniform Land Use Review Procedure (URLUP) Application**

The Housing and Land-Use Committee discussed the East Tremont Cluster NCP ULURP application. The proposed housing project will be developed at three vacant sites located at 1900 Marmion Avenue, 706 Fairmount Avenue, and 907 East 175th Street. The original proposal included 64 units of new inter-generational mixed-income housing and to incorporate low-income seniors and families. After meeting with New York City Council Member Oswald Feliz regarding this project, Housing Preservation and Development has decided not to certify this project with the City Planning Commission, as Council Member Feliz expressed interest in using these sites for affordable home ownership. The Housing and Land-Use Committee expressed their desire to see this housing project be an opportunity for affordable home ownership as well. The Housing and Land-Use Committee will review an updated proposal once HPD and the developer have had a chance to secure financing for a potential co-op model for these three buildings.

- **Review and Voting on the Bronx Community Boards' letter to New York City Council Member Diana Ayala on the City's shelter sighting and oversight**

The Housing and Land-Use Committee reviewed the letter that was drafted by the Bronx Community Board District Managers, addressed to New York City Council Member Diana Ayala regarding City's shelter sighting and oversight. The Housing and Land-Use Committee recommended that the Community Board provide their support and agree to sign the letter.

- **Discussion on the proposed rezoning of 439 Devoe Avenue**

The Housing and Land-Use Committee determined that a letter to the property owners of 439 Devoe Avenue be issued asking if they would consider selling the lot to the city, and asking for clarification on what is the status of the adjacent warehouse property.

- **Discussion on the Preliminary Community District Needs and Community Board Budget Requests for Fiscal Year 2025**

The Housing and Land-Use Committee discussed the Preliminary Community District Needs and Community Board Budget Requests for Fiscal Year 2025. The Housing and Land-Use Committee added requests for affordable homeownership through programs like the New York City Housing Preservation and Development's Open Door program, expanded eviction prevention services, housing for people with disabilities, housing for low-income seniors, and housing for homeless veterans.