



**THE CITY OF NEW YORK**  
**BRONX COMMUNITY BOARD 6**  
**1932 Arthur Avenue, Room 403-A, Bronx, NY 10457**

Telephone: (718) 579-6990 Fax: (718) 579-6875 Email: [bronxcb6@bronxcb6.org](mailto:bronxcb6@bronxcb6.org)

*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, December 19, 2023

Frank Franz, Housing and Land-Use Committee Chairperson

The Housing and Land-Use Committee met on December 19, 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: Cornell Brown, Michael Caraballo, Frank Franz, Magdamary Marcano, Reggie Powell, Carol Robinson, and Annette Wright.

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

- **Discussion and Voting on the East Tremont Cluster NCP**

The Housing and Land-Use Committee was informed by the New York City Department of Housing Preservation and Development that the East Tremont Cluster project has been a longstanding project that started back in 2014 with the release of their NIHOP NCP Request for Qualifications (RFQ). This RFQ designated small vacant city owned parcels for infill development with sites either being designated for small 1-3 family home ownership or rental projects. In 2018, 1900 Marmion Avenue and 907 East 175<sup>th</sup> Street were designated to Fulcrum Properties and Briarwood organization for rental as the conditions of the project's site lent themselves better to rental housing. In early 2019, the project was first presented to the Community Board and then later again in 2020 once the third site, 706 Fairmount Avenue, was added to the cluster. In these initial presentations, their Development Team received positive feedback on the rental project. Since 2020, the Environmental Review, Financing, and Design of the buildings have moved forward as originally planned. At the recent Housing and Land-Use Committee meetings, the committee expressed interest in the project being a homeownership project instead of a rental project. The New York City Department of Housing Preservation and Development explained that switching the project at this stage would make it much more difficult to finance, it would delay the project significantly, and result in the sites sitting vacant for an indeterminate amount of time. The change from rental to homeownership would significantly reduce the number of units making it harder to finance, the building relies on the Low Income Housing Tax Credit (LIHTC) for funding and the reduction in units would make some buildings smaller than 10 units, which the New York City Department of Housing Preservation and Development typically considers the minimum number of units needed for a coop to operate successfully. The Housing and Land-Use Committee voted in support of issuing a favorable recommendation to the New York City Department of City Planning for the East Tremont Cluster project with a stipulation for future homeownership opportunities in the district. The motion was made by Ms. Magdamary Marcano, seconded by Mr. Reggie Powell, and was unanimously adopted.

- **Discussion on the lot behind 1932 Arthur Avenue**

The Housing and Land-Use Committee was informed that the New York City Department of Citywide Administrative Services stated that the lot behind 1932 Arthur Avenue will remain with the New York City Police Department and identified the representative who can address related matters moving forward. District Manager Rafael Moure-Punnett will invite the representative to conduct a presentation on the current use and maintenance of the lot. The Housing and Land-Use Committee also suggested to report rat infestation matters to the New York City Department of Health and Mental Hygiene, and invite the New York City Police Department to attend a future meeting to explain how the lot is being used to serve the community.

- **Discussion on 439 Devoe Avenue**

The Housing and Land-Use Committee decided to take further action regarding this project. They will be issuing a letter to the New York City Department of Parks and Recreation recommending that they purchase the property to build and a letter to New York City Department of Parks and Recreation requesting that the City attempt to purchase the land and convert the lot into a park or garden. The committee discussed either federal earmarks from United States Congressman Ritchie Torres and/or city capital funds from New York City Councilmember Oswald Feliz being used for the purchase. The motion was made by Mr. Reggie Powell, seconded by Ms. Magdamary Marciano, and was unanimously adopted.