



**THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6**

1932 Arthur Avenue, Room 403-A, Bronx, NY 10457

Honorable Vanessa L. Gibson, Bronx Borough President

Honorable Oswald Feliz, New York City Council Member, 15th District

Telephone: (718) 579-6990 – Email: bronxcb6@bronxcb6.org – Website: nyc.gov/bxcb6

MS. EVONNE CAPERS
Board Chairperson

MR. RAFAEL MOURE-PUNNETT
District Manager

May 9, 2024

Adam Weinstein
President & CEO
Phipps Houses

Thank you for engaging with the Board and residents regarding our concerns with Lambert Houses. We are concerned that many of the issues we raised in our previous letter were not addressed in your response. We are listing these concerns as more direct questions in hopes you can answer them:

1. When will management office hours for Lambert tenants be held?
2. Will management office staff speak Spanish?
3. Will Phipps send recertification documents to Lambert tenants in Spanish?
4. What will new management office staff be doing to insure that tenants are not sued in housing court for arrears they do not owe?
5. What is Phipps' response to concerns that tenants are being charged for miscalculations in rent or charging of "market rents" when Phipps fails to renew leases on time?
6. Why does waiting for HUD to transfer Section 8 vouchers prevent Phipps from providing updates to residents? Phipps promised to convene regular meetings and set up a website with information at the 2016 NYC Council hearing on the rezoning. **Can Phipps set up a meeting this spring?**
7. Why does the current Lambert buildings being 50 years old waive Phipps' responsibility to adhere to the housing maintenance code (as described in our initial letter)? The Board interprets your letter to be making this claim, and most members live in buildings over 50 years old.
8. What will Phipps do to ensure that there are not elevator outages in the new buildings, as there regularly are in the old buildings?
9. Why is Phipps unwilling to commit to informing tenants about building-wide heat outages in the future?
10. What is the timeline of construction, unit and building layouts, and unit breakdown (by AMI for lottery units and Section 8 total) for each new building?

Regards,

Evonne Capers
Chair, Bronx Community Board 6

CC: NY State Senator Luis Sepulveda, New York Legal Assistance Group