



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

EVONNE CAPERS
Board Chairperson

RAFAEL MOURE-PUNNETT
District Manager

Housing and Land-Use Committee Meeting Minutes

Frank Franz, Committee Chairperson

Tuesday, September 10, 2024

The Housing and Land-Use Committee met on Tuesday, September 10, 2024 at the district office and on Zoom Audio and Video Conference. The following board members were present: Nicole Carter (virtually), Gail Irby, Laura James, Magdamary Marcano, Carol Robinson, and Gladys Sotomayor.

The Housing and Land-Use Committee discussed the following:

- **Update on 439 Devoe Avenue**

District Manager Rafael Moure-Punnett informed the Housing and Land-Use Committee that there was a recent attempt to purchase 439 Devoe Avenue by the New York City Department of Parks and Recreation. However, the New York City Department of Parks and Recreation was unable to purchase the property because it is in the process of new ownership. The Housing and Land-Use Committee discussed submitting a referral to NYSERDA and NYSDEC for an environmental assessment given that the property is being converted into electrical backup storage facility and there are chemicals in the ground.

- **Update on Aquinas Housing Portfolio**

District Manager Rafael Moure-Punnett a recap of the tenant organizing in the summer and conversations held with HPD. The Board's office organized a tenant meeting with the new management company, Lemle & Wolff. HPD informed him that there will be an overhaul of the board of directors for Aquinas Housing Corporation. He also announced the next Aquinas Housing tenant meeting in October in partnership with the Northwest Bronx Clergy Community Coalition to discuss whether tenants are interested in converting buildings to cooperatives. District Manager Moure-Punnett also informed the Housing and Land-Use Committee about the outstanding debt associated with each tenant apartment, which is attributed to the different management companies' poor record keeping and difficulty with outstanding Section 8 recertifications. He also briefed the Housing and Land-Use Committee about the consultations by a NYLAG lawyer, who is willing to file a 7-A case on behalf of one building out of the portfolio consisting of 46 buildings total. The NYLAG attorney will host a meeting with the tenants to advise on the option of filing a 7-A case soon.

- **Update on Lambert Houses' Tenant Organizing**

The Housing and Land-Use Committee was informed that a tenant meeting will be held at the Bronx River Art Center in the near future. The district office staff will support and assist with the outreach and tenant organizing.

- **Other Business**

- The Housing and Land-Use Committee discussed the development proposed for 1601 Bronxdale Avenue and the potential impact for Bronx Community Board #6. District Manager Moure-Punnett stated that he has received a copy of the Bronx Metro-North: Bronxdale Mapping project presentation from the Bronx Borough President's Office.
- The Housing and Land-Use Committee was informed by District Manager Moure-Punnett that he submitted a proposal for an Urban Planner to serve as a fellow at the district office through the Fund of the City of New York. The proposal is that the planner will help develop a potential 197A plan to rezone the manufacturing district in West Farms.