



# 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-PUNETT**  
District Manager

## **Housing and Land-Use Committee Meeting Minutes**

Frank Franz, Committee Chairperson

Tuesday, February 11, 2025

The Housing and Land-Use Committee met on Tuesday, February 11, 2025 in-person at the district office and on Zoom Video Communications. The following board members attended the Housing and Land-Use Committee Meeting: Nicole Carter (Virtual), Frank Franz, Gail Irby, Laura James, Magdamary Marciano, Nicole N'diaye (Virtual), Carol Robinson, Gladys Sotomayor (Virtual), Porscha Wilson, and Annette Wright.

The Housing and Land-Use Committee discussed the following:

- **Discussion on proposal for Beck Church with Fariza Sai, M.S. Real Estate Development Candidate, NYU School of Professional Studies, Schack Institute of Real Estate**

Fariza Sai presented the proposal for Beck Church, which would preserve the church building and develop a residential building behind it. The development would include 116 units, community facilities, and adhere to LEED housing standards. The Housing and Land-Use Committee discussed the size of the units, and recommended larger units for families. The committee expressed the need for homeownership opportunities in the district. District Manager informed Fariza Sai that he would send her information on HPD's Open Door program, which is used to develop cooperative buildings, and asked if she would rework her proposal as a cooperative using that program.

- **Review of CB6 Letter of Comment**

District Manager Rafael Moure-Punnett informed the committee that the New York City Charter requires the Board to submit a Letter of Comment, addressing the responses from agencies to the District Needs Statement. The District Manager will draft the letter for the Board's review and approval.