



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, January 14, 2025

The Housing and Land-Use Committee met on Tuesday, January 14, 2025 in-person at the district office and on Zoom Video Communications. The following board members attended the Housing and Land-Use Committee Meeting: Cornell Brown (Virtual), Nicole Carter (Virtual), Frank Franz, Gail Irby, Laura James, Magdamary Marcano, Nicole N'diaye (Virtual), Reggie Powell, Carol Robinson, Gladys Sotomayor (Virtual), Porscha Wilson, and Annette Wright.

The Housing and Land-Use Committee discussed the following:

- **Presentation from James Cogger of Legal Hand**

Project Manager James Cogger met with the Housing and Land-Use Committee to announce the new storefront location and rebrand of Legal Hand. Now operating as Community Justice Connect, this legal services non-profit organization aids with civil legal issues. Their office offers legal advice to tenants and landlords using volunteers. They also assist with One-Shot Deal and Housing Connect applications or to file a case Pro-se in Housing Court. If an individual needs representation from an attorney, then the site coordinates the referral to a free or low-cost legal service provider. Community Justice Connect is located at on East 162nd Street and Third Avenue and walk-in hours are available Monday through Thursday. The site is currently recruiting its next cohort of community volunteers. Community Justice Connect will train community volunteers to provide free legal information, resources, and referrals. Interested applicants must be able to commit to a 2-day training and dedicate at least one day a week to volunteering for a minimum of three months.

- **Discussion on the Phipps Neighborhoods West Farms Opportunity Center Update on Lambert Houses' Tenant Organizing**

District Manager Rafael Moure-Punnett informed the Housing and Land-Use Committee of the letter from Phipps Neighborhoods, which addresses the Board's request on how Parcel 10 should be used. The District Manager provided an overview of the Board's most recent letter addressed to Phipps Neighborhoods, requesting that the site be used for as a public space if a school is not built. While Phipps Neighborhoods supports redeveloping the site to accommodate a community space, the School Construction Authority (SCA) would have to release their rights to Parcel 10. The letter from Phipps Neighborhoods also stressed the need for public funding to build a community center because such a project entails significant costs compared to providing the land to the SCA. Phipps Neighborhoods proposed the creation of a permanent site for the Phipps West Farms Opportunity Center, which currently operates in a temporary space out of the Lambert Shopping Center. The Housing and Land-Use Committee discussed how to best utilize the proposed community center and expressed support for the inclusion of a free or no-cost space that organizations may use for programming. The District Manager will communicate with Phipps Neighborhoods, and relay to the committee any information about the timeline for the proposed project.