



THE CITY OF NEW YORK BRONX COMMUNITY BOARD 6

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

Telephone: (718) 579-6990 Email: bx06@cb.nyc.gov Website: nyc.gov/bxcb6

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 Tuesday, October 14, 2025, at 6:30 PM Frank Franz, Housing and Land-Use Committee Chairperson

The Housing and Land-Use Committee met on Tuesday, October 14, 2025, both in-person at the district office and via Zoom Video Communications. The following Board Members attended the Housing and Land-Use Committee meeting: Brigette Brantley (virtual), Nicole Carter (virtual), Fousani Hamidou, Shantavia Inabinet, Gail Irby, Laura James (virtual), Jonathan Jimenez, Magdamary Marcano, Reggie Powell, Carol Robinson, and Gladys Sotomayor.

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

- **Presentation on the Sojourner Mapes Rezoning**

Phipps Houses and Marvel Architects presented their rezoning proposal for the Sojourner and Mapes sites. They are proposing that the Sojourner Site (Block 3119; Lots 37 and 44) be rezoned from R7-I to R8. Additionally, they propose rezoning the Mapes Site (Block 3111; Lots 49, 55, 59, 65, and 69) from R7-1/C1-4 to R8/C2-4 and establishing a Mandatory Inclusionary Housing (MIH) area.

The proposed development plan for Sojourner site includes approximately 159 affordable housing units in a 16-story building (with insets starting on the 8th floor). Of these, 150 units will be available at up to 80% of the Area Median Income (AMI), and 9 units will be at 110% of AMI. 91 units of this development will be allocated to existing Mapes tenants, subject to recertification. The building will feature residential amenity space and dedicated areas for supportive services. The unit distribution at the Sojourner site will include: 6% 0 BR (10 units); 32% 1 BR (50 units); 44% 2 BR (70 units); and 18% 3 BR (29 units).

The proposed development plan for Mapes site, which includes approximately 298 affordable housing units (excluding a superintendent's unit) in a 14-story building (with insets starting on the 6th floor). Of these, 15% of units will be at 40% AMI (formerly homeless), 30% at 40% AMI (89 units), 40% at 60% AMI (120 units), and 15% at 80% AMI (44 units). The unit distribution at the Mapes site will include: 10% 0 BR (29 units), 35% 1 BR (103 units), 45% 2 BR (134 units), 11% 3 BR (32 units).

The Housing and Land-Use Committee has expressed strong concerns regarding several aspects of the proposed plan. Specifically, these concerns include the assigned Area Median Income (AMI) percentages for the units, the allocation percentage for homeless individuals, and the lack of supportive housing services for formerly homeless tenants. The committee also expressed interest in the duplex units in Sojourner being offered as ownership units. The committee will issue formal recommendations on this ULURP action in November.

- **Discussion on the Park Avenue Neighborhood Study**

The Park Avenue Neighborhood Study was tabled and will be discussed at the upcoming Housing and Land-Use Committee.

- **Review of the Bronx Community Board 6's Preliminary Community District Needs for Fiscal Year 2025**

District Manager Rafael Moure-Punnett briefly reviewed the Preliminary Community District Needs for Fiscal Year 2025 for Bronx Community Board 6. He asks Board Members to review the document at their leisure and to submit comments before the end of the month.



THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6
1932 Arthur Avenue, Room 403-A, Bronx, New York 10457
 Telephone: (718) 579-6990 Email: bx06@cb.nyc.gov Website: www.nyc.gov/bxcb6
Honorable Vanessa L. Gibson, Bronx Borough President
Honorable Oswald Feliz, New York City Council Member

EVONNE CAPERS
 Board Chairperson

RAFAEL MOURE-PUNETT, MPA
 District Manager

Housing and Land-Use and Youth and Education Committee
Tuesday, October 14, 2025

Housing and Land-Use Committee		
Board Members	Signature	Virtual Attendance
Frank Franz		☐
Laura James		☐
Jonathan Jimenez		☐
Magdamary Marciano		☐
Reggie Powell		☐
Carol Robinson		☐
Gladys Sotomayor		☐
Porscha Wilson		☐
Annette Wright		☐
Youth and Education Committee		
Board Members	Signature	Virtual Attendance
Brigitte Brantley		☐
Cornell Brown		☐
Fousani Hamidou		☐
Gail Irby		☐
Laura James		☐
Nicole N'diaye		☐
Carol Robinson		☐
Hoshi Salcedo		☐
Gladys Sotomayor		☐
Shantovia Inabinet		☐
		☐
		☐
		☐