



**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-PUNNETT
District Manager

**Housing and Land-Use Committee Meeting Minutes
Tuesday, December 9, 2025 at 6:30 PM
Frank Franz, Housing and Land-Use Committee Chairperson**

The Housing and Land-Use Committee met on Tuesday, December 9, 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: Frank Franz, Gail Irby, Laura James, Julio Jimenez, Magdamary Marcano, Reggie Powell, Gladys Sotomayor, Porscha Wilson, Annette Wright (virtual), and Angelina Zervos (virtual).

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

- **Discussion on the Beck Presbyterian Church and Graveyard, 980 East 180th Street, Landmarking**

The Housing and Land-Use Committee was informed that the Landmarks Preservation Commission has responded to the Board's letter, confirming that the matter is now under consideration and they are currently awaiting further guidance from them. District Manager Rafael Moure-Punnett has contacted the State Archaeologist's office to inquire about coordinating an investigation. This is crucial for determining if any human remains are present, a process supported by a 2023 New York State law protecting potential burial grounds. District Manager Moure-Punnett is awaiting a response to an email sent last week, which included Laura James' presentation and a request for inspection. A 2018 request to designate the church as a Landmark has been grouped with the current concern, ensuring that both are considered in any future development proposals. The Housing and Land-Use Committee is also collaborating with a documentarian, connected through Board Member Julio Jimenez, who is interested in documenting the investigation. The committee is also in discussion with local colleges, including Lehman College and Fordham University, about potentially scanning the area to support the investigation.

While coordination with the State is underway, there are logistical hurdles that require attention. For instance, the Housing and Land-Use Committee needs approval from the property secretary and, ultimately, State permission to proceed with any investigation. They also require an official opinion from the property owner to be forwarded to the Landmarks Commission.

- **Discussion on 915 Elsmere Place**

The Housing and Land-Use Committee discussed concerns regarding housing issues and landlord accountability raised regarding the property located at 915 Elsmere Place. A primary issue involves misrepresentation of amenities in buildings listed on Housing Connect, including the lack of promised on-site superintendents, laundry facilities, and functioning security doors. Furthermore, we noted the

policy in one building requiring tenants to carry renters' insurance or face a \$15 monthly surcharge, the legality of which District Manager Rafael Moure-Punnett is currently reviewing with counsel.

They also shared concerns about seniors moving into advertised "senior housing" units found that only 20% of units were reserved for seniors, leading to noise disturbances contrary to their expectations. There are also reports from shelter units cited inadequate support for mental health challenges, violence among residents (including a reported bite incident), and insufficient safety measures. The tenants have also reported difficulty contacting management. Some buildings lack proper management offices, and while online complaints are possible, there is often no direct phone or in-person contact, allowing issues to worsen.

District Manager Moure-Punnett has identified Mark Stagg as the owner of some properties with unresolved issues and has been attempting to establish contact since mid-October without success. The persistent lack of enforcement in regulatory agreements appears to allow landlords to avoid accountability, a problem exacerbated by HPD's often vague guidelines.

Legal remedies for tenants are limited. While false advertising claims are possible, public-interest lawyers rarely accept these cases, and private counsel is financially prohibitive for most residents. District Manager Moure-Punnett has learned that enforcement may rely on whether the disputed amenities are listed in rent-stabilization filings. Section 8 tenants face particular difficulty, requiring legal assistance or a tenant association to pursue challenges. The existing volume of housing court cases, coupled with the limits of the "Right to Counsel" law, means many tenants must navigate court without representation.

Should these systemic issues and the lack of management response continue, the District Manager Moure-Punnett is prepared to alert the media, specifically News 12, to generate necessary public pressure for immediate improvements.