



**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](mailto:bx06@cb.nyc.gov) Website: [nyc.gov/bxcb6](http://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, February 10, 2026 at 6:30 PM**  
**Frank Franz, Housing and Land-Use Committee Chairperson**

The Housing and Land-Use Committee met on Tuesday, February 10, 2026 via Zoom Video Communications. The following Board Members attended the Housing and Land-Use Committee meeting: Brigitte Brantley, Evonne Capers, Nicole Carter, Gail Irby, Laura James, Reggie Powell, Carol Robinson, and Gladys Sotomayor.

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

- **Discussion on the New York City Department of City Planning's Universal Affordability Preference**

The Housing and Land-Use Committee discussed the City's City of Yes citywide zoning changes, specifically the Universal Affordability Preference (UAP). Under the UAP, property owners may build up to 20% additional housing on their property without requiring rezoning approval from the Community Board or City Council, provided that the additional units are affordable at 60% of Area Median Income, approximately \$65,000 for an individual. Previously limited to senior housing, this preference is now available to all property owners. In much of Bronx Community Board 6's district, which is primarily zoned R7 narrow, the UAP allows building heights to increase from 85 feet to 115 feet. Although developments utilizing the 20% bonus are as of right, property owners must notify the Community Board, which provides an opportunity to submit comments to the Department of Housing Preservation and Development. The Housing and Land-Use Committee also reviewed a proposed 76 unit development at 2075 Honeywell Avenue under the UAP, consisting of 50 studios and 26 one bedroom units, raised concerns that the relatively small unit sizes, approximately 500 square feet for studios, may not align with the board's goal of encouraging larger family sized apartments and could potentially lend themselves to single room occupancy or supportive housing models, although the 60% AMI requirement suggests the project is not intended for Section 8 housing. The Housing and Land-Use Committee voted to draft a letter to the Department of Housing Preservation and Development seeking clarification on UAP unit size standards and requesting guidance on how the Board can be informed about specific programs associated with such developments. The proposed letter will be presented to the full Board for consideration and a vote.

- **Discussion on the Committee Vice-Chairperson Role**

The Housing and Land Use Committee discussed the need to appoint a Vice Chairperson in light of a potential bylaw amendment that would require committee chairs to attend in person when meetings are held in person. In that context, members suggested that each committee elect a Vice Chair to serve in the Chair's absence when necessary. Members emphasized the importance of having a designated Vice Chair to assist with meeting facilitation, coordination of agenda items, and ensuring continuity of leadership. The Chair requested volunteers to serve as Vice Chair of the Housing and Land Use

Committee. Further discussion regarding nominations and the selection process will take place at an upcoming meeting.