



**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-PUNNETT
District Manager

**Housing and Land-Use Committee Meeting Minutes
Tuesday, March 10, 2026 at 6:30 PM
Frank Franz, Housing and Land-Use Committee Chairperson**

The Housing and Land-Use Committee met on Tuesday, March 10, 2026 in-person and via Zoom Video Communications. The following Board Members attended the Housing and Land-Use Committee meeting: Nicole Carter (virtual), Bridgette Brantley (virtual), Cornell Brown (virtual), **Frank Franz**, Gail Irby, **Laura James**, **Jonathan Jimenez**, Nicole Ndiaye (virtual), **Reggie Powell (virtual)**, **Carol Robinson**, and **Gladys Sotomayor**.

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

- **Discussion on the Affordable Housing Fast Track at the Board of Standards and Appeals (BSA)**

The Housing and Land-Use Committee discussed the Affordable Housing Fast Track process established through a recent amendment to the New York City Charter, which was approved by voters in November. The amendment allows certain affordable housing developments that receive City funding to bypass the traditional land use approval process through the City Council and instead be reviewed by the Board of Standards and Appeals (BSA). This change is intended to reduce the time and cost associated with zoning approvals and to accelerate the production of affordable housing. Under this process, developments owned in whole or in part by Housing Development Fund Corporations (HDFCs) may apply to the BSA for approval rather than proceeding through the City Council. Community boards will continue to receive notice of applications prior to BSA hearings and will have thirty days to submit comment. The Housing and Land-Use Committee noted that community boards have historically had limited interaction with the BSA, which primarily reviews zoning variances and building code matters. Concerns were raised regarding vague language in the proposed rules, particularly with respect to the requirement that developments not alter the “essential character of the neighborhood.” They also highlighted a discrepancy between how the ballot proposal was presented to voters, which emphasized 100 percent affordable housing, and the language in the draft BSA rules, which refers to projects that are affordable “in whole or in part.” The Housing and Land-Use Committee discussed how HDFCs can include units priced at higher income bands, including up to 130 percent of Area Median Income (AMI), which may not be affordable to local residents. Additional concerns were expressed about the absence of clear design and development standards referenced in the rules, which are to be determined by the Department of Housing Preservation and Development (HPD). The Housing and Land-Use Committee emphasized the need for greater transparency regarding supportive housing and units set aside for formerly homeless individuals, especially in developments that may not include on-site support services. Members discussed the importance of neighborhood context in determining affordability, unit mix, and the inclusion of family-sized apartments that reflect the demographics of the surrounding community. The Housing and Land-Use Committee considered potential recommendations to submit to the BSA during the rulemaking process. These included clarifying whether the fast-track process should apply only to developments that are 100 percent affordable, ensuring neighborhood context is considered in setting affordability levels, providing greater transparency regarding

supportive housing components and services, and addressing the unit mix to meet the needs of local families. The committee noted that the deadline for submitting comments to the BSA rulemaking process is in early April, and a draft letter outlining the committee's recommendations will be prepared and presented to the full board for consideration and approval. A motion was made to recommend that the full board submit comments to the BSA regarding the proposed rulemaking for the Affordable Housing Fast Track process. The motion was made by Frank Franz, seconded by Gladys Sotomayor, and approved unanimously.

- **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 recent 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 Chairperson to serve in the Chairperson'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. Chairperson Franz requested volunteers to serve as Vice Chairperson of the Housing and Land Use Committee. A motion was made to nominate Laura James as Vice Chairperson of the Housing and Land Use Committee by Frank Franz and seconded by Gladys Sotomayor. The election was approved unanimously.

- **Other Business**

- **Review of the 2026 New York Yankees Community Council Youth Leadership Award Applications**

The Housing and Land Use Committee discussed the 2026 New York Yankees Community Council Youth Leadership Award applications process on behalf of the Youth and Education Committee. This year, outreach included social media, newsletters, and high school guidance counselors resulted in 30 submissions. Applications were color-coded for review: green for complete and district-affiliated, yellow for mostly complete with unclear details, orange for limited engagement, and red for incomplete. Several applicants were highlighted for ongoing volunteer work, including support for Justice for Families and the People's Assembly back-to-school drive. The submission deadline was extended to the upcoming board meeting, after which board members will vote on their top five candidates via a provided link, with results tallied at month-end.

- **Update on the Out-of-School Programs Evaluation Project by Catalyst Research and Development (CRD) Consulting**

The Housing and Land Use Committee discussed the Out-of-School Programs Evaluation Project by Catalyst Research and Development (CRD) Consulting on behalf of the Youth and Education Committee. Members were informed that the project start date has been revised from January to March, and the contract is being updated so that the Board Chair can sign it once finalized. CRD Consulting expressed interest in including non-DYCD-funded programs, such as Justice for Families, to ensure that high-performing programs are not excluded based on funding source. Weekly meetings between the committee liaison and CRD are ongoing, and a meeting with DYCD is scheduled for late April to review data collection practices. The consultant anticipates launching a survey at the end of April and attending the board meeting on April 29th. Coordination with the Community Education Council is also planned to facilitate parent engagement and foster collaboration on supporting local youth. To advance the project, the committee agreed to finalize the CRD Consulting contract and prepare for board and community engagement activities, including the survey launch and participation in upcoming hearings. Committee members additionally discussed representation at a forthcoming community hearing related to local housing and safety concerns. Members volunteered to provide testimony on behalf of residents who are unable to attend, ensuring neighborhood voices are represented. Key participants will gather information from the hearing and relay updates to the

full board as necessary, reinforcing the board's ongoing commitment to community input and oversight.