



**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, April 14, 2026 at 6:30 PM
Frank Franz, Housing and Land-Use Committee Chairperson**

The Housing and Land-Use Committee met on Tuesday, April 14, 2026 in-person and via Zoom Video Communications. The following Board Members attended the Housing and Land-Use Committee meeting: **Frank Franz, Laura James, Jonathan Jimenez, Magdamary Marciano, Reggie Powell, Carol Robinson, Gladys Sotomayor, and Annette Wright.**

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

- **Discussion on the Housing Project at 680 East Fordham Road**

The Housing and Land-Use Committee discussed a planned residential development at 680 East Fordham Road, the site of a former Department of Motor Vehicles (DMV) facility that has been sold to a private developer. Although the residents who initially raised concerns were not present, their feedback, particularly regarding potential impacts on the character of the neighborhood, was shared with the Housing and Land-Use Committee. It was noted that the property is located within an area rezoned in 2013 to a C4-5 commercial district, which permits mixed use development with commercial space on the ground floor and residential units above. The proposed project consists of a 13 story mixed use building rising approximately 116 feet, with a total floor area of 234,414 square feet. This includes 198,966 square feet of residential space and 35,448 square feet of commercial space. The development is expected to contain approximately 370 residential units, likely rentals based on an average unit size of about 537 square feet, and will include a cellar and seven open parking spaces. The Housing and Land-Use Committee also discussed the broader zoning context, noting that much of the surrounding district allows medium density as of right development. This means similar projects may proceed without additional discretionary approvals, provided they comply with existing zoning regulations. Concerns were raised about limited parking and the potential strain on local infrastructure. Additionally, the Housing and Land-Use Committee observed that while neighborhood rezonings could help address these concerns, ongoing efforts such as the proposed Park Avenue rezoning have been delayed due to competing priorities within the City Planning process. The Housing and Land-Use Committee concluded that the proposed development complies with current zoning and may proceed once the necessary permits are secured, and it acknowledged that the concerns raised by residents had been considered.

- **Discussion on the Department of Housing Preservation and Development's Response to Bronx Community Board's Letter regarding Universal Affordability Preference (UAP) Program**

The Housing and Land Use Committee reviewed the Department of Housing Preservation and Development (HPD)'s response to the Board's prior correspondence regarding the Universal

Affordability Preference program, which is linked to recent zoning changes under the City of Yes initiative. The Committee noted that the program allows for increased residential density without a formal rezoning process, provided that affordable housing units are included, and that such projects are required to provide notification to the Community Boards. HPD clarified that affordable units in these developments must be proportionate in size and distribution to market-rate units. Requirements ensure a mix of apartment types across the building and limit the concentration of studio units. HPD further confirmed that these affordable units cannot be used for transient occupancy or shelter purposes, as those uses fall under a separate regulatory framework. The Committee discussed ongoing concerns regarding the definition of affordability, particularly in relation to Area Median Income thresholds, noting that units classified as affordable may still be inaccessible to many local residents. The Committee also raised questions about the impact of voucher programs, rental pricing structures, and long-term building maintenance, as well as broader challenges in the housing market, including development incentives, regulatory constraints, and current economic conditions. It was noted that Universal Affordability Preference projects will be reviewed on a case-by-case basis as notifications are received. The Committee also expressed interest in inviting developers to present their proposals in order to better understand project details and provide opportunities for community input, even though these developments are permitted as-of-right.

- **Other Business**
 - **Informational Presentation from Literacy Academy Collective**

The Housing and Land Use Committee received a presentation from Naomi Peña, Co-Founder and Director of Family and Community Engagement at Literacy Academy Collective, who shared her personal experience as a parent of four children with dyslexia and outlined the organization's mission to improve literacy outcomes for students with language-based learning disabilities on behalf of the Youth and Education Committee. She described the challenges families face within the public school system, including limited awareness, delayed diagnoses, and the need for intensive advocacy to secure appropriate services. Ms. Peña explained that Literacy Academy Collective operates a public school model in partnership with New York City Public Schools, currently serving grades two through eight, with a specialized focus on structured literacy and the science of reading. The program provides targeted small group instruction, extended literacy blocks, and ongoing teacher training to support students who are significantly behind in reading. The Committee discussed the importance of early screening and parent awareness, noting that many families may not recognize when children are struggling. Concerns were raised about gaps in services within traditional public schools, particularly for students with dyslexia and those in special education settings. Ms. Peña emphasized that dyslexia is a neurological and often genetic condition that requires specialized instruction, and highlighted the broader equity issues related to access, affordability, and systemic barriers. She also shared data indicating that students in the program are making accelerated academic progress compared to typical growth expectations. Committee members expressed interest in further collaboration, outreach opportunities, and connecting the program with local schools and parent networks to expand awareness and access to resources.

- **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. A preliminary list and map of participating programs was presented, reflecting a mix of large organizations and smaller providers. Some school sites host multiple providers, while others are served by a single organization. Initial interviews have begun, including engagement with program

representatives to help refine survey questions, and additional interviews are being scheduled. Following this phase, a standardized survey will be distributed to both program leadership and staff to gather feedback on program strengths, challenges, and operational practices. The study is expected to continue through the summer, with key milestones aligned to scheduled deliverables and invoicing requirements.

- **Discussion on Tabling at the Bronx River Art Center (BRAC)'s Earth Day Event (Saturday, April 18, 12:00–5:00 PM)**

The Housing and Land Use Committee were encouraged to attend and support tabling activities BRAC's Earth Day event on Saturday, April 18, 2026, as well as to participate in additional Earth Day programming planned throughout the district.