



**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, May 12, 2026 at 6:30 PM
Frank Franz, Housing and Land-Use Committee Chairperson**

The Housing and Land-Use Committee met on Tuesday, May 12, 2026, both in-person and via Zoom Video Communications. The following Board Members attended the Housing and Land-Use Committee meeting: Evonne Capers, Nicole Carter, Gail Irby, Maria Garcia, **Laura James, Julio Jimenez, Madamary Marcano, Reggie Powell, Carmen Rivera, Carol Robinson, Gladys Sotomayor, and Annette Wright.**

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

- **Presentation by Phipps Houses on ULURP Action 240206 ZMX: The Sojourner Truth–Mapes Rezoning**

The Housing and Land Use Committee discussed the proposed residential development known as the Sojourner Truth–Mapes Rezoning Project, presented by Phipps Houses and the 2136 Crotona Parkway Housing Development Fund. The proposal seeks to rezone portions of Block 3111 and Block 3119 through a zoning map amendment that would change the existing R7-1 and R7-1/C1-4 districts to R8 and R8/C2-4 districts, respectively. The application also includes a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) Area.

The proposed rezoning would facilitate the construction of three new buildings totaling 545 dwelling units. Projected Development Site 1 would consist of a 14-story mixed-use building containing approximately 298 dwelling units and 15,206 gross square feet (gsf) of community facility space. Projected Development Site 2 would include a 16-story residential building with 185 dwelling units. Projected Development Site 3, which is not applicant-owned, would consist of a seven-story mixed-use building containing 62 dwelling units and approximately 10,000 gsf of ground-floor commercial space.

A central component of the proposal involves the relocation of approximately 91 existing Mapes Court households into the new Site 1 building. The applicant stated that relocated tenants would retain rent stabilization protections and would not experience rent increases associated with the move, although income certification would be required. The proposed developments are intended to be 100% affordable housing projects, with affordability levels ranging from 30% to 80% of the Area Median Income (AMI). A portion of the units would also be designated for formerly homeless individuals. The applicant noted that the preliminary unit mix and affordability levels remain subject to modification based on city review, regulatory requirements, and the income levels of existing tenants.

The Housing and Land-Use Committee raised concerns regarding the scale and height of the proposed buildings, the preservation of neighborhood character, school and transit capacity, and the potential strain on local infrastructure. In response, the applicant stated that the environmental review process identified no significant adverse impacts and that city agencies had not determined a need for additional school seats. Questions were also raised regarding the potential impact of the development on rents in surrounding buildings. The applicant responded that stabilized tenants in nearby properties would likely not be affected and suggested that the addition of new housing supply could help mitigate broader housing pressures in the area.

Following the discussion, the Housing and Land Use Committee voted to forward the proposal to the full Board along with the concerns and issues identified during committee review. These included the tenant transfers between buildings, lack of enforceable commitments on community facility use, lack of tenant ownership, and building height. The committee further recommended a “no” vote on the proposed zoning change from R7 to R8, expressing opposition to the rezoning that would permit the construction of buildings up to 16 stories in height. In doing so, the committee indicated its preference for maintaining the existing zoning designation, which would limit future development to approximately eight stories. The motion to recommend to the full board was made by Magdamary Marcano and seconded by Laura James, a motion to amend the referral with notes on concerns was made by Gladys Sotomayor and seconded by Julio Jimenez, and the motion was further amended to be a “no” recommendation by Laura James and Julio Jimenez, adopted by all in favor.