



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-PUNETT
District Manager

Housing and Land-Use Committee Meeting Minutes
Tuesday, September 8, 2026 at 6:30 PM
Frank Franz, Housing and Land-Use Committee Chairperson

The Housing and Land-Use Committee met on Tuesday, September 8, 2026, both in-person and via Zoom Video Communications. The following Board Members attended the Housing and Land-Use Committee meeting: Brigitte Brantley, **Frank Franz**, Gail Irby, **Laura James**, **Julio Jimenez**, **Magdamary Marciano**, **Reggie Powell**, **Carol Robinson**, **Gladys Sotomayor**, and **Annette Wright**. Bold indicates committee members.

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

- **Presentation on the Co-Naming of East Tremont Avenue and Third Avenue**

The Housing and Land-Use Committee discussed the proposed co-naming of East Tremont Avenue and Third Avenue. Members requested additional information regarding the individual being honored, including his background, contributions to the community, and connection to the area. It was suggested that a biographical statement and supporting documentation be provided to the Committee for further review. The Committee indicated that it would consider the additional information before proceeding with the proposed co-naming. The discussion was tabled until next month.

- **Discussion on the Park Avenue Neighborhood Rezoning**

The Housing and Land-Use Committee discussed the proposed Park Avenue Neighborhood Plan and potential rezoning of the Park Avenue and Webster Avenue area. Members noted that the City had previously indicated that the neighborhood planning effort was stalled because of staffing limitations, but that a press conference in August announced renewed funding and support for a neighborhood plan and rezoning initiative. The discussion raised concerns that the rezoning could result in increased residential density in an area that currently contains significant industrial uses, auto-related businesses, and other low-density development. Members questioned whether the existing infrastructure, including public transportation and school capacity, would be sufficient to support additional residential development and raised concerns about potential environmental and public-health impacts associated with placing new housing in an industrial area with existing air-quality concerns. The Housing and Land-Use Committee also expressed the need for greater clarity regarding the boundaries and objectives of the study and emphasized that the Community Board should have an opportunity to thoroughly review the proposal before taking a position. The Housing and Land-Use Committee discussed engaging an independent, third-party urban planning consultant or academic planning program to provide technical expertise, assist with reviewing the proposed zoning changes, and help the Board communicate effectively with the New York City Department of City Planning and other City officials. Members agreed that obtaining professional

guidance and maintaining active community engagement would be important as the neighborhood planning process moves forward.

- **Discussion on Fair Housing Growth Strategy (HPD)**

The Housing and Land-Use Committee discussed the New York City Department of Housing Preservation and Development's (HPD) Fair Housing Growth Strategy, which was released in August as a framework for guiding future housing development across the city. Members explained that the strategy is intended to identify neighborhoods with lower levels of housing production and establish housing-growth targets that could inform future zoning and other policy changes. The committee noted that the strategy is not itself an enforceable zoning mechanism, but could influence future land-use decisions and the areas targeted for additional residential development. Members raised questions about the proposed housing targets, including the potential goal of approximately 3,000 new housing units in the district by 2030, and discussed how existing development trends and rezoning could contribute toward those targets. The discussion also focused on the challenges of producing housing that is affordable to local residents, including construction costs, rents, available subsidies, and eligibility for affordable housing programs. Members expressed concerns about whether the strategy adequately addresses the needs of current residents and working families, as well as whether increased housing production would be accompanied by sufficient infrastructure, transportation, schools, and other community resources. The Housing and Land-Use Committee agreed that the strategy warrants further review and discussion as HPD develops its approach to future housing growth and land-use planning.

- **Discussion on Sojourner Mapes Rezoning Hearing**

The Housing and Land-Use Committee discussed the upcoming Sojourner Truth - Mapes Rezoning Hearing and the community's concerns regarding the proposed development. Members reviewed the status of the rezoning application, noting that the City Planning Commission had considered and voted on the application in August and that the matter was now moving forward to the City Council Land Use Committee. The Housing and Land-Use emphasized the importance of community members attending and providing testimony at the hearing, either in person or virtually, to reiterate concerns previously raised by the Community Board. Their discussion included the scale and density of the proposed development, potential impacts on surrounding small homes and properties, existing housing conditions, school capacity, traffic and parking, environmental impacts, and the need for meaningful community benefits. Participants also discussed requesting stronger community amenities, including a community center, space for small businesses, cooperative homeownership opportunities, and improvements to existing Phipps-managed properties. The group agreed that continued communication with the Council Member Oswald Feliz's office and participation in the upcoming hearing would be important next steps.

- **Discussion of Bronx Community Board 6's Preliminary Community District Needs for Fiscal Year 2028**

The Housing and Land-Use Committee engaged in a preliminary discussion regarding Bronx Community Board 6's Community District Needs for Fiscal Year 2028. Members considered the process for identifying, evaluating, and prioritizing community needs and reviewed examples of requests and initiatives advanced by other Community Districts. The discussion addressed concerns related to traffic, street closures, neighborhood safety, and infrastructure, as well as the availability of funding and agency support for proposed improvements. Members also considered potential courses of action and the feasibility of advancing several items for further consideration as part of the Fiscal

Year 2028 Community District Needs process. The Committee will continue its discussion and further deliberate on these matters at its meeting next month.