



**THE CITY OF NEW YORK  
BRONX COMMUNITY BOARD 6**

**1932 Arthur Avenue, Room 403-A, Bronx, NY 10457**

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*Honorable Ruben Diaz Jr., Bronx Borough President*

**MS. WENDY RODRIGUEZ**  
Board Chairperson

**MR. JOHN SANCHEZ**  
District Manager

Housing and Land-Use Committee Meeting Minutes  
Thursday, April 19, 2018  
Sara Nunez-Mejia, Committee Chairperson

The Housing and Land-Use Committee met on Thursday, April 19, 2018 at the Bronx Community Board #6's district office. During the meeting the following members were present: Virginia Bird and Rosa Peraza.

The following items were discussed:

- **Presentation by John Colangelo on a proposed residential development at 720 East 187<sup>th</sup> Street**

Mr. Colangelo presented on a proposed as-of-right residential development to be located at 720 East 187<sup>th</sup> Street. The vision of the developer is to provide housing to artists. The development will be comprised of twenty-four affordable units and the ground floor will be utilized for a retail storefront. The development will also have a studio space that will be located on 5<sup>th</sup> floor along with the bike and laundry room. Mr. Colangelo will be connected with Ms. Gail Nathan of Bronx River Art Center to see if she knows of artists in need of housing. District Manager John Sanchez asked about hiring locally where possible on the construction site.

- **Presentation by Pamela Razo representing Bronx Pro Group on their housing development projects**

Ms. Razo representing Bronx Pro Group presented on the development of an eight-story mixed-use residential building to be located at 4697 Third Avenue (near 188<sup>th</sup> Street). The building will feature fifty-three units (19) 1 bedroom, (29) 2 bedroom, (7) 3 bedroom, and (7) studio apartments. It will also include a community terrace with playground and gardening, indoor gym, bike room and on-site laundry.

Income requirements are:

- 10% of units serving households up to 30% of AMI
- 10% of units serving households up to 40% of AMI
- 10% of units serving households up to 50% of AMI
- 50% of units serving households up to 60% of AMI
- 20% of units serving households up to 80% of AMI

Ms. Razo also presented on the development of a six-story residential building on 2126 Mapes Avenue. The lot is currently owed by Neighborhood Restore, once City Council approves development will begin. The building will feature thirty units of passive housing (6) 1 bedroom, (15) 2 bedroom, (6) 3 bedroom, and (2) studio apartments. It will also include solar photovoltaic panels, a community room, gym, bike room, roof terrace and on site laundry. The estimated time for ground breaking would be one year and two years for construction. The income requirements are the same as stated above.

Lastly, I attended the Bronx Homelessness Awareness Community Roundtable on April 16<sup>th</sup> 2018 at Bronx Borough Hall. Commissioner Banks discussed the need to create homeless shelters in our communities due to increased homelessness (there is a 30% spike). Homelessness are a result of fire, evictions, DV, income inequality or overcrowding. The Bronx Borough President would like for us to keep an open mind in regards to the city looking at potential sites within our community board. I asked DM John Sanchez if he can find out what are the top issues causing homelessness within our community board are so that we can combat the root cause and avoid residents having to face eviction

The Housing and Land-Use Committee will meet Thursday, May 17, 2018 at 6:30 PM at the Bronx Community Board #6 district office at 1932 Arthur Avenue, Room 403-A.

*Honorable Ritchie Torres,  
City Council Member, 15<sup>th</sup> Council District*

*Honorable Rafael Salamanca,  
City Council Member, 17<sup>th</sup> Council District*