



The City of New York
BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE
BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • Email: BX01@CB.NYC.Gov

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Economic Development, Land Use, Housing & Zoning Committee Minutes

June 16th, 2026

Freddy Perez Jr., Committee Chairperson

Introduction and Meeting Setup

- Freddie Perez introduces himself as the committee chairperson and confirms the date and time of the meeting.
- 1st Vice Chair Josephine Fernandez-Byrne and RJ Ali introduce themselves as members of the board.
- Various other members of the board and project team are introduced, including Matthew Washington, Rhea Tong, Nina Villanueva, Winifred Campbell, and Ted Weinstein.
- District Manager Anthony Jordan reminds everyone to speak clearly for the record and mentions the live broadcast of the meeting.

Project Overview and Importance

- Rhea Tong provides a brief introduction, emphasizing the importance of the project and its long-term development.
- The project is highlighted as a significant initiative, with 100% affordable housing, with various rent restrictions.
- The project is compared to other developments in the area, noting that this project uses city finance programs from HPD to ensure high affordability.
- The project is certified by the NY City Planning Commission, with only four questions raised during the presentation.

Detailed Project Description

- Winifred Campbell provides an overview of the project, including its location between the Harlem River and the Major Deegan Expressway.
- The project includes 537 units of affordable housing in two buildings: a 13-story senior building and a 27-story building for families.
- The project will be funded by a combination of bond financing, public subsidies, and tax credit investments.
- The rents will be up to 80% of the Area Median Income (AMI), and the buildings will be developed to pass the FAR standard.

Development Plan and Community Engagement

- Nina Villanueva outlines the development plan, including the senior building with 183 units and the family building with 354 units.
- The project includes retail and community facility space, with a shared lobby connecting both buildings.
- The project will provide over 25,000 square feet of shore public walkway and additional publicly accessible areas, including a dog run, exercise area, playground, and picnic area.
- The project team emphasizes the importance of community feedback and transparency, inviting input on the retail and community facility spaces.

Security and Accessibility Concerns

- 1st Vice Chair Josephine Fernandez-Byrne raises concerns about security and the wanted to know more about how the developer and non -profit sponsor will work/ serve the former homeless residents, who will become residents in the building.
- Matthew Washington explains the measures in place, including 24/7 attended lobbies, on-site staff for case management, and job training programs.
- The project will have a single point of entry for both buildings, with key fob access for residents.
- Concerns about the proximity of the project to the Major Deegan Expressway are addressed, with plans for safe pedestrian access and transportation improvements.

Community Board Questions and Concerns

- 2nd Vice Chair Ngande Ambroise and other board members ask questions about local hiring- during construction, security, and the impact of the project on the community.
- The project team confirms their commitment to local hiring and community engagement, including job fairs and collaboration with local MWBEs.
- Concerns about the age of senior residents and the need for more secure access to the senior building are addressed.

- The project team discusses the importance of lighting and security measures to ensure the safety of residents and the public.

Environmental Impact and Construction Timeline

- The project team discusses the environmental impact of the site, including remediation efforts through the state's brownfield cleanup program.
- The construction timeline is estimated to be between 24 and 36 months, with the first phase expected to start in late XX or early XX.
- The project team emphasizes the importance of community feedback and engagement throughout the construction process.
- Concerns about the cost of the project and the inclusion of transit to local financial institutions for seniors are addressed, with plans to include these services in the project.

Final Remarks and Next Steps

- The project team thanks the community board for their time and input, emphasizing their commitment to the project's success.
- The committee chair confirms the next steps, including a full board meeting and a public hearing to discuss the project further.
- The project team agrees to address the concerns raised during the meeting and provide additional information on future presentations.
- The meeting is adjourned, with plans for further engagement and collaboration with the community board and other stakeholders.

Action Items

- **Track and document local hiring on the project, including which workers are hired from the surrounding community, and be prepared to report these numbers to the Community Board at the middle (during construction) and end (completion of construction) of the project.**
- **Update the senior shuttle service routing plan to include trips to nearby financial institutions (such as banks and credit unions) in addition to medical facilities and grocery stores.**
- **Prepare and deliver a report at the full Community Board meeting on June 25 at Lincoln Hospital summarizing this project and the committee's review.**
- **Prepare and deliver a full presentation at the June 25 full Community Board meeting that incorporates all questions and concerns raised in this meeting, including the senior age range and related issues.**
- **Schedule and hold a public hearing on this project in accordance with the Board's obligation to provide public input.**

- **After the public hearing, call for a full Community Board vote on this project at the June 25 meeting.**