



**The City of New York**  
**Bronx Community Board Three**

1426 Boston Road, Bronx, NY 10456  
 Telephone No.:(718)378-8054 – Fax No.:(718)378-8188  
 E-mail Address: eritter@cb.nyc.gov

|      |                       |
|------|-----------------------|
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Comm. Bd. Info go to: nyc.gov/bronxcb3

**HON. VANESSA GIBSON**  
**BRONX BOROUGH PRESIDENT**

**GLORIA ALSTON**  
**CHAIRPERSON EMERITUS**

**REV. FREDERICK CRAWFORD**  
**CHAIRPERSON**

**ETTA F. RITTER**  
**DISTRICT MANAGER**

**BOARD MINUTES**

Date: 6/11/2024  
 Place: 1332 Fulton Avenue  
 Time: 6:00 P.M.

**Members Present**

Kolaco Acqui  
 Xiomara Arriola  
 Joetta Brown  
 Dawn Carter  
 Gilberto Constantinez  
 Rev. Frederick Crawford  
 Vladimir Cruz  
 Francis D’Souza  
 Aaron Dumfeh  
 Wanda Ellis  
 Beverly Emers  
 Michele Gantt  
 Maurice Gray  
 Rita Jones  
 Victor Latimer  
 Christian Matthew  
 Kathy Morris  
 Paul Navarro  
 Amanda Reed  
 Laredo Regular  
 Keziah Sullivan-Norman  
 D’Andra Van-Heusen Thomas  
 Bryan Wigfall

**Congressman Ritchie Torres**

Joanna Rivas

**Bronx District Attorney’s Office**

Senovia Simpson

**Senator Luis Sepulveda**

Elizabeth Marte

**NYC Comptroller Brad Lander**

Greer Mayhew

**Staff Present**

Etta F. Ritter  
 Courtland W. Hankins, III

**Members Excused**

Gloria Alston  
 Robert Brown  
 Randy Dillard  
 Joyce Diggs  
 Linda Kemp  
 Abraham Jones  
 Una Lawrence  
 Tracie Lucas Lord  
 Paul Navarro  
 Anddy Perdomo  
 Arona Testamark

**Members Absent**

Aubrey Mike

**Assemblymember Chantel Jackson’s Office**

Crystal Diaz

**Councilmember Althea Stevens’ Office**

Lisne Bautista

**Councilmember Oswald Feliz**

Juan Lopez

**State Committee 79<sup>th</sup> District**

Elvis Santana

**EXECUTIVE OFFICERS**

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 1<sup>st</sup> Vice-Chairperson

Kolaco Acqui  
 2<sup>nd</sup> Vice-Chairperson

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 Secretary

Kathy Morris  
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Rita Jones  
 Sgt.-at-Arms/Parliamentarian

## **CALL TO ORDER**

Ms. Joetta Brown, 1<sup>st</sup> Vice-Chairperson of Bronx Community Board Three, called the meeting to order at 6:13 pm.

Ms. Brown stated that the meeting will be extended due to the number of agenda items.

## **PUBLIC SESSION**

### **Community Concerns:**

Mr. Maurice Gray, board member for Bronx Community Board Three, shared his concerns about the Department of Sanitation not picking up garbage on a timely basis in certain locations. District Manager Etta Ritter advised Mr. Gray to call 311 and email the open 311 service request number(s) to Bronx Community Three along with photos and a brief description of the issue. Ms. Ritter stated that upon receipt, Bronx Community Board Three will contact the appropriate agency and follow up.

Mr. Gray also mentioned that when he calls 311 for rat complaints, that he is not able to call in another rat complaint for the same area until after 30 days. Ms. Ritter stated that the NYC Department of Health and Mental Hygiene inspection process can last up to 30 days. As a result, 311 does not accept new complaints for the same location during this time. If the property owner receives a summons after the inspection, they have 60 days to address the issue before a reinspection is scheduled.

A community member in attendance stated that there was a Rat Academy hosted recently in the district and she was disappointed that very few community members were in attendance. Mr. Gray mentioned that he has attended Rat Academy sessions in the past, but still has to wait 30 days between 311 complaint calls. The community member stated that the city is in a crisis regarding rat infestation and that community members have to do their part and enact the strategies put forth by the Rat Academy and be diligent in doing so, i.e., stuff rat holes, bleach areas where rats have been sited, and to keep areas clean and store garbage in a sealed bin.

Ms. Cerita Parker, a resident of Bronx District Three, expressed her concern regarding issues with parking on her block. Ms. Parker complained that service trucks, specifically those belonging to Con Edison, Optimum, and Verizon, frequently block homeowner's driveways while working in the area. Ms. Parker mentioned that when she asks them to move their trucks, sometimes she has to wait up to 30 minutes or so before they do so. Ms. Ritter advised Ms. Parker to contact Bronx Community Board Three when this occurs. Bronx Community Board Three will reach out to the NYC Department of Transportation (DOT) and advise them of the issue. Ms. Ritter also stated that Bronx Community Board Three will email the **NYCDOT Active Permits for BRONX Community District 3** report to District Three's listserv.

Ms. Parker also stated that Starlight Park, which is located in Bronx District 9, still has locked entrances on Longfellow Avenue, between 171<sup>st</sup> & 173<sup>rd</sup> Streets. Ms. Parker said that she followed Ms. Ritter previous instruction and contacted Bronx Community Board 9 but has yet to hear anything back from the agency. Ms. Ritter asked Ms. Parker to send an email to Bronx Community Board Three. Ms. Parker agreed to do so.

### **Exchange of Information**

John Sanchez and Hailey Miranda, representatives from Nos Quedamos, spoke to those in attendance regarding the program services and resources Nos Quedamos offers the community. Nos Quedamos is committed to empowering the youth, supporting affordable housing initiatives, and offering resources to facilitate environmental sustainability.

### **Scheduled Workshops:**

Community Health  
Connection to Environment  
Food Insecurity

### **Scheduled Events:**

Crafting  
Terrariums  
Movie & Game Nights

### **Resiliency Hub Resources:**

Solar Energy Charging Stations  
Free Broadband Wi-Fi  
Community Third Space  
Programs, Services, Skill-shares, & Resources

## **Announcements**

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Ian Francis from the NYC Department of Transportation provided an update on **Reimagine the Cross Bronx Study** as follows:

**Study Area:**

The study area includes Morris Heights / Mt. Hope / Mt. Eden / Tremont / Crotona/ West Farms / Soundview / Parkchester / Castle Hill / Union Port



**Study Goals:**

- Facilitate a community driven vision for the future of the Cross Bronx.
- Create short, medium, and long-term concepts for improvements to the transportation network, public realm, and access to open space.
- Increase community leadership to support implementation of strategies and future planning efforts.
- Foster long-term collaboration between Cross Bronx stakeholders, Bronx residents, and City and State government.

**Identified Issues:**

Healthy Communities

- Open Space – only half of all residents live in walking distance (up to ½ mile) of parks that are 6 acres or larger, greenways, recreation centers, or parks with pools.
- Health Disparities – Residents of the study area experience disproportionately high rates of poor health
- Air Pollution – Air quality is a central concern for many community members living around the Cross Bronx.
- Noise Pollution – Traffic noise from roadways can cause numerous health issues.

Safer Communities

- Intersection & Corridor Safety Concerns – certain intersections and roads experience many crashes that cause severe pedestrian injuries.
- Climate Hazards – Climate change concerns like extreme heat disproportionately affect those living in the study area.

Strong Communities

- History & Culture – communities around the Cross Bronx Expressway are proud of their history of advocacy and creativity.
- Community Planning – Residents of neighborhoods surrounding the Cross Bronx corridor are overburdened and underserved.
- Governance Coordination & Community Input – community members would like ongoing opportunities to weigh in on transformations of the corridor.

Connected Communities

- Freight Management – freight movement accounts for 1 in 5 vehicles on the Cross Bronx.
- Mobility Gaps – the study area has disconnected east-west roads and limited north-south connections.
- Public Transit – public transportation availability varies throughout the corridor.

**Upcoming Study Activities**

Concept Development Outreach: Summer 2024

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- In-person workshop June 8<sup>th</sup> (completed)
- Virtual workshop June 13<sup>th</sup>
- Community Partner Outreach
- Targeted outreach (i.e., community boards)

**PUBLIC HEARING:**

**Non-U.L.U.R.P. APPLICATION # N240290ZRY – Applicant Team NYC Department of City Planning**

**Nathan Heffron, Senior Borough Planner, NYC Department of City Planning**

Ms. Ritter stated that the City of Yes for Housing Opportunity Non-U.L.U.R.P. Application # N240290ZRY is a citywide zoning text amendment.

The NYC Department of City Planning is proposing a citywide zoning text amendment to expand opportunities for housing within all zoning districts, and across all 59 of the City’s Community Districts. These changes to the City’s Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City.

City of Yes for Housing Opportunity is a zoning reform proposal that would address the housing crisis by making it possible to build a little more housing in every neighborhood. The NYC Department of City Planning (DCP) is requesting comments and recommendation in support of or opposition against the citywide zoning text amendment.

Ms. Etta Ritter introduced Mr. Nate Heffron, Senior Borough Planner of the NYC Department of City Planning, to those in attendance.

Mr. Heffron began by stating that the City of Yes for Housing Opportunity is the third of 3 citywide text amendments. The City of Yes for Housing Opportunity is seeking to increase the number of opportunities to build additional housing in New York City. The previous amendment, City of Yes for Economic Opportunity was passed by the City Council last. The approval was largely based on the comments received from the community boards. Mr. Heffron stressed the importance of the input from the community boards and the detailed reports from the District Managers. These comments and reports are reviewed by the legislators and influence their legislative decisions.

Mr. Heffron presented the following overview:

**Why do we need more housing in New York City?**

**New York City faces a severe housing shortage that makes homes scarce and expensive:**

- The **apartment vacancy rate is 1.41%** – the lowest since 1968. 0.82% of Bronx rental apartments are vacant
- **Over 50% of renters are “rent burdened,”** meaning they spend over 30% of income on rent
- **92,879 homeless New Yorkers**, including **33,399 children**, slept in the shelter system on a given night in December 2023

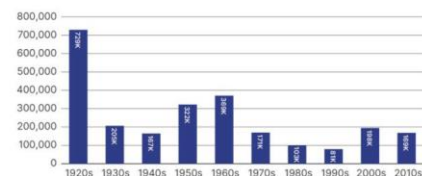
**NYC is not building enough housing to meet New Yorkers’ needs**

**New York City is creating far less housing than it used to**

At the same time, average household size is declining so we need more homes to house people

**The housing shortage is due in part to restrictive zoning rules** that limit the number and types of homes that can be built

New Housing Production by Decade



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## New housing is concentrated in just a few neighborhoods

Almost all of New York City's recent housing production has been concentrated in a few neighborhoods

Some neighborhoods have created virtually zero new housing

This puts additional pressure on just a few parts of the city to produce almost all new housing

## When tenants have few options, landlords gain leverage

This leads to:

- High rents
- Displacement and gentrification pressure
- Segregation
- Homelessness
- Poor housing quality
- Tenant harassment

Over 60.0% of Bronx renters are "rent burdened," meaning they spend over 30% of income on rent

## Zoning is one tool to address NYC's housing shortage

Zoning regulates the density and use of what is permitted to be built

- Zoning can include requirements for income-restricted affordable housing
- Zoning does not directly build or fund new housing
- Zoning is within the city's control

Other tools to support housing include:

- Subsidies and tax incentives to create and preserve affordable housing
- Support for homeownership models
- Tenant protections

## How can we help address the housing crisis with zoning?

We aim to update zoning rules to create more housing and more types of housing across all NYC neighborhoods.

A little more housing in every neighborhood means a lot of housing overall without dramatic change or overtaxed infrastructure. This approach can:

- Address the root causes of high housing costs
- Support job growth and New York City's economy
- Make NYC more environmentally-friendly by building more housing in areas with great access to jobs and transit

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## Proposal overview

### Low-density proposals

- Allow for "missing middle" housing, including **town center zoning** and **transit-oriented apartment buildings**
- Help homeowners by providing additional flexibility and allowing **accessory dwelling units**

### Medium- and high-density proposals

- Create a **Universal Affordability Preference**

### Parking proposals

- **Lift costly parking mandates** for new housing

**Other citywide actions** to enable conversions, small and shared apartments, and infill

## Due to restrictive zoning, most low-density areas have stopped building new homes, contributing to our city's housing shortage

- We want to allow for the creation of a little more housing across low-density areas, in ways that won't impact neighborhood look and feel

## Relegalize housing above businesses on commercial streets in low-density areas

- New buildings would have 2-4 stories of residential above a commercial ground floor, mirroring existing buildings

## Transit-oriented development

### Allow modestly-sized, transit-oriented apartment buildings in low-density residence districts

- Sites must be:
  - near transit,
  - over 5,000 square feet
  - on the short end of the block or facing a street over 75 feet wide
- Buildings will be 3-5 stories

## Help homeowners

### Allow 1- or 2-family homes to add a small accessory dwelling unit (ADU)

- ADUs provide important housing options for small households in low-density areas
- ADUs give multi-generational families more space and help homeowners pay for household expenses
- Many other cities have already legalized ADUs and experienced these benefits

Legalizing existing basement ADUs is not only a matter of zoning and would require changes to other state and local laws

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## Universal Affordability Preference

UAP will allow buildings to add at least 20% more housing if the additional homes are permanently affordable housing, including supportive housing

UAP will enable incremental affordable housing growth throughout the medium- and high-density parts of the city

This will encourage affordable housing throughout the city, rather than concentrating it in a few neighborhoods

Today, most zoning districts allow affordable senior housing to be about 20% bigger than other buildings

- UAP would expand this framework to all forms of affordable and supportive housing, making it easier to build affordable housing in every medium- and high-density district

This proposal would also create a 20% bump for affordable and supportive housing in districts that don't have a senior housing preference today

- Some districts will also receive height increases, so that it's feasible for UAP buildings to fit their allowed square footage

## Universal Affordability Preference

UAP will replace Voluntary Inclusionary Housing (VIH), achieving deeper affordability and allowing for income averaging. Mandatory Inclusionary Housing will continue to be mapped and existing affordability requirements will remain in place.

Voluntary Inclusionary Housing (VIH)  
80% AMI with no income averaging

What this meant for New Yorkers:

All income-restricted units in a VIH building were 80% AMI (\$101,686 for a family of 3 or \$2,796 rent for a 2-bedroom home)

Universal Affordability Preference (UAP)  
60% AMI with income averaging

What this means for New Yorkers:

Homes at a mix of incomes to reach 60% AMI, including more deeply affordable units. For example, a UAP building could include:

|         | Income for a family of 3 | Rent for a 2-bedroom |
|---------|--------------------------|----------------------|
| 30% AMI | \$38,130                 | \$1,084              |
| 60% AMI | \$76,260                 | \$2,097              |
| 90% AMI | \$114,390                | \$3,142              |

Estimates from HUD Guidelines 2024 and NYC HDC. Rents for specific projects may differ.

## End parking mandates

Make parking optional in new buildings, as many other cities have done

Mandated parking is extremely expensive to provide

- These costly mandates drive up rents and prevent new housing from being built
- This is an obstacle to housing growth, especially affordable housing

Parking will still be allowed, and projects can add what is appropriate at their location

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## Additional changes to enable housing

Enable conversion of under-used buildings



© New York City Economic Development Corporation, 2023  
Expand adaptive reuse regulations citywide, move the eligibility date from 1961 to 1991

Re-legalize small and shared apartments



Image credit: Alfred Tau  
Remove arbitrary zoning rules to allow small and shared apartments in central locations, easing pressure on family-size units

Eliminate barriers to contextual infill



© New York City Economic Development Corporation, 2023  
Allow new contextual housing on sites in non-contextual districts, including campuses and irregular sites

## How will these changes address our housing needs?

- **A little more housing** in every neighborhood and **more housing types** for the full range of New Yorkers
- Significantly **more affordable housing**
- **Less pressure on gentrifying neighborhoods** and areas hit hardest by the housing shortage and exclusionary zoning
- **Ending exclusionary zoning** in low-density areas
- **Accessory dwelling units** will support homeowners and multigenerational families
- More **sustainable** transit-oriented development

### Public Hearing Open

Q: The median income is not reflective of the Bronx, how will that be addressed?

A: The Universal Affordable Preference (UAP) will help to achieve deeper affordability and allow for lower income levels.

Q: The Department of Housing & Preservation Development recently lowered the community preference from 50% to 20%, and a further reduction to 15% in five years. Do they still use the same area to calculate the Area Median Income (AMI)?

A: Yes, HUD uses data from the New York, NY Metro Fair Market Rent (FMR) area which includes Westchester, Rockland and Putnam Counties, which have higher median incomes.

### Public Hearing Closed

#### Motion

It was motioned by Vladimir Cruz and seconded by Beverly Emers to approve the NON-U.L.U.R.P. APPLICATION # N240290ZRY City of Yes for Housing Opportunity.

Yes  
20

Abstain  
0

No  
0

**Motion Carried**

**ALL IN FAVOR**

**U.L.U.R.P. Application #2023X0458 – Casa Boricua, 1680 Southern Boulevard, Bronx, N.Y.**

**Diana Delgado, Chief Program Officer, Neighborhood SHOPP & Lee Boyes, Senior Director, Program Facilities Design & Construction Management, NYC Department for the Aging**

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**Application by the New York City Department for the Aging (DFTA) and NYC Department of Citywide Administrative Services (DCAS) for Site Selection and Acquisition at 1680 Southern Boulevard in Community District 3 (Block 2983/Lot 7) to facilitate acquisition of an existing, vacant, two-story, 19,200 square foot building for the relocation of an existing Older Adult Community Center.**

Ms. Etta Ritter stated that Casa Boricua Senior Center is looking to move from their current address located at 910 East 172<sup>nd</sup> Street, Bronx, NY to the new proposed address located at 1680 Southern Boulevard, Bronx, NY.

Ms. Joetta Brown, 1<sup>st</sup> Vice Chairperson of Bronx Community Board Three, introduced Ms. Diana Delgado and Ms. Lee Boyes to the community at large.

Ms. Delgado shared the following program services Neighborhood SHOPP provides:

Neighborhood SHOPP was established in 1980. SHOPP has stood as a steadfast pillar in the Bronx, dedicated to serving older adults and the broader community. SHOPP's mission is to keep their members engaged, connected, supported, active, and above all, safe through the critical services and support they offer.

SHOPP service programs include:

1. Four Older Adult Centers, formerly known as senior centers:
  - Casa Boricua- 910 East 172<sup>nd</sup> Street, Bronx NY 10460
  - Leon- 735 East 152<sup>nd</sup> Street, Bronx NY 10455
  - Guess- 2070 Clinton Avenue, Bronx NY 10457
  - Soundview- 1670 Seward Avenue, Bronx NY 10473
2. NORC Lafayette Estates located in Soundview
3. Caregivers Program, providing support to family and kinship caregivers
4. Case Management Program, catering to the needs of the homebound
5. Friendly Visiting Program, combating social isolation through companionship
6. VIP Elder Justice Program, dedicated to serving the entire Bronx and recently expanding to uptown Manhattan
7. Community Care Network Program, facilitating mobile senior center services and a drop in center for advocacy and case management assistance
8. NY Connects call center, serving as a vital resource hub for the Bronx
9. Pop Up Café at Serviam Gardens, fostering community engagement and connection to those who may not participate in a local older adult center

SHOPP offers the following daily activities:

- Technology,
- Exercise,
- Nutrition
- Education,
- Creative arts,
- Virtual connections,
- Sewing,
- Dominoes,
- Billiards,
- Health and
- Safety Classes
- Theater & Dance Group
- Viernes Social (allowing members to engage in dance and community with peers)

SHOPP staff is organized as follows:

- Program Director
- Activities Coordinator
- Case Worker
- Registered Nurse
- Custodian
- Cook and Assistant Cook
- Facilities Compliance Manager
- Program Aide
- Interns

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SHOPP has grown into a trusted nonprofit, serving over 10,000 individuals annually. Their goal is to empower individuals to live independently, remain active, and age successfully, which SHOPP believes this new space will provide.

Ms. Boyes mentioned that Casa Boricua is funded by the NYC Department for the Aging, therefore there is no charge for older adults to join the program. Also, there is no insurance needed.

**Public Hearing Open**

Q: Can you please define older adults?

A: 60 years and older qualifies as an older adult.

**Public Hearing Closed**

**Motion**

It was motioned by Bryan Wigfall and seconded by Dawn Carter to approve U.L.U.R.P. Application #2023X0458 – Casa Boricua, 1680 Southern Boulevard, Bronx, N.Y.

**Yes**  
**21**

**Abstain**  
**0**

**No**  
**0**

**MOTION CARRIED**

**ALL IN-FAVOR**

**HOMES NOW PLAN – Elena Conde, Fellow, NYC Council Progressive Caucus**

**Topic: The Homes Now Plan is an initiative to invest \$2.5B into HPD’s capital budget for affordable housing. The Homes Now Plan would fund two key underutilized programs to preserve affordable rentals and build new units for affordable housing.**

Ms. Joetta Brown introduced Elena Conde, Fellow at NYC Council Progressive Caucus, to those in attendance.

Ms. Conde began by stating that the City must deepen its investment in permanently affordable and community-controlled housing. Homes Now is calling for a capital investment of \$2.5 billion over the next five years into housing programs that will fund the construction and preservation of permanently affordable, community-controlled affordable homes. This investment will provide stability and equity-building opportunities for low-income and working-class New Yorkers. The homes will be accessible, energy-efficient and climate resilient, owned and operated by community-based organizations, and made permanently affordable.

The NYC Council is campaigning to increase investment into Neighborhood Pillars and Open Door, two existing HPD programs with great potential.

***Neighborhood Pillars***

The Progressive Caucus helps community organizations acquire and rehabilitate for-profit owned housing. This would allow community-based organizations with deep ties to the local neighborhood to control housing stock and preserve thousands of homes. The goal of this program was to preserve thousands of homes, but the capital budget has been slashed to zero and less than 400 apartments were preserved. Our campaign seeks to scale this program up to the original vision.

***Open Door***

Open Door will finance the new construction of shared equity cooperatives, granting New Yorkers traditionally excluded from the homeownership market a path toward homeownership so that they can stay in their homes and create generational wealth.

This program will provide for community-controlled housing: housing that is protected from speculation, is deeply affordable, and provides tenants with a voice over the future of their own homes. This investment would lay the groundwork to show what is possible when we invest in housing as a public good – not just as a way to make money for private developers, but as a way families build homes and generational wealth.

Winning this \$2.5 billion capital investment in housing will:

- Empower tenants and address building neglect
- Create new homeownership opportunities

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- Add to the City's critically needed affordable housing stock

|                  | The Status Quo:<br>For-Profit Housing                                      | Our Vision:<br>Community-<br>Controlled Housing                        |
|------------------|--|--|
| Who builds it?   | Developers who often don't have a stake in the community or know its needs | Community-based organizations with deep ties to the local neighborhood |
| Who runs it?     | Management companies looking to skim on maintenance and raise rents        | The residents or community-based groups                                |
| Who lives in it? | The person who can pay the most to live there                              | Low-income and working-class New Yorkers                               |

### Public Hearing Open

Ms. Beverly Emers asked if local residents will be a priority, in the event that the initiative passes.

Rev. Frederick Crawford stated that historically long time community members are not prioritized.

Ms. Conde responded that this campaign is all about prioritizing local residents.

Mr. Maurice Gray asked if there was any guarantee that Bronx District Three gets a fair of share of home ownership opportunities.

Ms. Conde responded that home ownership has been under invested in NYC and that this program focus on home ownership. The program is citywide, and cannot say where the homes will be built, however, the campaign sends recommendations to the mayor to build homes where they're most needed.

Mr. Maurice Gray stated that he sees no correlation between actual living wages and "affordable housing" costs.

Ms. Conde responded that rents are rising 7 times higher than wages and that the overall cost of living is skyrocketing, with housing leading in that area. These two issues are a priority to address.

Mr. Victor Latimer stated that he does not trust these caucus campaigns and asked if there was a list of who would be managing the properties.

Ms. Conde responded that trust building must happen first and that the NYC Department of Housing and Preservation decides who will manage the properties.

Mr. Christian Matthew asked if there will be a pilot like process to test the program.

Ms. Conde responded that both programs were in existence previously and had been defunded. The data has shown that the programs work and the campaign is fighting to get the programs re-funded.

Ms. Keziah Sullivan-Norman stated that Ms. Conde should have come before the Housing, Land-Use & Economic Development Committee first, before presenting at the General Board Meeting.

Mr. Francis Dsouza noted that many residents who invested in affordable cooperative housing have lost their equity and become renters and asked what safeguards are in place to prevent that happening.

Ms. Conde responded that these programs have shown that they protect against loss of homeownership.

Mr. Gilberto Constantinez wants to be ensured that people in the community get an opportunity to find employment and asked will the developers hire from within the community.

Ms. Conde responded that the program has the support of 16 unions and the development will employ union workers.

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Mr. Vladimir Cruz reminded the board members that they are playing a game with 1960's rules. Mr. Cruz stated that this is the most progressive campaign initiative taken by city council to date, and he noted that saying 'no' to these progressive campaigns would be equivalent to cutting their own legs from beneath themselves.

Mr. Bryan Wigfall echoed what Ms. Keziah Sullivan-Norman stated, that this presentation should have come before the Housing, Land-Use & Economic Development Committee.

Ms. Conde responded that she will send the presentation materials to the Community Board for distribution to the board members.

Ms. Kolaco Acqui mentioned that there is a shortage of space to build new homes within Bronx District Three.

A stakeholder in the community stated that they live in an HDFC which was a part of the affordable home ownership program in the 90's, most HDFC's in the Bronx are struggling, and wants to know if the proposed program will support the existing HDFC's.

Ms. Conde responded that half of the program's funding will go to rent stabilized rentals. However, there are no indicators that will address the HDFC's. More federal funding is needed to address HDFC issues.

Mr. Vladimir Cruz reminded board members that NYC agencies are severely underfunded. i.e., The NYC Department of Parks & Recreation is asking for community volunteers to mow their parks. There is not enough funding to hire adequate staffing.

**Public Hearing Closed**

**Motion**

It was motioned by Christian Matthew and seconded by Kathy Morris to approve the Homes Now Plan.

|            |                |           |
|------------|----------------|-----------|
| <b>Yes</b> | <b>Abstain</b> | <b>No</b> |
| <b>14</b>  | <b>8</b>       | <b>0</b>  |

**Motion Carried**

**ROLL CALL:**

Ms. Keziah Norman-Sullivan, Secretary of Bronx Community Board Three, called the roll, and a quorum was established.

**APPROVAL OF MEMBERS REQUESTING TO BE EXCUSED:**

- Gloria Alston
- Robert Brown
- Randy Dillard
- Joyce Diggs
- Linda Kemp
- Abraham Jones
- Una Lawrence
- Tracie Lucas Lord
- Paul Navarro
- Anddy Perdomo
- Arona Testamark

**Motion**

It was motioned by Mr. Christian Matthews and seconded by Ms. Dawn Carter to excuse the members requesting to be excused.

**MOTION CARRIED**

**ALL IN-FAVOR**

Bronx Community Board Three board member Patrick Willis has resigned.

**APPROVAL OF MINUTES OF THE PRIOR MEETING:**

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**EXECUTIVE OFFICERS**

Joetta Brown  
1<sup>st</sup> Vice-Chairperson

Kolaco Acqui  
2<sup>nd</sup> Vice-Chairperson

Keziah Sullivan-Norman  
Secretary

Kathy Morris  
Treasurer

Rita Jones  
Sgt.-at-Arms/Parliamentarian

It was motioned by Mr. Christian Matthews and seconded by Mr. Gilberto Constantino, to approve the May 8, 2024, General Board minutes, with any necessary corrections, if there be any.

## **AMENDMENTS TO THE AGENDA**

There was no amendment to the agenda.

## **ELECTED OFFICIALS' REPORTS:**

### **Councilmember Oswald Feliz's Report**

Mr. Juan Lopez, representative for CM Oswald Feliz, did not provide a written report.

Mr. Lopez shared time sensitive information.

### **Congressmember Ritchie Torres' Report**

Ms. Joanna Rivas, Constituent Services Liaison for Congressman Ritchie Torres, provided the following written report:

- Representative Torres (NY-15) announced \$18,171,279 in federal funding for community projects across New York's 15th Congressional District: This funding, secured through the Fiscal Year 2024 appropriations process, will support a range of initiatives aimed at improving infrastructure, expanding access to healthcare, and enhancing educational opportunities for constituents.
- Rep. Ritchie Torres's Lithium-Ion Battery Legislation Passes The U.S. House Of Representatives: Today, the United States House of Representatives passed Congressman Ritchie Torres's legislation, H.R. 1797, the Setting Consumer Standards for Lithium-Ion Batteries Act by a 378-34 vote. Introduced in March 2023, the bill would require the Consumer Product Safety Commission to establish a final consumer product safety standard for rechargeable lithium-ion batteries used in micro mobility devices, such as electric scooters and bikes, to protect against the risk of fires caused by such batteries. The passage of this legislation in the House demonstrates Rep. Torres's devotion to bipartisanship and getting things done for the Bronx — no matter which party is in control of Congress.
- Reps. Ritchie Torres and Adriano Espaillat Announce \$156 Million in Federal Funds to Ensure ADA Accessibility at 5 NYC Transit Systems: Reps. Torres and Espaillat played a crucial role in advocating for the passage of the Bipartisan Infrastructure Law in the House and creating this new discretionary program dedicated to ensuring ADA accessibility. Funding will be used to upgrade subway stations, making them fully ADA-accessible, allowing safe and convenient travel to and from the stations for all New Yorkers, regardless of their level of mobility. Additionally, modernization work will include installing elevators, updating the platform to reduce gaps, adding tactical platform edge warning strips, making stairway repairs, improving signage, and enhancing visual and audio systems.

Constituent services are available Monday - Friday 10am-4pm by appointment only.

### **Assemblymember Chantel Jackson's Report – 79<sup>th</sup> District**

Ms. Crystal Diaz, Constituent Services Director for Assemblymember Chantel Jackson, provided a written report as follows:

## **LEGISLATION**

For the 2024-25 legislative session, AM Jackson was actively involved in various legislative efforts. She achieved significant legislative success by passing six bills:

1. Mastectomy Bill (A3981)- Passed on February 7th, this bill requires that counseling for mastectomy surgery, lymph node dissection, or lumpectomy includes information on going breastless or flat.
2. Lactation Consultant Services Bill (A3980A) - Passed on May 6th, this bill mandates insurance coverage for lactation consultant services provided by professionally certified counselors who assess and manage lactation and infant feeding issues.
3. Disabilities Education Bill (A3982) - Passed on May 23rd, this bill extends certain provisions relating to the implementation of the federal Individuals with Disabilities Education Improvement Act of 2004.
4. Vital Services Bill (A3866B) - Passed on May 28th, this bill requires entities responsible for providing vital services, including gas, to coordinate and work expeditiously to restore service when interrupted.
5. Urban Development Bill (A10214A) - Passed on May 28th, this bill extends provisions of law related to buildings that are part of urban development action area projects and are rehabilitated with municipal loans.
6. Bed Bug Bill (A9329) - Passed on May 28th, this bill requires landlords and lessors to notify tenants about bed bug infestations within twenty-four hours of knowledge.

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Sgt.-at-Arms/Parliamentarian

In total, AM Jackson introduced 62 bills, 29 of which are new. These bills address issues related to housing, food safety, health, mental health, e-bikes/e-scooters, higher education, undisposed cases, and fetal infant mortality. Additionally, AM Jackson cosponsors 24 new bills related to housing, health, mental health, sex trafficking, visitation rights, electronic wills, and traffic cameras.

During budget negotiations, AM Jackson successfully advocated for the inclusion of several organizations in her budget letter to the Speaker, totaling \$325,750,000. These organizations include Tier 6, Clean Water, Mothers and Infants Lasting Change (MILC), Citizens Committee, Center for Family Representation, New York Common Pantry, Safe Motherhood, Commission to Study Reparations and Social Justice, and BioBus. AM Jackson also remained a staunch advocate for: Affordability, Tenant and Homeowner Protections, Health & Mental Health, Higher Education, Education, Child Care, Supporting New Parents, Environmental Funding, Economic Development, and Entertainment Diversity Job Training Development Account.

Additionally, AM Jackson allocated discretionary funding totaling \$500,000 to 13 community groups in the 79th District: Partnership with Children, The Door, Crotona Park Running Club, 161st Street BID, Roads to Success, Bard High School Early College Bronx, IS 318 School of Mathematics, Science, and Technology through Arts, WHEDco, The Dreamyard Project, Justice Innovation, Chashama, Callen-Lorde, and Bronx Community Foundation. These organizations provide services in the following areas: gun violence prevention, street cleaning, financial literacy education, technology programming, mental health services, fitness and nutrition, and support for Minority and Women-Owned Businesses and small business micro-grants.

AM Jackson introduced 11 resolutions this session: Mourning the death of Luciel Boles-Wilson, Commemorating the 30th Anniversary of Nas' "Illmatic" album, proclaiming March 2024 as Social Work Month, March 1, 2024 as Employee Appreciation Day, March 12, 2024 as Working Moms Day, March 22, 2024 as Water Day, April 11-17, 2024 as Black Maternal Health Week, May 5-11, 2024 as Drinking Water Week, August 11, 2024 as Hip-Hop Celebration Day, and October 9, 2024 as Sneakers Day, and November 4, 2024 as Bring Your Parents to Work Day in the State of New York.

#### **Capital Grant Projects Interest Form:**

[https://docs.google.com/forms/d/e/1FAIpQLSfhDI4S5HNqTRPr2VdGpsTN0mSiMOuOsg5ptn5VeyWNWG6POw/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSfhDI4S5HNqTRPr2VdGpsTN0mSiMOuOsg5ptn5VeyWNWG6POw/viewform?usp=sf_link)

#### OFFICE UPDATES

Our district office offers free notary services Monday through Wednesday and Friday from 11:00 am to 5:00 p.m.

Sign-up Form:

[https://docs.google.com/forms/d/e/1FAIpQLScX-SJA7K0i1wRGZ681Pw18XKUncr3feJwO-G7eEd6k1o6sdw/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLScX-SJA7K0i1wRGZ681Pw18XKUncr3feJwO-G7eEd6k1o6sdw/viewform?usp=sf_link)

#### RESOURCES/INITIATIVES

- We are looking for Spanish-speaking volunteers to help our team. If you or anyone you know is interested, please email [diazc@nyassembly.gov](mailto:diazc@nyassembly.gov) and [district79@nyassembly.gov](mailto:district79@nyassembly.gov)
- We are also offering people a chance to submit opinion pieces, poems, or short stories to be featured in our newsletter
  - Submit your writing as Word doc by emailing [johnsons@nyassembly.gov](mailto:johnsons@nyassembly.gov)
- Our community feedback survey is live!
  - On AM Jackson's assembly page, community members can share ways to improve the district.
  - You can find the website by googling Assembly Member Chantel Jackson; the survey is on her main page.

#### WEBSITE

<https://nyassembly.gov/mem/Chantel-Jackson>

- You can find the website by googling Assembly Member Chantel Jackson; the survey is on her main page.

#### NEWSLETTER SIGN-UP

- Subscribe to our newsletter using the link in AM Jackson's Instagram bio  
<https://state.us4.list-manage.com/subscribe?u=5491220e529623bf71e8742b3&id=cfa8de078e>

#### OFFICE CONTACT INFORMATION

Assembly Member Chantel Jackson  
780 Concourse Village West Ground FL  
Professional Bronx NY 10451  
718-538-3829  
347 234-5597

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#### **EXECUTIVE OFFICERS**

Joetta Brown  
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2<sup>nd</sup> Vice-Chairperson

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Secretary

Kathy Morris  
Treasurer

Rita Jones  
Sgt.-at-Arms/Parliamentarian

Constituent matters: [help79districtbx@gmail.com](mailto:help79districtbx@gmail.com)

Scheduling requests: [schedulingbx79@gmail.com](mailto:schedulingbx79@gmail.com)

#### AM JACKSON STAFF

Sabriena Campbell-Hunter  
Chief of Staff  
campbellhunters@nyassembly.gov

Sade Johnson  
Scheduler & Communications Director  
johnsons@nyassembly.gov

Crystal Diaz  
Constituent Services Director  
diazc@nyassembly.gov  
347-234-5597

Dorcia Williams  
Legislative Director  
williamsd@nyassembly.gov

#### **Elvis Santana, State Committee Representative for the 79<sup>th</sup> Assembly District**

Mr. Elvis Santana shared the following updates with community at large:

Mr. Santana will be partnering with the Mayor's office to give away 170 computers to the community.

Mr. Santana is organizing an initiative to supply residents in need with furniture for their living space.

Mr. Santana will continue to support faith based organizations in assisting the community in any way he can.

#### **Councilmember Althea Stevens' Report – 16<sup>th</sup> District**

Ms. Lisne Bautista, Scheduler for Councilmember Althea Stevens, provided a written report as follows:

##### Upcoming Events:

1. Food Distributions for Morris 1 & 2 on June 21<sup>st</sup>.
2. Caribbean Day event tomorrow June 12th at City Hall- enjoy performances and awards to Caribbean New Yorkers.
3. Happy Pride month! In celebration CM Stevens along with CM De La Rosa, Destination Tomorrow, and other partnering organizations will host the 2nd Annual Pride Ball on the Highbridge section tomorrow at 5pm.
4. Final advisory Board meetings for the season are taking place this month (health & wellness, youth, multicultural, seniors, tenant & block) please attend our meetings to share your concerns in the community. We use these meetings to generate events and legislation based on community member feedback.

##### Community Updates:

1. Participatory Budgeting- winners are:
  - a. The Highbridge Green Xchool - they will be allocated \$750,000 in upgrades for their gym/auditorium
  - b. The Highbridge Public Library will receive \$100,000 for technology upgrades

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Rita Jones  
Sgt.-at-Arms/Parliamentarian

c. Thank you all for voting and sharing the information with the community!

2. City's budget is set to pass on June 30th

3. Multicultural festival (resource festival w/ performances and food) in July - we are still accepting performers. Please reach out to our office if you would like to participate or would like more information.

**District 16 In-Office Services**

| Service Agency          | Frequency                        |
|-------------------------|----------------------------------|
| Choice of NY            | Every other Wednesday            |
| CUNY Citizenship Now    | Every Monday                     |
| NAICA                   | By referral                      |
| Department of Buildings | Every other Wednesday            |
| CUNY Law                | First Tuesday of every month     |
| OATH NYC                | Request referral from our office |

**Join our District 16 Advisory Councils**

|       | Youth     | Tenant Block & Neighborhood | Seniors   | Health & Wellness | Multicultural |
|-------|-----------|-----------------------------|-----------|-------------------|---------------|
| Date: | June 24th | June 17th                   | June 27th | TBD               | June 6th      |
| Time: | 4:30pm    | 6:00pm                      | 2:00pm    | 5:30pm            | 5:30pm        |

For anyone who would like to sign up for Council Member Althea Stevens E-Newsletter - Follow this link : <https://lp.constantcontactpages.com/su/2PxkaUc>

**Constituent Service Hours**

| Mondays & Wednesdays<br>(9am -5pm)         | Tuesdays & Thursdays<br>(9am -5pm)               | Fridays<br>(9am - 5pm)   |
|--|--|--|
| <b>*No Walk-Ins*<br/>Appointment Only!</b> | <b>Walk-Ins &amp; Follow Up<br/>Appointments</b> | <b>*Fridays are administration days, no walk-ins or appointments will be accepted. *</b> |

How to make an appointment:

- Email: [District16@council.nyc.gov](mailto:District16@council.nyc.gov) or Call: (718) 588-7500
- Make sure to include:
  - Full name
  - Address
  - Contact information
  - Description of case

**Bronx District Attorney Darcel Clark's Report**

Ms. Senovia Simpson, Community Engagement Coordinator for Bronx DA Darcel Clark, provided a written report as follows:

**EXECUTIVE OFFICERS**

|  |  |                                     |                           |  |
|--|--|-------------------------------------|---------------------------|--|
| Joetta Brown<br>1 <sup>st</sup> Vice-Chairperson | Kolaco Acqui<br>2 <sup>nd</sup> Vice-Chairperson | Keziah Sullivan-Norman<br>Secretary | Kathy Morris<br>Treasurer | Rita Jones<br>Sgt.-at-Arms/Parliamentarian |
|--|--|-------------------------------------|---------------------------|--|



Office of the District Attorney Office Report:

Keep up with our office throughout the summer for updates & opportunities:

Instagram : @bronxdaclark  
Twitter: @bronxdaclark  
Facebook: @bronxdaclark

[www.bronxda.nycgov](http://www.bronxda.nycgov)

Contact phone: 718-590-2000

Office Address: 198 East 161 East 161 street Bronx, NY 10451

<https://linktr.ee/bronxda>

**CM Rafael Salamanca's Report – 17<sup>th</sup> District**

Ms. Shanna Knotts, Chief of Staff, provided a written report as follows:

Legislation:

On June 7th the NYC Council voted to adopt the 'City of Yes for Economic Opportunity'. CM Salamanca issued a statement following the adoption that could be read on any one of his social media platforms.

Office Operations

- Our office remains open and in full operation to offer a variety of constituent services. Those looking for assistance can give us a call, submit an email or visit us in person at the district office.
- We also have an immigration attorney available to provide constituents with free consultation and application assistance. However, this service is offered by-appointment only. For more information or to set up an appointment please contact our office directly.
- CM Salamanca has partnered with DSNY for the E-Cycle NYC program. This a free service where you can discard electronics that you no longer need, want or utilize. They can be dropped off to our district office weekly from Wednesday – Friday between the hours of 10am – 3pm. A variety of electronics will be accepted, that don't include household items such as vacuums, microwaves, batteries, light bulbs or ballasts. Please refer to the flier with full details. This opportunity will remain available to community members, and residents for the next few months. \*Flier Attached\*

Upcoming Events:

- Tomorrow, Wednesday, June 12th, CM Salamanca will be hosting Bingo Game Night at the Bronx Zoo from 6pm – 9pm. RSVP's are required to attend, seating is still available. Refreshments will be served. \*Flier Attached\*
- On Saturday, June 15th in partnership with NYC DOT, CM Salamanca will be hosting a Free Helmet Fitting & Distribution at Bronx River Community Center 1619 E. 174th Street from 10am – 2pm. Helmets will be provided on a first come, first served basis. \*Flier Attached\*
- On Saturday, June 22nd CM Salamanca will be hosting his annual Longwood Festival: Part I from 12pm – 6pm between Longwood Ave. & Dawson Street. Special guests will include Ray De La Paz and Kinito Mendez Y Su Orquesta. \*Flier Attached\*
- On Saturday, June 29th CM Salamanca will be hosting his annual Community Board & Precinct Council Appreciation BBQ: Part II from 12pm – 3pm at Bronx Zoo's Schiff Hall. RSVPs are required to attend. \*Flier Attached\*

How to connect with Team Salamanca

We strongly encourage interested parties to follow us on one of our social media platforms. This is to help individuals stay informed and up to date about legislation, upcoming events and other pivotal information.

- Facebook: [Facebook.com/CMSalamanca](https://www.facebook.com/CMSalamanca)

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**EXECUTIVE OFFICERS**

Joetta Brown  
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Keziah Sullivan-Norman  
Secretary

Kathy Morris  
Treasurer

Rita Jones  
Sgt.-at-Arms/Parliamentarian

- X (Twitter): @CMSalamancaJr

- Instagram: @cmsalamancajr\_d17

### **Office of the NYC Comptroller – Brad Lander**

Mr. Greer Mayhew, Bronx Borough Director, announced that he will be taking all feedback from Bronx Community Board Three regarding the Homes Now Plan to the NYC Comptroller, to ensure that he is aware of all of the concerns expressed.

Mr. Mayhew was asked if the Comptroller was aware of the redlining issues within NYC. Mr. Mayhew stated that the Comptroller is aware of the redlining issues and will send information to Bronx Community Board Three regarding the Comptroller's stance on the issue.

### **State Senator Luis Sepulveda's Report – 32nd Senate District**

Ms. Elizabeth Marte, Community Affairs Director for Senator Luis Sepulveda, did not provide a written report.

Ms. Marte shared time sensitive information.

Ms. Marte also mentioned to constituent Ms. Cerita Parker that she is aware of the Starlight Park issue that Ms. Parker brought up earlier during the meeting. Ms. Marte agreed to follow up with Ms. Parker to discuss the issue further.

### **DISTRICT MANAGER'S REPORT**

Ms. Etta Ritter, District Manager of Bronx Community Board Three, made the following announcement:

The Cross Bronx Plaza Mall at E. 174<sup>th</sup> Street has an alley behind the Auto Zone that has become a space for illegal dumping. The Department of Sanitation has stated that cranes will be needed to address this issue, and that the clean up will take hundreds of man hours. Ms. Ritter mentioned that the clean-up effort will take a multi- agency effort. Ms. Ritter will contact the Department of Health & Mental Hygiene, the Rat Czar, and the Public Advocate for support. Photos of the dump out area will be emailed to board members.

Ms. Ritter noted that the Cross Bronx Plaza Mall allows the mechanics to work in the parking lot, however, they should work exclusively in the Auto Zone section of the parking lot. It was also noted that if the mechanics were to move from the mall parking lot, it would potentially reduce the already limited community parking spaces, further impacting the parking challenges in this area.

### **CHAIRPERSON'S REPORT**

#### **Bronx Community Board Three Election of Officers – 2024**

Rev. Frederick Crawford, Chairperson of Bronx Community Board Three, stated that Ms. Wanda Ellis, Chairperson of Bronx Community Board Three's Nomination Committee will lead the election process, along with co-chairpersons Mr. Francis Dsouza and Ms. Dawn Carter.

#### **Vote Results:**

##### **Round 1:**

##### **Chairperson**

|                           |                              |
|---------------------------|------------------------------|
| Joetta Brown              | 14 votes (position accepted) |
| Vladimir Cruz             | 7 votes                      |
| D'Andra Van Heusen-Thomas | 1 vote                       |

##### **1<sup>st</sup> Vice-Chairperson**

|                           |          |
|---------------------------|----------|
| Kolaco Acqui              | 10 votes |
| Maurice Gray              | 6 votes  |
| D'Andra Van Heusen-Thomas | 2 votes  |
| Kathy Morris              | 3 votes  |
| *Invalid                  | 1 vote   |

*Note: minimum of 11 votes was not reached by either candidate. A runoff round will proceed with Kolaco Acqui and Maurice Gray.*

##### **2<sup>nd</sup> Vice-Chairperson**

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#### **EXECUTIVE OFFICERS**

|                                  |                                  |                        |              |                              |
|----------------------------------|----------------------------------|------------------------|--------------|------------------------------|
| Joetta Brown                     | Kolaco Acqui                     | Keziah Sullivan-Norman | Kathy Morris | Rita Jones                   |
| 1 <sup>st</sup> Vice-Chairperson | 2 <sup>nd</sup> Vice-Chairperson | Secretary              | Treasurer    | Sgt.-at-Arms/Parliamentarian |

|                           |         |
|---------------------------|---------|
| D'Andra Van Heusen-Thomas | 8 votes |
| Kathy Morris              | 8 votes |
| Kolaco Acqui              | 6 votes |

Note: minimum of 11 votes was not reached by either candidate. A runoff round will proceed with D'Andre Van Heusen-Thomas and Kathy Morris.

Secretary

|                        |                              |
|------------------------|------------------------------|
| Keziah Sullivan-Norman | 22 votes (position accepted) |
|------------------------|------------------------------|

Treasurer

|              |                              |
|--------------|------------------------------|
| Kathy Morris | 22 votes (position declined) |
|--------------|------------------------------|

Sgt. at Arms/ Parliamentarian

|                       |                              |
|-----------------------|------------------------------|
| Rita Jones            | 13 votes (position accepted) |
| Gilberto Constantinez | 9 votes                      |

**Round 2:**

1st Vice Chairperson

|              |                              |
|--------------|------------------------------|
| Kolaco Acqui | 15 votes (position accepted) |
| Maurice Gray | 3 votes                      |
| *Invalid     | 4 votes                      |

2nd Vice Chairperson

|                           |                              |
|---------------------------|------------------------------|
| Kathy Morris              | 11 votes (position accepted) |
| D'Andra Van Heusen-Thomas | 10 votes                     |
| *Invalid                  | 1 vote                       |

**Round 3:**

Ms. D'Andra Van Heusen-Thomas was nominated from the floor for Treasurer.

It was motioned by Ms. Keziah Sullivan-Norman and seconded by Mr. Victor Latimer to accept Ms. Van Heusen-Thomas' nomination.

**ALL IN-FAVOR**

**MOTION CARRIED**

Treasurer

|                           |                              |
|---------------------------|------------------------------|
| D'Andra Van Heusen-Thomas | 22 votes (position accepted) |
|---------------------------|------------------------------|

*\*An invalid ballot can be due to a ballot having more than one nominee selected, or an individual written in who did not accept a nomination selected.*

The newly elected Executive Board Members are as follows:

- Chairperson Ms. Joetta Brown
- 1st Vice Chairperson Ms. Kolaco Acqui
- 2nd Vice Chairperson Ms. Kathy Morris
- Secretary Ms. Keziah Sullivan-Norman
- Treasurer Ms. D'Andra Van Heusen-Thomas
- Sgt. at Arms / Parliamentarian Ms. Rita Jones

**Bronx Community Board Three Summer Recess**

It was motioned by Mr. Vladimir Cruz and seconded by Mr. Bryan Wigfall to empower the Executive Committee to act on behalf of the Board during the summer months.

**ALL IN-FAVOR**

**MOTION CARRIED**

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**EXECUTIVE OFFICERS**

|                      |                      |                        |              |                              |
|----------------------|----------------------|------------------------|--------------|------------------------------|
| Joetta Brown         | Kolaco Acqui         | Keziah Sullivan-Norman | Kathy Morris | Rita Jones                   |
| 1st Vice-Chairperson | 2nd Vice-Chairperson | Secretary              | Treasurer    | Sgt.-at-Arms/Parliamentarian |

## **BENEDICTION**

Michael Strong closed the meeting in prayer.

## **ADJOURNMENT**

The meeting was adjourned at 9:38 pm.

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### **EXECUTIVE OFFICERS**

Joetta Brown  
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Rita Jones  
Sgt.-at-Arms/Parliamentarian

**ADDENDUM**

**City of Yes Housing Opportunity  
Comments & Recommendations**

**Low Density**

**Town Center Zoning**

**2 - Do Not Support**

If the Business fails, the tenants may have their rents increased before the loss of Revenue by the landlord  
I'm not sure if this works exactly anymore, as many businesses are leaving or have left. Fixed rates for the number of units that are affordable landlords change amounts after residents leave

**6 – Support**

If a project falls within the zoning guideline in low-density areas, it should get a fast track for approval and not be subject to cancellation by the community. Concerns regarding traffic congestion and parking for customers were a concern

**Transit-Oriented Development**

**8 - Support**

If developers provide parking for tenants at a percentage of market cost.  
Approve this in low-density areas within a certain distance of bus routes

**Accessory Dwelling Units**

**6 - Support**

If these conversions are done within the City’s building code, proper inspection must be done before occupancy.

**2 - Do Not Support**

Construction will be substandard. Building inspections do not seem to pick up much.  
Don’t support without additional information on the potential impact of these improvements/additions on property taxes, not only for the homeowner making these modifications but also for their neighbors.

**District Fixes**

**3 - Do Not Support**

This might create a breakdown of what the developers had in mind to create a neighborhood that attracts those who want to live in an attractive environment.

Qualified if additions are permanently affordable

Don’t support without additional information on the potential impact of these improvements/additions on property taxes, not only for the homeowner making these modifications but also for their neighbors.

**5- Support**

**Universal Affordability Preference**

**2 - Do Not Support** – This will bring in more supportive housing. Community Board Three is already inundated with supportive housing.

**5- Support**

Approve support only if the now 20% was from non-supportive housing  
Seniors and Veterans before homeless and non-citizens

**Lift Costly Parking Mandates**

**5 - Support**

Bus service has to be improved dramatically to encourage people to go without cars

Parking Yes High Cost of parking No

**Do Not Support**

This does not support the rights of car owners. This will reduce access to parking. This should be removed

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Medium-density areas buildings within areas without no street parking should be mandated to have indoor cost-effective parking  
There is not enough public transportation available; recent cuts in service do not provide adequate public transportation

### **Covert Non-Residential Buildings to Housing**

#### **9 - Support**

I support this but restrict it to those areas where the density is low  
Maybe as long as it's a fair price  
Must provide MIH as part of the rezoning process

### **Small and Shared Housing**

#### **1 - Undecided**

Would these units be permanently affordable?

#### **6 - Do Not Support**

This will increase density without supporting garbage pickup, policing, etc.  
Do not approve of shared kitchens or other common facilities. Recommend removal  
No shared kitchens or common shared facilities  
This will encourage landlords to create shoddy facilities and gouge tenants  
Privacy no hostels

#### **1 - Support**

### **Campus Infill**

#### **2 - Undecided**

This is questionable because churches will use the opportunity to bring in tenants (homeless and supportive housing)  
Not sure if there is a need for properties with open areas

#### **4 - Do Not Support**

This will undermine the ability of faith-based communities to have parking for their vehicles  
This will cause the elimination of green spaces and parking

#### **1 - Support**

### **New Zoning Districts**

#### **1 - Undecided**

This was questionable

#### **4 - Do Not Support –**

This will change the culture of the neighborhood. Recommend removal  
Develop what we have now

#### **2 - Support**

Support if done across every part of the city, not to overburden the poorest areas

### **Update to Mandatory Inclusionary Housing**

#### **1 - Undecided**

This was questionable

#### **3 - Do Not Support**

This will lead to an increase in crime. Recommend removal  
Concerned it will deter properties from being developed

#### **3 - Support**

They will never make it fair across the board

### **Sliver Law**

#### **4 - Do Not Support**

This will prevent communities from being cultural institutions and service institutions. Recommend removal

#### **3 – Support**

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#### **EXECUTIVE OFFICERS**

Joetta Brown  
1<sup>st</sup> Vice-Chairperson

Kolaco Acqui  
2<sup>nd</sup> Vice-Chairperson

Keziah Sullivan-Norman  
Secretary

Kathy Morris  
Treasurer

Rita Jones  
Sgt.-at-Arms/Parliamentarian

If it's an affordable option for Bronx residents

**Quality Housing Amenity Changes**

**7 - Support**

**Landmark Transferable Development Rights**

**5 - Do Not Support**

Do Not Support – Landmarks may be in danger of ceasing to exist  
Many landmarks have a certain aura around them, and it will be lost

**2 - Undecided**

Not sure. Then why is it a landmark?

Support would be given if there was a confirmation that the new building on church-owned land wouldn't be exempt from taxation

**2 – Support**

**Railroad Right-of-Way**

**1 - Do Not Support**

**6 – Support**

Not sure how much of this exists

It depends on the plan if it is a viable addition to the area

**Community Recommendations**

Housing developments should be designed to match the income levels of the neighborhood. Area Median Income (AMI) should be based on the county or community district, not calculated from the entire metropolitan area.

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