

# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



HON. VANESSA L. GIBSON, BOROUGH PRESIDENT   LEURYS ACOSTA, CHAIRPERSON   KARLA CABRERA CARRERA, DISTRICT MANAGER

## HOUSING, LAND USE & ECONOMIC DEVELOPMENT

|                               |                                                                                                                                                   |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chair:</b>                 | <b>Dr. Momodou S. Sawaneh</b>                                                                                                                     |
| <b>Meeting Date:</b>          | <b>September 8, 2026</b>                                                                                                                          |
| <b>Meeting Time:</b>          | <b>6:30 pm</b>                                                                                                                                    |
| <b>Meeting Location:</b>      | <b><a href="#">The Bedford's Community Room</a><br/>211 East 203rd Street, Bronx, NY 10458</b>                                                    |
| <b>Members In Attendance:</b> | <b>✓ Dr. Momodou S. Sawaneh   ✓ Alam Gonzalez<br/>✓ Barbara Stronczer   _ Edgar Ramos   ✓ Jorge Arias<br/>_ Kimali Corley   ✓ Sandra Erickson</b> |
| <b>Minutes done by:</b>       | <b>Dr. Momodou S. Sawaneh</b>                                                                                                                     |

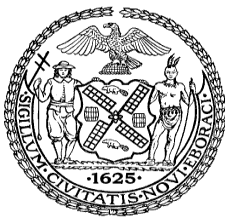
### Minutes:

- I. Meeting Guidelines & Code of Conduct read by Dr. Momodou S. Sawaneh**
- II. Introductions/Attendance - Quorum was met.**
- III. Review of Previous Month's Minutes**
  - A. Motion to approve by Jorge Arias, seconded by Barbara Stronczer.
- IV. Follow-up from Previous Month**
- V. New Business**
  - A. Fiscal Year 2028 Bronx CB7 Statement of Needs & Budget Requests
    1. The board members were asked to review the statement of needs and send feedback to the District Manager by 10/11/2026.
  - B. ACMH Inc.- Care Management & Housing Presentation
    1. Proposed project at 3041 Webster Avenue, Bronx, NY 10467.
      - a) ACMH is a 501(c)(3) organization that supports the mental and physical health of vulnerable New Yorkers. The organization focuses on behavioral health, housing, employment, vocational training, and more.
      - b) The proposed affordable housing project comprises about 135 units and is 100% affordable.
      - c) It's an as-of-right project.

THIS MEETING'S MINUTES ARE SUBJECT TO CHANGE. FOR THE MOST UP-TO-DATE INFORMATION, CONTACT US AT:

229-A EAST 204TH STREET ♦ BRONX, NY 10458 ♦ PHONE: (718) 933-5650

E-MAIL: [KCABRERACARRERA@CB.NYC.GOV](mailto:KCABRERACARRERA@CB.NYC.GOV) ♦ WEBSITE: [WWW.NYC.GOV/BRONXCB7](http://WWW.NYC.GOV/BRONXCB7)



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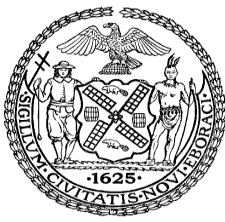


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- d) It is an 11-story building, 109,006 square feet, 30 2-bedrooms, 22 1-bedrooms, and 83 studios. The superintendent is occupying 1 unit.
- e) The total development cost is \$95,800,001.
- f) Concerns were raised about the safety of 2 middle schools nearby; however, the presenters affirmed that the residents in the building will be under 24-hour surveillance monitoring for behavior-related mental health issues that could be harmful.
- g) The presenters further emphasized that case managers will be on-site to assess and monitor for any mental health issues or actions that could endanger neighbors or students' public safety.
- h) The committee also suggested having security personnel on-site when students leave school at the end of the day to provide added security. However, the presenters said they will use a real-time monitoring system to ensure they are aware of any signs of danger.
- i) The committee raised another concern: that residents in this facility might come from elsewhere and might not blend in with the community. The presenters said they receive referrals from HRA, and residents are screened to ensure they can live independently. They could come from any borough or area depending on the screening criteria.
- j) According to members of the committee, the benefit for the community was minimal because the residents could be folks with mental health issues and/or with a history of substance abuse or incarceration. The presenters did not present any immediate benefits to convince the committee that the project would benefit the community.
- k) However, the presenters argued that their services provide employment, managed care, and transitions to help residents live independently.



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- l) Since the project is rent-stabilized and will provide affordable housing, the presenters said residents will benefit.
- m) Here is the AMI breakdown:

#### Unit & AMI Breakdown

| Unit Type   | Program / AMI      | Units |
|-------------|--------------------|-------|
| Studio      | Supportive (ESSHI) | 81    |
| Studio      | 40% AMI            | 1     |
| Studio      | 50% AMI            | 1     |
| One-Bedroom | 40% AMI            | 5     |
| One-Bedroom | 50% AMI            | 5     |
| One-Bedroom | 60% AMI            | 12    |
| Two-Bedroom | 40% AMI            | 7     |
| Two-Bedroom | 50% AMI            | 7     |
| Two-Bedroom | 60% AMI            | 15    |
| Two-Bedroom | Superintendent     | 1     |
| Total       |                    | 135   |

(1)

C. Prestige Car Service attended the meeting and requested a letter of support for its relocation from 3108 Webster Avenue to a new permanent home at 2574 Radcliff Ave. Although it was not on the agenda, the committee did not oppose the agenda amendment to include them and allow them to present.

#### VI. Motion(s)

A. Sandra Erickson motioned to send a letter to Bronx Community Board 11 in support of Prestige Car Service's relocation from 3108 Webster Avenue, Bronx, NY 10467, to 2574 Radcliff Avenue, Bronx, NY 10469 ([bit.ly/4rgUpXy](http://bit.ly/4rgUpXy)). The motion was seconded by Barbara Stronczer.  
Motion passed: 5 Yes; 0 No; 0 Abstain; 2 Absent.

#### VII. Announcements

VIII. Next Meeting Date: October 13, 2026

#### IX. Discussion on Next Agenda

#### X. Adjournment

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