



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3  
59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300  
[www.cb3manhattan.org](http://www.cb3manhattan.org) - [info@cb3manhattan.org](mailto:info@cb3manhattan.org)

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

## District Needs Statement for Fiscal Year 2019

### Introduction

Community Board 3 Manhattan spans the East Village, Lower East Side, and a vast amount of Chinatown. It is bounded by 14th Street to the north, the East River to the east, the Brooklyn Bridge to the south, and Fourth Avenue and the Bowery to the west, extending to Baxter and Pearl Streets south of Canal Street. This community is filled with a diversity of cultures, religions, incomes, and languages. Its character comes from its heritage as a historic and present day first stop for many immigrants. CD 3 is one of the largest board Districts and is the fourth most densely populated District, with approximately 164,063 people.<sup>1</sup> Our residents are very proud of their historic and diverse neighborhood, however, the very characteristics that make this District unique also make it a challenging place to plan and ensure services for all residents and businesses.

### Demographic Change

The CD 3 population is changing in many ways. The 2000 census reported that 23% of our population, over 38,000 of our residents, required income support. By 2014, this number had jumped to about 41% of the total population, over 68,000 persons.<sup>2</sup> The number of people receiving Medicaid-only assistance also continues to increase, climbing from 45,724 in 2005<sup>3</sup> to more than 48,200 people currently.<sup>4</sup>

Our community is an example of the growing income inequality that is endemic in New York City. In a report by the Furman Center, CB 3 is ranked third out of the 59 boards in the City for a high diversity ratio between lower-income and higher-income residents.<sup>5</sup> The same report shows that approximately 30% of our residents have household incomes under \$20,000 while nearly 25% earn more than \$100,000.<sup>6</sup>

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<sup>1</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*.  
[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)

<sup>2</sup> New York City Department of City Planning. (2014). *District Profile*.  
<http://www.nyc.gov/html/dcp/html/neighborhoods/mn03/info.shtml>

<sup>3</sup> *Ibid.*

<sup>4</sup> U.S. Census Bureau. *2010-2014 American Community Survey*. <<http://factfinder.census.gov>>

<sup>5</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*.  
<[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>

<sup>6</sup> *Ibid.*

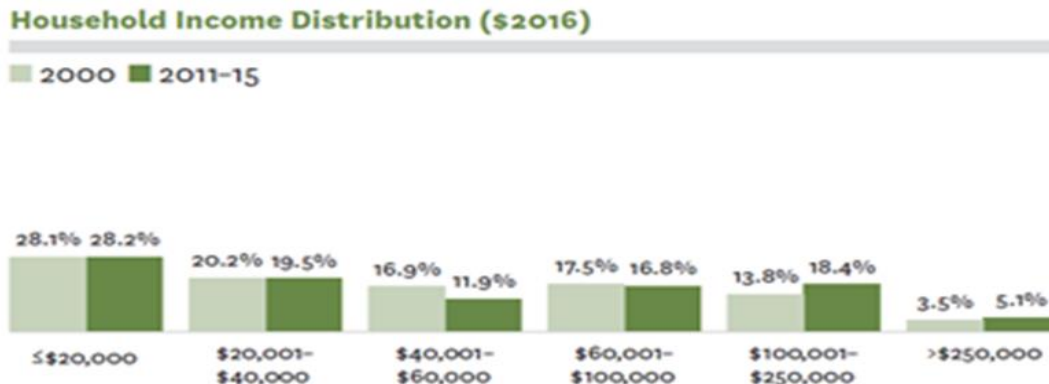


Figure 1. Household Income Distribution of Community District 3, 2011-2015

Higher-income households have continued to increase since 2000 (see Figure 1), a trend similar to that of lower-income households. Further, the income diversity ratio, which is the gap between incomes, has increased over the last three years and CB 3 has the third highest income diversity gap of the 59 community boards.<sup>7</sup> Market rate housing and high-end retail continues to grow although many people within our community continue to live on the edge of homelessness and economic survival. An estimated 27% of people in CB 3, as well as approximately 41% of their children under the age of 18, and 33% of seniors are living below the poverty level.<sup>8</sup>

Income inequality is tied into the escalating rate of gentrification. When we look at gentrification indicators, we see rising incomes, changing racial composition, shifting commercial activity, and displacement of original residents. The Lower East Side/Chinatown District was the third highest gentrifying District in the City in 2016, the last year this was measured.<sup>9</sup> We have seen a 7% increase in average rent from 2010-2015, along with an 8% decrease in average income.<sup>10</sup> The demographics have changed to an increase of 56.6% of non-family households—young adults make up a growing share of the population.<sup>11</sup> These changes all create a new culture in the community alongside of middle- and lower-income residents.

CB 3 is the fourth highest racially diverse neighborhood in the City, with a foreign born population of 36%.<sup>12</sup> We are approximately 33% White, 30% Asian, 27% Latino, and 7% Black or African American.<sup>13</sup> The percentage of Latino, Black, and Asian residents has decreased while the numbers of White residents has increased. Generally, these population increases and declines are the opposite of demographic changes seen in the city overall.<sup>14</sup>

<sup>7</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*. <[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>

<sup>8</sup> U.S. Census Bureau. *2011-2015 American Community Survey*. <<http://factfinder.census.gov>>

<sup>9</sup> Furman Center. (2016). *State of New York City's Housing and Neighborhoods in 2015*.

<sup>10</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*. <[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>

<sup>11</sup> U.S. Census Bureau. *American Community Survey 2011-2015*. <<http://factfinder.census.gov>>

<sup>12</sup> *Ibid.*

<sup>13</sup> *Ibid.*

<sup>14</sup> Small, A. (2017). Mapping the Modern Transformation of New York City. *CityLab*. <https://www.citylab.com/life/2017/05/mapping-the-transformation-of-new-york-city/525330/>

## **Economic Change**

CB 3 has worked to retain its affordable housing stock and its local businesses while still serving the needs of its newcomers. The displacement of long-time residential and commercial residents is a great loss to this community. Many small family-owned stores, especially those that serve local retail needs and arts businesses, have been replaced by an ever-growing number of bars and restaurants. Families have been displaced from their homes because they cannot afford increasing rents. Community-based organizations, which provide essential services for community residents, struggle to provide more services and fund themselves with fewer resources. The growing need to provide for our lower-income residents in a gentrifying District as well as provide services for all residents continues to be a challenge for CB 3.

## **Resiliency**

In 2012, CD 3 was severely impacted by Superstorm Sandy. A significant portion of CD 3 lost electricity for five days or more and flooding along the waterfront of the Lower East Side and East Village went inland several blocks. Residents of NYCHA developments along the East River were disproportionately impacted. Many small businesses lost all their inventory and days of business. Due to rising sea levels, the number of buildings in CD 3 at risk of flooding will double by 2050.<sup>15</sup>

The following projects are in some stage of development to address resiliency and recovery challenges:

- East Side Coastal Resiliency Project: the \$335 million federal award, in addition to a City investment of \$170 million, totaling \$505 million, to improve resiliency and recovery measures from Montgomery Street to E. 25th Street along the East River. The preliminary design of the project is complete.
- Lower Manhattan Coastal Resiliency Project: the \$176 million federal award, in addition to a City investment of \$27 million, totaling \$203 million, to improve resiliency and recovery measures from the Brooklyn Bridge to Montgomery Street along the East River. This project is in the outreach and design phase.
- NYCHA Recovery and Resiliency Funding: the \$3 billion citywide program funded primarily by FEMA to repair, restore and strengthen NYCHA infrastructure damaged by Superstorm Sandy.<sup>16</sup> Currently the projects at Wald, LaGuardia, Two Bridges, Campos Plaza II and Smith Houses are in the procurement phase.
- NY Rising Program: a New York State participatory recovery and resiliency initiative established to provide assistance to 124 communities severely damaged by Superstorm Sandy, Hurricane Irene, and Tropical Storm Lee. The Lower Manhattan Rising Community covers all neighborhoods south of 14th Street. Committee members voted on a variety of projects to address community planning and capacity building, economic development, including resiliency measures for small businesses, health and

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<sup>15</sup> NYC Planning, *Flood Resilience Zoning Text Update*.

<http://www.nyc.gov/html/mancb3/downloads/calendar/2017/citywide%20flood%20resilience%20zoning%20text.pdf>

<sup>16</sup> NYCHA Recovery & Resiliency *Fact Sheet*. <https://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-sandy-factsheet.pdf>.

social services, housing, infrastructure and natural and cultural resources.<sup>17</sup> These projects are currently in the procurement phase.

It is critical that all resiliency and recovery efforts make significant strides in the following areas:

- All three projects listed above include significant portions of funding for feasibility studies, with additional investments needed for implementation. It is crucial that all relevant City, State, and Federal agencies continue to invest in recovery and resiliency efforts to follow through on improvement plans.
- Ensure that all resiliency efforts are coordinated with City, State and private projects that impact the waterfront. Examples include the ferry landing on Grand Street, redesign of the East River Esplanade, NYCHA resiliency efforts and development in the Two Bridges neighborhood.
- Engage with CD 3 stakeholders, including residents, CBOs, NYCHA leadership and businesses and property owners to solicit input on all of the resiliency efforts and identify areas that could be retro-fitted for more efficient storm water management.
- Expeditiously retrofit facilities designated as NY Rising disaster recovery community centers.
- Ensure that all workshops include trilingual interpretation and materials are translated into Spanish and Chinese in addition to English.

## **Human Services**

CB 3 is an economically and racially diverse District. It is imperative that initiatives to address the human services needs discussed below are culturally and linguistically appropriate to effectively serve this District's residents.

### **Youth Services**

CB 3 is home to more than 20,500 children under 18 years of age.<sup>18</sup> The 2011-2015 American Community Survey found that approximately 41% of the population under 18 years had income below the poverty level and roughly 35% of family households with related children under 18 were below the poverty level.<sup>19</sup> Over 26% of households received public assistance or food stamps/SNAP.<sup>20</sup> According to the 2016 Furman report, 28% of households residing within CD 3 have a household income of \$20,000 or less<sup>21</sup>, and many of these families rely on community-based programs such as Beacon community centers during after-school hours and on weekends and holidays.

Families and youth are in need of intervention services and support system programming. Agencies working with at risk youth populations agree that proactive programs are needed, such

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<sup>17</sup> Lower Manhattan NY Rising Community Reconstruction Plan, March 2014.

[https://stormrecovery.ny.gov/sites/default/files/crp/community/documents/lower\\_manhattan\\_nyrer\\_plan\\_57mb.pdf](https://stormrecovery.ny.gov/sites/default/files/crp/community/documents/lower_manhattan_nyrer_plan_57mb.pdf).

<sup>18</sup> U.S. Census Bureau. *2011-2015 American Community Survey*. <<http://factfinder.census.gov>>

<sup>19</sup> *Ibid.*

<sup>20</sup> *Ibid.*

<sup>21</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*. <[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>

as employment, training opportunities, and programs in addition to sports. Community centers, after school programs, and employment opportunities are necessary to positively engage youth.

- **Expand Access to COMPASS Programming** - COMPASS funding for elementary school and high school students remains in high demand and continuing expansion of this funding is needed. The success of universal middle school COMPASS programming (SONYC) can be built upon by ensuring high quality elementary and high school programs can also operate on a stable and consistent basis.
- **Increase Youth Employment & Job Training Opportunities** - Older youth, especially at risk youth, need employment and job training opportunities such as the Summer Youth Employment Program (SYEP) and the Young Adult Internship Program (YAIP), which helps produce critically important and positive outcomes, such as higher lifetime earnings and higher rates of high school attendance and graduation. Contractors including CB 3's Chinese American Planning Council, Henry Street Settlement, and Chinatown Manpower will provide summer job opportunities for approximately 70,000 students citywide in summer 2017. While this is an all-time high, nearly 140,000 youth applied and many were turned away in 2016.<sup>22</sup> Youth unemployment rates continue to be at record highs in NYC. There is also a need to expand existing programs and/or add new programs to ensure that our older and at risk youth have the job training and employment opportunities necessary to succeed. Work, Learn, Grow is a year-round youth employment program, currently funded by City Council for 6,500 youth, which should be expanded.
- **Provide Services for Youth Aging out of Foster Care** - Teens often age out of care without having acquired the skills necessary for a successful transition to independence. According to NYC Administration for Children's Services, CD 3 was the third highest District of origin in Manhattan for foster care placements with 75 children in 2016.<sup>23</sup> While the majority of placements in CD 3 are age 5 and younger, 13% of CD 3's placements previously aged out of care.<sup>24</sup> According to the Children's Aid Society, many of these young people will exit the foster care system "without the knowledge, skills, experience, attitudes, habits and relationships that will enable them to be productive and connected members of society." Programs must be maintained and expanded to help this youth population make the transition from our foster care system to independence and adulthood.
- **Support LGBTQ Youth Programs** – Expansion of services is needed for LGBTQ youth programs, such as ProjectSpeakOutLoud (Project S.O.L), that offer safe spaces for some of the city's most at risk youth. Further expansion of comprehensive services for LGBTQ youth is needed.

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<sup>22</sup> NYC Department of Youth and Community Development. (2016). *SYEP Annual Summary* < [https://www1.nyc.gov/assets/dycd/downloads/pdf/2016\\_SYEP\\_Annual\\_Summary.pdf](https://www1.nyc.gov/assets/dycd/downloads/pdf/2016_SYEP_Annual_Summary.pdf)>.

<sup>23</sup> New York City Administration for Children's Services. (2017). *Child Welfare Indicators Annual Report 2016*. < <https://www1.nyc.gov/assets/acs/pdf/data-analysis/2017/AnnualReport2016.pdf>>.

<sup>24</sup> 2013 ACS Community Snapshot report

- **Cornerstone Programs: NYCHA-based Community Centers** - CB 3 currently has four Cornerstone Programs, which provide engaging, high-quality, year-round programs for adults and young people that enhance skills and promote social interaction, community engagement, and physical activity. CB 3 programs are run by Chinatown YMCA, Henry Street Settlement, University Settlement, and Grand Street Settlement.

## Education

Community District 3 is home to 38 public schools (29 in Community School District 1 (CSD1) and 9 in CSD2) and 5 charter schools.<sup>25</sup> Over 11,700 students were enrolled in CSD1 schools in the 2016-2017 academic year. Demographically:<sup>26</sup>

- 41% identify as Hispanic or Latino, 22% as Asian or Pacific Islander/Other, 16% as Black or African-American, and 18% as White
- 69% live at or below the poverty level
- 9% are English Language Learners
- 21% are Students with Disabilities

The priority education issues we are focusing on for fiscal year 2019 are the needs of homeless students, students with special needs, and the need for a new school at Essex Crossing.

### Homeless Students

- In CSD1, homeless students are highly segregated into two schools – PS 188 and PS 15, where over 40% of the student population is homeless.<sup>27</sup> These two schools have an alarming number of homeless students – far above the citywide average.
- Citywide, 8% of students are homeless at some point in the year. The CB 3 region overall averages 11% homelessness among the student population.<sup>28</sup> Our District has an alarmingly high rate of homelessness in comparison, creating a crisis in our schools.
- To exacerbate the problems faced by these students, 24% of homeless students transfer mid-year.<sup>29</sup> This situation creates delays in identifying needs of students quickly if the student has an Individualized Education Program (IEP) as many do, and in providing services in a timely manner. It sets the student learning curve back by up to 6 months. Students fall behind when they transfer due to a change in curriculum and subject matter covered in the new school. The support system that the student relies on is missing.

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<sup>25</sup> NYC Department of Education and NYCMap <http://www.District1nyc.com/d1-schools-map.html> and <http://maps.nyc.gov/doitt/nycitymap/?&searchType=AddressSearch&addressNumber=&street=79%20John%20St&borough=Manhattan>

<sup>26</sup> NYC Department of Education. (2016-2017). *Demographic Snapshot*. <<http://schools.nyc.gov/AboutUs/schools/data/default.htm>>.

<sup>27</sup> Institute for Children, Poverty, and Homelessness. (2016). *On The Map: Atlas of Student Homelessness in New York City*. [http://www.icphusa.org/new\\_york\\_city/on-the-map-the-atlas-of-student-homelessness-in-new-york-city-2016/](http://www.icphusa.org/new_york_city/on-the-map-the-atlas-of-student-homelessness-in-new-york-city-2016/)

<sup>28</sup> *Ibid.*

<sup>29</sup> *Ibid.*

- Currently, DOE assigns Family Assistants (FA's) to work with homeless families to review their children's educational rights regarding school enrollment and transportation under the McKinney Vento law, and to coordinate the logistics of both. These FA's work with families in multiple shelters and do not have time to do other things such as provide needed educational services. Moreover, both the DOE's Family Assistants and DHS case workers do intake with families at the shelter and track attendance. This results in both duplication of efforts and gaps in services.

### **Disabled Students**

- Within the school Districts in CD 3, 85% of homeless students with disabilities are identified late, which is higher than the rate across the city – 65%.<sup>30</sup> Often this is due to the high rate of homeless students.
- Mid-year transfers contribute to delays in identifying and providing services for these students.
- Other factors preventing the delivery of critically necessary services are language barriers. Our District has a high percentage of immigrant students and the parents often do not have command of the English language and no easy access to an interpreter.
- Over the last 4 years, the number of disabled students many whom are also homeless, has increased 15%.<sup>31</sup>
- The graduation rate for students with an IEP, across the city schools, is half of that for general education students. This data has been constant for past 20 some odd years. As the total population of our District increases, and the number of disabled students increase, this appalling disparity remains constant.<sup>34</sup>

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<sup>30</sup> *Ibid.*

<sup>31</sup> Pativesker, L. (April 2017). Panel discussion on CB 3 District needs for homeless students and special needs students. Presentation. Community Board 3 Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee.

<sup>32</sup> *Ibid.*

<sup>33</sup> *Ibid.*

<sup>34</sup> *Ibid.*

School is often a child's second home, a secure dependable part of their lives that offers a solid base and support. For our homeless students it can often be the only part of their lives that is stable, giving them strong roots to grow and flourish. Homeless students lose the support of their school team if they are placed in housing outside of the District. School transfers set students back 6 months causing academic and social-emotional damage. Families who choose to remain in their home schools despite moving away from the District deal with commutes that may be over an hour long – contributing to chronic lateness and absenteeism. Late enrollment means the student misses out of funding set available for basic supplies.

Being homeless or having a disability are daunting challenges to a student. Often these go hand in hand, creating an almost impossible avenue for success for the student. Between 2014 and 2016, our city has seen a sharp increase in the number of homeless students, peaking at 18.8 percent of our student population in Manhattan that is homeless<sup>32</sup>. Our District is home to two schools each with more than 40% of the student population being homeless.<sup>33</sup>

Families with special needs students face the daunting task of navigating the annual changes in the rules and regulations for proving the need and finding services to support their child. Having a knowledgeable advocate is necessary to ensure that the students' needs are met on their IEPs. This is a greater challenge to parents who are struggling with language barriers and financial strains. When homelessness is added in, making appointments with advocates and keeping files on the child's progress can become neglected with everything they face. Students lose progress made in school and IEP's are not properly implemented causing graduation rates to plunge to half the average of the general student population.

### **Essex Crossing School**

Eighty-five percent of Community School District 1 schools share a building with one or more schools, resulting in reduced access to gym, arts and enrichment, science labs, and acceptable hours for school lunch. With 1,000 new apartments slated for Essex Crossing by 2024, as well as the proposed development of over 3,000 additional units of housing in the Two Bridges neighborhood, there is a need for a new K through 8th grade school at Essex Crossing site 5.<sup>35</sup>

### **Senior Centers**

Department for the Aging<sup>36</sup> and the U.S. Census Bureau<sup>37</sup> report:

- Approximately 24,700 seniors in CB 3, roughly 15% of CB 3's population
- 58% of CB 3 seniors (65+) are foreign born
- 26% of seniors speak Spanish at home and 43% speak Asian and Pacific Island languages
- Approximately 8200 seniors (65+) in CB 3 live below the poverty line, which is approximately 33% of seniors in the District
- Over 66% of senior center participants say their main reason for visiting the center is for opportunities to socialize and avoid isolation

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<sup>35</sup> Manhattan Community Board 3. (2014). *Essex Crossing School Position Paper*. <[http://www.nyc.gov/html/mancb3/downloads/planning/CB%203%20Essex%20Crossing%20School%20Position%20Paper%20\(FINAL%206.11.14\).pdf](http://www.nyc.gov/html/mancb3/downloads/planning/CB%203%20Essex%20Crossing%20School%20Position%20Paper%20(FINAL%206.11.14).pdf)>

<sup>36</sup> Berkman, C. & Pardasani, M. (2016). *Senior Center Evaluation*. <<http://www.nyc.gov/html/dfta/downloads/pdf/publications/SeniorCenterStudy2016.pdf>>

<sup>37</sup> U.S. Census Bureau. *2011-2015 American Community Survey*. <<http://factfinder.census.gov>>



Senior Centers serve those healthy enough to travel to centers. They provide vital services such as:

- Socialization and recreation
- Health promotion and education
- Assistance with benefits and agency referrals
- Nutritious meals

In CB 3, senior centers are particularly important as they are culturally sensitive to our diverse community. Following is the story of three providers serving low income seniors:

**Spotlight on three senior center providers: BRC Senior Center, Henry Street (NYCHA), and University Settlement (NYCHA)<sup>38</sup>**

Older adults largely frequent senior centers for socialization. Many are living in poverty, often in crowded housing. Many need staff who speak in Chinese dialects or in Spanish. They also require meals that reflect their cultures.

BRC seniors are mostly women over the age of 75 who attend for meals, workshops, and physical activities. Many feel isolated, as their families live in other cities or countries, or due to their limited English skills. Staff members and case workers engage center participants by escorting them to appointments, providing agency referrals, and assisting with benefits. Staff also reaches out to members if they have been absent from the Center.

Henry Street Settlement centers are open 6 days per week for 2 daily meals. Though they are greatly understaffed, the existing employees help with benefits, offer counseling, and run workshops.

University Settlement's two centers serve 40-50 breakfasts with funding for only 23 meals, and 150 lunches with funding for only 123. 189 Allen serves a large Chinese and Latino population. There is a smaller population of men at the centers, some of whom are homeless, suffering from depression and anxiety.

All centers agree the biggest need is staffing. Currently centers manage only with the help of interns and seniors who volunteer to keep the centers running. However, there are many openings for social workers and case workers, in addition to other positions.

Capital needs are great. At one center the ceiling collapsed, forcing staff to collect water in buckets. A different center has a hole in the ceiling in the living room that is "repaired" with a tarp. In a third center, seniors use bathroom facilities designed and sized for children. Plumbing is backed up at another center - repair is unpredictable, dependent on begging or borrowing.

Local seniors deserve more respect than these current conditions provide. Instead of gathering in poorly designed, broken buildings, older adults should have the opportunity for companionship in comfortable surroundings with opportunities for cultural and recreational activities run by sufficient staff.

In addition to senior centers, NORCs are also vital in CD 3. A Naturally Occurring Retirement Community (NORC) is a multi-age housing development or neighborhood that was not originally designed for seniors but that now is home to a significant number of older persons. NORCs in CD 3, of which there are six (see appendix), provide Supportive Services Programs to maximize and support the successful aging in place of older residents. Many of the City's NORCs can access health and social services in their own buildings, building complexes or locally within their neighborhoods. These programs are a model for bringing necessary care and support to seniors living in age-integrated buildings or neighborhoods.

## Health

### Specific Health Concerns

- **Access to Health Care** - Community District 3 is a federally designated health professional shortage area in the fields of primary care, dental care, and mental health.<sup>39</sup> According to the CB 3 Urban Planning Fellow report, *The Role of Safety-Net Providers in Manhattan Community Board 3*, there is a need to increase the number of Chinese-speaking providers. This report also recommends working with existing providers to create more urgent care locations.<sup>40</sup>
- **Diabetes** –The rate of adult diabetes within CD 3 has been at 12%, nearly twice the rate of Manhattan (7%) and ranking higher in percentage of cases overall than the rate of New York City (10%).<sup>41</sup> Increased education is needed in our low income and minority neighborhoods dealing with this disease to learn preventive measures such as affordable and healthy meal alternatives. To offset the development of diabetes, awareness of overconsumption of sugary products and workshops to develop strategies to better manage sugar levels are needed to reach our high risk communities.
- **Mental Health** - Adolescents exposed to childhood adversity, including family malfunctioning, abuse, neglect, violence, and economic adversity, are nearly twice as likely to experience the onset of mental disorders and the risk to their mental health grows with additional exposures.<sup>42</sup> The adult psychiatric hospitalization rate in the Lower East Side and Chinatown is higher than the rates in NYC overall.<sup>43</sup> CB 3 supports continued availability of convenient prevention as well as inpatient and

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<sup>38</sup> Fong, K.; Rodriguez, M.; Rubin, D. (March 2017). Assessing needs of CB 3 Senior Centers with BRC, Henry Street Settlement, University Settlement Senior Centers. Presentation. Community Board 3 Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee.

<sup>39</sup> Health Resources and Services Administration. (2017).

<<https://datawarehouse.hrsa.gov/Tools/MapTool.aspx?tl=HPSA&gt=State&cd=36&dp=PC,DC,MH>>

<sup>40</sup> Yang, A. (2015). *Phase Two: A Preliminary Inventory and Assessment of Health Care Facilities within Manhattan Community District 3*.

<sup>41</sup> NYC Department of Health. (2015). *Community Health Profiles 2015 – Manhattan Community District 3*. <<https://www1.nyc.gov/assets/doh/downloads/pdf/data/2015chp-mn3.pdf>>

<sup>42</sup> City of New York. *ThriveNYC: A Mental Health Roadmap for All*. <<https://thrivenyc.cityofnewyork.us/wp-content/uploads/2016/03/ThriveNYC.pdf>>.

<sup>43</sup> NYC Department of Health. (2015). *Community Health Profiles 2015 – Manhattan Community District 3*. <<https://www1.nyc.gov/assets/doh/downloads/pdf/data/2015chp-mn3.pdf>>

outpatient mental health services for pediatric, adolescent and adults that accept various insurances including Medicaid and have accessible and multilingual resources to service diverse populations.

## **Health disparities as shown by causes of death**

### Cancer and Tobacco Use

The Department of Health and Mental Hygiene (NYCDOHMH) reported cancer to be the leading cause of death among Chinese New Yorkers. While lung cancer deaths decreased by 16.4 overall in NYC during 2000-2014, it increased 70% among Chinese New Yorkers in the same period.<sup>44</sup> This is of concern in CD 3 where 27% of residents are Chinese.<sup>45</sup> There are programs to help smokers quit, but a language and culturally appropriate comprehensive approach is needed to address this problem. The following are recommended:

- NYCDOHMH should partner with community-based organizations and ethnic language media to conduct outreach campaigns in Asian American languages, including Chinese.
- NYCDOHMH could collaborate with NYSDOH to promote referrals to Asian Smokers Quitline, the nation's only quitline providing outreach, education and telephone counseling in Asian languages including Chinese.
- Ensure physicians and health care providers integrate tobacco use screening and treatment as routine care - model after the Public Health Detailing program, a primary care outreach program where DOHMH representatives do topical campaigns, make unscheduled visits to health care practices, meet with providers, distribute "action kits."
- NYCHA should conduct outreach to Asian Americans and other limited English proficient public housing residents regarding HUD's smoke-free housing rules
- Initiation of and addiction to tobacco often occurs before young people are legally able to buy tobacco products – an age when they are also highly targeted by the tobacco industry. There are no sustained efforts to promote Asian American youth engagement in tobacco control efforts in NYC. Support programs that engage them and other at risk youth to prevent smoking initiation
- Engage broader support and participation in reducing and eliminating this disparity in the Asian American community by convening a policy briefing for NYC Council Members, NYCDOHMH, NYSDOH, health professional and health care organizations, and community-based groups to educate them about tobacco use disparity in the Asian American community.

### Alcohol abuse and Substance Abuse

Both the alcohol- related and drug-related hospitalization rate in the Lower East Side and Chinatown is higher than the rates in NYC overall.<sup>46</sup> CB 3 supports the continued availability of convenient inpatient and outpatient alcohol and drug detoxification and rehabilitation services as well as prevention services that accept various health insurances including Medicaid and have accessible and multilingual resources to serve diverse populations.

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<sup>44</sup> NYC Dept. of Health & Mental Hygiene, *Mortality among Chinese New Yorkers*, <http://www1.nyc.gov/assets/doh/downloads/pdf/epi/databrief91.pdf>

<sup>45</sup> U.S. Census Bureau. 2011-2015. *American Community Survey*. <<http://factfinder.census.gov>>

<sup>46</sup> NYC Department of Health. (2015). *Community Health Profiles 2015 – Manhattan Community District 3*. <<https://www1.nyc.gov/assets/doh/downloads/pdf/data/2015chp-mn3.pdf>>

## Unintentional Drug Overdose

NYCDOHMH reported that:

- In 2015 - of all races/ethnicities, Latino New Yorkers had the largest increase (46%) in unintentional drug overdose deaths involving heroin and/or fentanyl<sup>47</sup>
- In 2016, of all races/ethnicities, Black New Yorkers had the largest increase (80%) unintentional drug overdose deaths<sup>48</sup>

This is of concern in CD 3 where 33.9 % of CD 3 residents are Black or Latino (7.3% black, 26.6% Latino).<sup>49</sup> Currently there has been funding for “overdose prevention” and the distribution of “NARCAN” kits throughout the community; yet this alone is not enough to curtail the heroin and opiate epidemic. While some funding has been put into overdose prevention, much more support is required for programs to follow-up with help and resources to navigate those addicted into formal therapy or addiction treatment.

One effective program design currently in the early stages of development is the community navigator model, where trained and certified “recovery coaches” or “peer mentors” work in the community and engage individuals and families, steering them towards appropriate resources. Many of these former addicts or individuals who have personal or family experience, have been trained and certified as “advocates” or “navigators” to help those addicted access the resources and information they need. These certified peers can deliver Medicaid reimbursable services in certain licensed settings, so the framework is available to expand on peer services. Recently, the NYS Office of Alcohol and Substance Abuse Services awarded funds to one group in NYC (in Harlem) for this type of program. City and state agencies need to expand this model and funding to other neighborhoods including CD 3 where there is a need and the existence of community-based organizations who have experience in doing this work.

## **Mount Sinai Beth Israel Downsizing**

CB 3 is concerned by the plan of Mt Sinai/Beth Israel ("MSBI") to downsize inpatient beds and services. MSBI plans to close several of its facilities at its 16<sup>th</sup> Street campus and construct a new facility in CD 3. MSBI currently has 799 licensed beds, 450 of which are occupied daily. Of these, 150 beds are behavioral health beds. The new facility will contain only 70 beds and plans to shift the remaining 230 patients in need of a hospital bed daily to facilities uptown and in Brooklyn. In addition, MSBI plans to eliminate services such as cardiac surgery, geriatrics and hospice care.<sup>50</sup>

CB 3 supports the work of the MSBI elected official working group coordinated by the Office of the Manhattan Borough President to monitor the MSBI transformation and advocate that the new MSBI facility have services and beds adequate for the community's needs. CB 3 insists that

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<sup>47</sup> NYC Dept. of Health & Mental Hygiene. (2016). *Unintentional Drug Poisoning (Overdose) Deaths Involving Heroin and/or Fentanyl in New York City, 2000–2015*.

<<https://www1.nyc.gov/assets/doh/downloads/pdf/epi/databrief74.pdf>>

<sup>48</sup> NYC Dept. of Health & Mental Hygiene, *Unintentional Drug Poisoning (Overdose) Deaths in New York City, 2000 to 2016*, <http://www1.nyc.gov/assets/doh/downloads/pdf/epi/databrief89.pdf>

<sup>49</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*. <[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>

<sup>50</sup> Mount Sinai. *The Transformation of Mount Sinai Beth Israel*.

<[http://www.mountsinai.org/static\\_files/MSHL/Files/MSBI%20forum.pdf](http://www.mountsinai.org/static_files/MSHL/Files/MSBI%20forum.pdf)>

MSBI actively engage with CB 3 and the public in collecting information necessary to perform its fall 2017 Community Health Needs Assessment.

## Seniors

There are 26,082 seniors over the age of 65 living in CD 3. Another 8,000 people in CD 3 are between ages 60-64. Together they make up 20% of CD 3's population.<sup>51</sup> An estimated one in 10 people age 65 and older (10 %) has Alzheimer's dementia<sup>52</sup>, Studies show that elders 65 and older over live an average of 4 to 8 years after being diagnosed with Alzheimer's; some live as long as 20 years.<sup>53</sup> Our seniors need care on a continuum that will effectively ensure their health and well being and there is no single approach. Seniors need support with a variety of models - membership in senior centers that serve the most mobile and healthy, to in-home caregivers (paid and unpaid family members), supported NORCS, services for the most infirm who need short or long-term rehabilitation or skilled-nursing care in a facility. Seniors who stay in close proximity to their familiar language, history and social networks are more likely to age with stability and dignity.

### Long-Term Care and Rehabilitation Facilities

- Between 2006 and 2016 the number of long-term care facility beds in Lower Manhattan decreased from 1,085 beds across eight facilities to 418 beds across three facilities. This includes the 219 beds lost when Rivington House was closed.<sup>54</sup>
- The largest remaining long-term care provider is Gouverneur Skilled Nursing Facility with 235 beds: 58 rehabilitation beds and 177 long term care beds. Gouverneur serves over 700 people annually with over 77,000 Resident Days and returns more than 360 people to the community following rehabilitation.<sup>55</sup>
- Gouverneur partners with Metropolitan Jewish Hospice to provide care for 7-10 residents on Hospice; over 20 individuals were served by the program in 2016. Residents on hospice are typically identified as those having less than 6 months to live, and these residents vary in age; some younger residents with cancers and older residents at the end stages of dementia.<sup>56</sup> Nursing homes in all of Manhattan were at 95% capacity as of July, 2016.<sup>57</sup>

While aging at home is preferable, it is inevitable that at some point, many seniors will need access to some form of skilled nursing care. CD 3 suffers from a critical shortage of nursing

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<sup>51</sup> Comptroller's Bureau of Policy and Research (March 2017) Aging with Dignity: A Blueprint for Serving NYC's Growing Senior Population. <https://comptroller.nyc.gov/reports/aging-with-dignity-a-blueprint-for-serving-nycs-growing-senior-population/>

<sup>52</sup> Alzheimer's Association. (2017). *Alzheimer's Disease Facts and Figures*.  
<[http://www.alz.org/documents\\_custom/2017-facts-and-figures.pdf](http://www.alz.org/documents_custom/2017-facts-and-figures.pdf)>

<sup>53</sup> *Ibid.*

<sup>54</sup> Hobbs, A. (2016). Lower Manhattan hit hardest by nursing home decline, stats show. *DNAInfo*.  
<<https://www.dnainfo.com/new-york/20161010/lower-east-side/nursing-care-facility-closures-department-of-health-data-rivington-house>>

<sup>55</sup> Diaz, E. (June 2017). Phone interview with S. Sales.

<sup>56</sup> *Ibid.*

<sup>57</sup> Hobbs, A. (2016). Lower Manhattan hit hardest by nursing home decline, stats show. *DNAInfo*.  
<<https://www.dnainfo.com/new-york/20161010/lower-east-side/nursing-care-facility-closures-department-of-health-data-rivington-house>>.

home beds. While the proposed mixed-use Pike Street facility may eventually ameliorate some of this shortage, the need for beds exists now and must be addressed immediately. Community Board 3 believes that the 219 beds lost in 2015's disastrous Rivington House closure must be restored to address this need.

### **Rivington House**

A former nurse stated that "In my opinion the story of Rivington House is an integral part of NYC history. How this community came together to open a nursing home in an unused building to care for people who were dying - with a commitment to take care of elderly and infirm people into the future."<sup>58</sup> Its staff demonstrated compassionate care for those who lived and died there. Moreover, Rivington House actively encouraged its residents to be full citizens of this neighborhood and developed strong community partnerships. For example M'finda Kalunga Garden located right outside the doors was able to provide patients with opportunities to integrate with their neighbors while gardening, making art, attending garden cultural events, and enjoying outdoor respite.

As advances in HIV/AIDs treatment and prevention successfully reduced the number of new infections, the number of patients at Rivington House decreased.<sup>59</sup> Rivington House was eventually sold to a nursing home company. This new company told CB 3 and elected officials that they intended to eventually change the non-viable non-profit care facility to a for-profit nursing home operator that they reported would continue to serve the underserved low income residents of the community. The goal of continued support for the underserved low income residents was supported by CB 3 and elected officials. In a letter to the NY State Department of Health (NYSDOH), local elected officials stressed that the NYSDOH "make sure that any potential buyers are able to maintain the facility as an affordable skilled nursing facility with the same number of beds as was provided during its time as a specialty facility".<sup>60</sup> This new entity, operated a nursing home for a short period of time, then closed Rivington House in December 2015, after announcing that it had "fail[ed] to obtain state Medicaid reimbursements".<sup>61</sup> The owners, exploited a flawed system to remove not only the "non-profit" deed restriction as discussed with the community, but also the "nursing facility" requirement as well. These deed restrictions were lifted on the property with complete lack of transparency, allowing its sale to developers for luxury housing at a profit of \$72 million at the expense of the community's needs.

After more than two years of community outrage, and multiple state and city level investigations, the community learned lack of communication, failed oversight, the circumvention of established processes for nursing home closures, among other problems, resulted in the community being stripped of a much needed health care asset. This loss of a home to Rivington House residents was also devastating to community that recently lost all but one other nursing home facility. All 115 Rivington House residents were moved and scattered to different parts of the city. Many

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<sup>58</sup> Anonymous Allure/Former Rivington House employee

<sup>59</sup> Litvak, E. (2014). Rivington house nursing facility is closing in November. *The Lo-Down*. <<http://www.thelodownny.com/leslog/2014/07/rivington-house-nursing-facility-is-closing-in-november.html>>

<sup>60</sup> Litvak, E. (2014). Elected officials urge state to keep Rivington House open as a "skilled nursing facility". *The Lo-Down*. <<http://www.thelodownny.com/leslog/2014/10/elected-officials-urge-state-to-keep-rivington-house-open.html>>

<sup>61</sup> Whitford, E. (2016). Preet Bharara reportedly investigating De Blasio's role in LES nursing home deal. *Gothamist*. <[http://gothamist.com/2016/04/13/deblasio\\_45\\_rivington\\_preet.php](http://gothamist.com/2016/04/13/deblasio_45_rivington_preet.php)>

more Lower East Side residents are now denied the compassionate care in familiar surroundings that Rivington House could have provided to our elderly and infirm.

### **Immigration**

Community District 3 continues to be a community with a diverse immigrant population. More than one in three residents living in CD 3 are foreign born.<sup>62</sup> It is home to the largest concentration of Asian foreign-born residents in Manhattan with a growing base of Latino foreign-born residents (especially from the Dominican Republic).

Of the foreign born, 67% are from China, 12% are from six different Spanish speaking countries (Dominican Republic, Mexico, Ecuador, Honduras, Colombia, Peru) and 21% are from more than 13 other countries. About 30-40% (total) are not proficient in English.<sup>63</sup>

In the last decade, in New York City, a growing number of Chinese immigrants have come to the United States as asylees, people seeking or granted political asylum, or refugees – 42% of all Chinese were admitted as refugees or asylees.<sup>64</sup>

CD 3 has historically been a destination for new immigrants who must continue to receive support. Local grassroots nonprofit organizations are needed to provide the following services to immigrants regardless of their status. These services are: legal services, know your rights education, and English as a Second Language and civics classes.

### **Homeless Services**

Community Board 3 for the past three years has experienced a continuing increase in resident reports and complaints regarding street homeless. There are also more homeless encampments and more substance abuse reported by residents. The Department of Homeless Service's (DHS) Hope Count of street homeless performed in February and released July 2017 reports a 39% increase in NYC.<sup>65</sup>

According to DHS, there are currently over 58,000 people in shelters, over 22,000 are children.<sup>66</sup> DHS also reported the opening of two additional hotels in CB 3 this past year to shelter those seeking beds. Manhattan Outreach Consortium has reported that there have been street homeless waiting for safe haven beds who will not accept other shelter.

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<sup>62</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*.  
<[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>

<sup>63</sup> NYC Department of City Planning. (2013). *The Newest New Yorkers*.  
<[https://www1.nyc.gov/assets/planning/download/pdf/data-maps/nyc-population/nnny2013/nnny\\_2013.pdf](https://www1.nyc.gov/assets/planning/download/pdf/data-maps/nyc-population/nnny2013/nnny_2013.pdf)>.

<sup>64</sup> *Ibid*.

<sup>65</sup> Whitford, E. (2017). Annual street homeless count shows 40 percent increase over 2016. *Gothamist*.  
<[http://gothamist.com/2017/07/05/homeless\\_count\\_2017.php](http://gothamist.com/2017/07/05/homeless_count_2017.php)>.

<sup>66</sup> NYC Department of Homeless Services. (2017). *Daily Report*.  
<<http://www1.nyc.gov/assets/dhs/downloads/pdf/dailyreport.pdf>>

CB 3 is the summer destination of young, homeless travelers. There are many complaints of aggressive and inappropriate public behavior and drugs. This population is younger than the general homeless population, often have dogs, and seem to have more substance abuse and be more aggressive. The City needs targeted plans to engage and shelter this population; both NYPD and Manhattan Outreach Consortium report lack of successful engagement for services from this population. This population has special needs for engagement and new ways to work with them must be tried.

Moreover, residents report that CD 3 parks have become the year-round day and evening home for homeless individuals. Services for this population need to be sited or made available wherever possible.

There has been improved funding and new programs to work with the homeless. Outreach workers report that a further increase in attempted engagement is counterproductive. However, coordination between agencies is lacking, and there is outreach to the same people by various teams without planning and sharing of information. There needs to be a protocol for coordination of plans and outreach and also for transfer of information, particularly when there are staff changes at precincts.

### **Shelters and Supportive Housing**

CD 3 is home to over 15 shelters (see appendix), among the highest in the City. Most of these facilities are absorbed into the community without notice.

- Project Renewal Third Street Men's Shelter is a large shelter that needs the more effective security for the safety of both shelter residents and neighbors. DHS peace officers are urgently needed for this facility. NYPD reported decrease in calls and incidents when a police car was assigned to this block, but lack of funding for overtime ended this program.
- There is a need for more supportive housing. In the last fiscal year, MOC reports placing 193 clients into permanent housing and the retention rate is 91% after one year.

CB 3 also supports additional efforts to combat youth homelessness. According to Safe Horizon, there were over 1,600 homeless youth (under 24 years old) in NYC in 2016 – over 1,100 of which accessed their “Streetwork” program.<sup>67</sup> However, these numbers are difficult to track and the organization suspects the actual number was much higher.

- Approximately 40% of homeless youth identify as LGBTQ, compared to 10% of the general youth population in the United States.<sup>68</sup> LGBTQ runaway and homeless youth face a unique set of challenges, from greater exposure to HIV/AIDS to being ostracized by their families and communities. Specialized outreach services are required to address these challenges. In FY 17, nearly \$28 million was included in the City budget to

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<sup>67</sup> Stewart, D. “Re: Request for Updated Statistics.” Message to Community Board 3. 20 June 2017. E-mail.

<sup>68</sup> Safe Horizon. *Homeless Youth Statistics*. <<http://www.safehorizon.org/page/homeless-youth-statistics--facts-69.html>>.



address youth homelessness.<sup>69</sup> CB 3 supports the baselining of this funding and an expansion of programs to reach out to homeless youth, especially LGBTQ youth.

- Homeless youth identifying as lesbian, gay, bisexual, transgender are more likely to commit suicide than other youth.<sup>70</sup> In order for the City to identify and address this vulnerable population, CB 3 supports the inclusion of sexual orientation, gender identity and gender expression in the DHS's Homeless Outreach Population Estimate.

## Transportation

### Accessibility and Safety

Accessibility and pedestrian safety are a Community Board 3 priority, especially with over 8.5% of residents reporting ambulatory difficulty<sup>71</sup>:

- Many existing curb cuts need repair. NYC Department of Transportation (DOT) should prioritize identification and repair of curb cuts that do not meet smoothly with street bed.
- Ponding makes it difficult for pedestrians to cross some streets in the District. The source of ponding on streets must be identified. Such sources may include uneven street grading, impervious surface cover, storm drain blockage or the fact that much of the District is located in a flood zone. For example, a ponding problem at Delancey and Columbia Streets has been investigated by agencies without success in curing the problem. NYC Department of Environmental Protection (DEP) should correct these ponding problems by increasing pervious surfaces such as bioswales and continue regular maintenance of catch basins.
- Improved accessibility of bus stops is necessary for seniors and the disabled. There are complaints to the community board regarding bus stops used as loading zones, which render the stops inaccessible for those in wheelchairs and walkers, and reports of stops lacking benches and shelters that would improve their accessibility.<sup>72</sup>
- Essex Street is in need of pedestrian safety improvements and traffic calming measures. In 2016, there were 34 traffic crashes resulting in injuries along Essex Street from Stanton Street to Canal Street.<sup>73</sup> Thirteen of those resulted in injuries to pedestrians. Wide corridors with high traffic volumes need pedestrian safety improvements. In 2012 the Delancey Street Pedestrian Safety Plan improved safety along that corridor significantly. As can be seen in the Vision Zero interactive crash map, other corridors such as Canal Street and East Houston Street are also in need of

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<sup>69</sup> The Council of the City of New York. (2017). *Report to the Committee on Finance and the Committee on Youth Services on the Fiscal 2018 Executive Budget for Department of Youth and Community Development*. <http://council.nyc.gov/budget/wp-content/uploads/sites/54/2017/03/260-DYCD-1.pdf>

<sup>70</sup> Safe Horizon. *Homeless Youth Statistics*. <<http://www.safehorizon.org/page/homeless-youth-statistics--facts-69.html>>.

<sup>71</sup> U.S. Census Bureau. *American Community Survey 2011-2015*. <<http://factfinder.census.gov>>

<sup>72</sup> Rich, M. (2015). *Community Accessibility Study for Seniors and People with Mobility Disabilities*. <http://www.nyc.gov/html/mancb3/downloads/fellowship/Community%20Accessibility%20Study%20for%20Seniors%20and%20People%20with%20Mobility%20Disabilities.pdf>

<sup>73</sup> NYPD Motor Vehicle Collisions. (2017). *NYC Open Data*. <https://data.cityofnewyork.us/Public-Safety/NYPD-Motor-Vehicle-Collisions/h9gi-nx95/data>

pedestrian safety improvements and traffic calming measures.<sup>74</sup> Both of these corridors were identified as priorities in DOT's 2015 Manhattan Pedestrian Safety Action Plan.<sup>75</sup>

### **Curbside Management**

Local businesses need adequate loading/unloading zones for commercial delivery. Curbside parking regulations need to balance competing demands of pedestrians, businesses, and motorists. Lack of loading zones make it impossible for businesses to comply with rules.

- Commercial delivery needs must be considered by DOT when assigning on-street bus stop locations through the intercity bus permit system. Existing truck loading zones should not be eliminated if this threatens continued operation of existing businesses.
- An increasing residential population makes the commercial loading/unloading on the west side of Allen Street problematic due to more pedestrian activity. The intercity bus loading exacerbates the problem and creates congestion at the curb and on the sidewalk.

### **Bus Management**

- The Intercity bus permit system has not been effective because there is not a means to enforce compliance and collect violations. Most of the buses are registered in other states; the Department of Finance has not been able to follow up on summons as they have not been adjudicated. It appears that bus companies have realized this and stopped applying for permitted stops. The City must find a way to enforce compliance with designated intercity bus regulations, especially in light of the court settlement directing DOT to assign a stop to a "bad actor" company.
- There are frequent complaints of intercity buses laying over and picking up and discharging passengers illegally in MTA bus stops. This results in buses not being able to discharge and pick up passengers at the curb. Disabled passengers are therefore unable to board or disembark. A frequent example of this is the M9 stop at East Broadway. CB 3 has received many complaints that bus companies illegally loading and unloading interferes with businesses at the location. This is generally because of large crowds blocking sidewalks and entrances to businesses and sidewalk cafes.

### **Public Transportation**

Community Board 3 is underserved by public transportation, though fewer than 9% of workers in Community Board 3 use a car to commute to work.<sup>76</sup>

- The eastern and southern-most residents of the District will continue to be without public transportation until the MTA/NYCT restores or extends cross-town bus routes.

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<sup>74</sup> Vision Zero View. (2017). *Traffic Crashes*. <https://www.nycvzv.info/>

<sup>75</sup> Viola, R, Hostetter, S, Riscica, V, Kay, A, and Peck, H. *Manhattan Pedestrian Safety Action Plan*. New York City Department of Transportation, January 2015.

<<http://www.nyc.gov/html/dot/downloads/pdf/ped-safety-action-plan-manhattan.pdf>.>

<sup>76</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*.

<[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf).>

- Despite the District's density, many of our residents are poorly served by the subway system and 11% live more than half a mile from the nearest subway stop.<sup>77</sup>
- There is a need for more east/west bus service south of 8<sup>th</sup> Street. The ease of East/West travel has been diminished by the elimination of the Grand Street Bus in the early 1980's and by the limited number of M14A's.
- The City should take strong, creative measures in the District to reduce traffic congestion, which contributes to a vicious cycle of reduced ridership and reduced service. The MTA/NYCT will reduce service after ridership on a bus route drops below a certain threshold. Service cuts have a severely negative impact on vulnerable populations, including the disabled, who rely on public transportation.

### **Policing**

- The rising demand for heroin and opioids within Community District 3, which has become a magnet for sellers and purchasers, requires increased police resources. K2 is also a continued problem.<sup>78</sup> The NYPD should dedicate greater local and citywide enforcement resources toward reducing the availability of heroin and opioids and the violence that accompanies its sale, in our community. These additional resources should be targeted and personnel-based, and not rely upon police towers and electronic monitoring technology.
- The precincts are rolling out the Neighborhood Coordinating Officer (NCO) programs. CB 3 has been working with this program in the Ninth Precinct. Consistent assignment of officers in sectors working with residents and businesses appear, in this beginning rollout, to be decreasing commercial noise complaints (see appendix) and providing immediate response for residents and businesses to resolve quality of life complaints.

### **Rodents**

- Community Board 3 is finally seeing a downward trend in rat failure inspections. It was almost 13% last year, but is now down to a failure rate of 10.5%.<sup>79</sup> This is still high, but shows that increased funding and the rat reservoir project is successful and should be continued.

### **Environment**

Community District 3 has few city resources allocated to reduce significant and persistent disparate air, water, noise and light pollution from the traffic and infrastructure of:

- Three bridges (300,000 average daily vehicles and the J,M,Z,B,D,N,Q,R train lines).
- Major Transportation corridors (i.e. FDR drive; 135,000 average daily vehicles).
- Vehicles approaching bridges on the east or tunnels on the west side.
- New and pending large-scale developments.
- Vehicle idling, and widespread curbside bus operations.
- The expanded 14th Street Con Edison fossil fuel power plan.

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<sup>77</sup> *Ibid.*

<sup>78</sup> NYC Office of the Chief Medical Examiner and NYC DOHMH Bureau of Vital Statistics

<sup>79</sup> NYC Department of Health and Mental Hygiene. (2017). 2016 Fall Rat Indexing Inspections in Manhattan Community District 3. <https://www1.nyc.gov/assets/doh/downloads/pdf/rats/2016/ars-mn-cd3f.pdf>

- Concrete and asphalt (impervious) land cover comprise much more of our District than the city average rate of 72%.<sup>80</sup>

CD 3's overabundance of impervious land cover increases the effects of extreme heat, and exacerbates other environmental impacts by making it harder to manage stormwater, neutralize airborne and waterborne pollutants, and dampen light and noise pollution. The City and State need to prioritize programs like the following to mitigate heavy traffic and development burden in CD 3:

- A Green infrastructure build out of street trees, rain gardens, bioswales, park forestry, and also blue and green roofs to manage our burden of airborne particulate material, polluted runoff, stormwater flooding, and light and noise pollution.
- CD 3 should be included in future planning for the Mayor's new "Cool Neighborhoods NYC" program<sup>81</sup>, which will "help mitigate the threat to public health from the urban heat island effect exacerbated during summer months."
- The City, DOT, and MTA should take steps to study and mitigate the noise, runoff, and exhaust from subways and vehicles using our bridges and other heavy traffic corridors.

## **Landmarks**

CB 3 is rich in buildings of historic, cultural, and architectural significance. The Landmarks Preservation Commission (LPC) should expedite designation of historic Districts and individual landmarks in a community whose character is rapidly changing under the onslaught of new development.

In order to protect the sense of place embodied in CB 3 Historic neighborhoods and buildings, Landmark Designations are essential.

Potential Historic Districts in need of immediate action are:

- The Lower East Side Historic District, South of Delancey
- Extension of the East Village/Lower East Side Historic District
- Extension of the East 10th Street Historic District to include the area surrounding Tompkins Square
- A Chinatown Historic District
- Shtiebel Row (East Broadway between Clinton Street and Montgomery Street)

Potential Individual Landmarks on the list include:

- James R. Whiting House, 22 East Broadway
- 206 Bowery House

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<sup>80</sup> NYC Department of Environmental Protection. <<http://www.nyc.gov/html/dep/html/stormwater/index.shtml>

<sup>81</sup> Office of the Mayor. (2017). Mayor's Announcement Program to Help Curb Effects of Extreme Summer Heat. *Press Release*. <<http://www1.nyc.gov/office-of-the-mayor/news/411-17/mayor-s-announcement-program-help-curb-effects-extreme-summer-heat>>.

- Landmark Sunshine Theatre, 143 Houston Street
- Congregation Chasam Sopher, 8-10 Clinton Street

For CB 3, emphasis needs to be given to designation of buildings of historical and cultural significance, including buildings on the Bowery.

Meticulous regulation of the currently designated Landmarks and Historic Districts requires strict application of the law, including that against “demolition by neglect.” For example:

- The recent loss of Beth Hamedrash Hagodol (60 Norfolk Street) to a devastating fire followed many, many years of neglect, leaving the building unoccupied and gradually collapsing.
- 102 East 10th Street in the St. Mark’s Historic District Extension has been neglected for years. Windows are broken, allowing water into the building, and blighting what is otherwise a charming and very well looked after Historic District.
- 605 East 9th Street which has had white stone decorative architectural elements stripped from the East 10th St side dormers.

Given the recently restrictive deadlines between calendaring and designation imposed on LPC, LPC requires an increased budget and additional staff in order to handle both the proposed designations described above and the regulatory workload, which is multiplied by each new landmark or historic designation.

## **Economic Development/Business Diversity**

For many years now, Community Board 3 has experienced a sustained loss of independent "mom- and-pop" stores due to exponentially increasing costs of doing business and increased competition from chains, banks and destination bars and restaurants.<sup>82</sup> As the local economy becomes more and more homogenous, and the availability of local goods and services continues to decrease, residents must increasingly leave our community or shop online in order to affordably meet their basic needs.

The rapid growth of chain stores is of great concern, as their growth has contributed to rising rents in the neighborhoods.<sup>83</sup> Chain stores are altering the character of the Lower East Side by shifting purchasing power to mass-market retailers and constructing facades out of place with the rest of the community.<sup>84</sup> The Center for an Urban Future's "State of the Chains" report identified the East Village as one of the neighborhoods most burdened by the growth of national chains.<sup>85</sup> In 2015 and 2016, ZIP code 10003, of which the Lower East Side is part of, registered over 160

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<sup>82</sup> DeStefano, M. (2012). *Preserving Retail Diversity in Community Board 3*.  
<<http://www.nyc.gov/html/mancb3/downloads/fellowship/Preserving%20Retail%20Diversity%20in%20Community%20Board%203.pdf>>.

<sup>83</sup> Chin, A. (2014). East Village Clings to a Colorful Past. *New York Times*.  
<[http://www.nytimes.com/2014/12/14/realestate/the-east-village-clings-to-a-colorful-past.html?\\_r=0](http://www.nytimes.com/2014/12/14/realestate/the-east-village-clings-to-a-colorful-past.html?_r=0)>.

<sup>84</sup> East Village Community Coalition. (2015). *Preserving Local, Independent Retail*.  
<[http://evccnyc.org/wpcontent/uploads/2015/06/2015\\_Preserving\\_LocalInd\\_Retail.pdf](http://evccnyc.org/wpcontent/uploads/2015/06/2015_Preserving_LocalInd_Retail.pdf)>.

<sup>85</sup> González-Rivera, C. (2017). State of the Chains. *Center for an Urban Future*.  
<[https://nycfuture.org/pdf/State\\_of\\_the\\_Chains\\_2016.pdf](https://nycfuture.org/pdf/State_of_the_Chains_2016.pdf)>.

chain stores, the second highest total in Manhattan. Additionally, ZIP code 10009 has seen an 8% increase from 2015 to 2016 in the number of chain stores opened there<sup>86</sup>, following a 20% increase the previous year.<sup>87</sup>

Retail stores that do survive in our community are threatened by rising costs of rents, utilities and taxes – identified as major challenges to small business survival in several CB 3-initiated surveys of local businesses. Property taxes have risen dramatically over the last nine years as well, and they are largely passed on to businesses by property owners creating a rent burden that the businesses cannot sustain – leading to a continued cycle of storefront vacancies, suppressed daytime foot traffic in the District, and nightlife business proliferation. The effect of property taxes is also visible for Off and Off-Off Broadway theaters as the rise in the tax has endangered these smaller, local theaters who are often not-for-profit and renting space.

Commercial Rent Tax (CRT) is also a barrier to small business survival in CB 3. This tax, up to 6% of the base rent, is charged to tenants who occupy or use a property for commercial activity in Manhattan south of 96th Street. Tenants are subject to the CRT if the annual or annualized gross rent paid is at least \$250,000 and they do not meet any other exemption criteria, such as short rental periods, residential subtenants, use for theatrical productions, or not-for-profit status.<sup>88</sup>

### **Merchant Organizing**

CB 3 is represented by the following Business Improvement Districts (BIDs):

- The Chinatown BID: Broome to Worth Street and from Allen to Rutgers;
- The LES Partnership: Orchard Street and currently seeking to expand to include a large section of the Lower East Side with Houston Street as its northern border;
- The Village Alliance: 8th Street and some surrounding blocks;
- The Union Square Partnership: 14th Street and the Union Square area; and
- East Village Independent Merchants Association (EVIMA): a newly formed merchant-led organization helping businesses and residents in the East Village. Its mission is to create a strong and diverse business environment that sustains the unique character of the neighborhood as well as serve the community.

Despite the presence of these organizations, many merchants are still under-supported in a substantial portion of the District.

### **Opportunities for City Support**

As our community continues to gentrify and remains burdened by a high cost of doing business, Community Board 3 has identified several ways that the City can help us grow and strengthen our local economy:

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<sup>86</sup> *Ibid.*

<sup>87</sup> González-Rivera, C. (2016). State of the Chains. *Center for an Urban Future*. <<https://nycfuture.org/pdf/State-of-the-Chains-2015-5.pdf>>.

<sup>88</sup> NYC Department of Finance. <<https://www1.nyc.gov/site/finance/taxes/business-commercial-rent-tax-crt.page>>.

- **Rollback of CRT** – Given that Commercial Rent Tax (CRT) is a barrier to small business survival in CB 3, we recommend a rollback of CRT to support local business development.
- **Support for Merchant Organizations** – Continued financial support for our local community-based organizations, such as East Village Independent Merchants Association (EVIMA).
- **Consideration of Special District** – A Special District recognizes the historic and unique character of the neighborhood and uses a variety of zoning requirements to support independently owned businesses and level the competitive field of operation.
- **Business Incubator** - To help diversify our local economy, attract daytime office space, and reduce vacancies, CB 3 would welcome the establishment of a business incubator in the District that would foster startup businesses and also provide pathways to lucrative employment for our underserved residents.
- **Disaster Response** - The 2015 gas explosion tragedy on 2nd Avenue, in addition to Hurricane Irene and Superstorm Sandy before it, illustrated the need for well-developed disaster response plans for impacted businesses. The City – and SBS specifically - was incredibly helpful and responsive following this tragedy, but additional resources should be identified and set aside for future need. These should include a well-funded small business disaster fund, increased staffing at SBS, and the continued availability of low-interest loans.

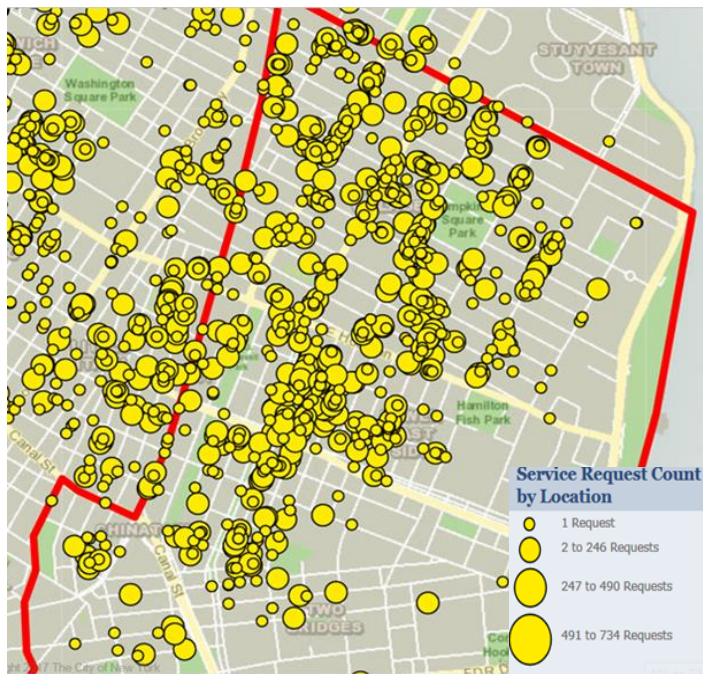
## **Nightlife and Licensing**

CB 3, a primarily residential District, is among the highest of all Manhattan community Districts in number of 311 commercial noise complaints year to year, regularly registering more than 2,000 in each of the past four years. The metamorphosis of this District into a nightlife destination has increased the quality-of-life complaints. Further, as can be seen in Figure 2, the complaints in the last year all largely clustered around certain spots in the District.<sup>89</sup>

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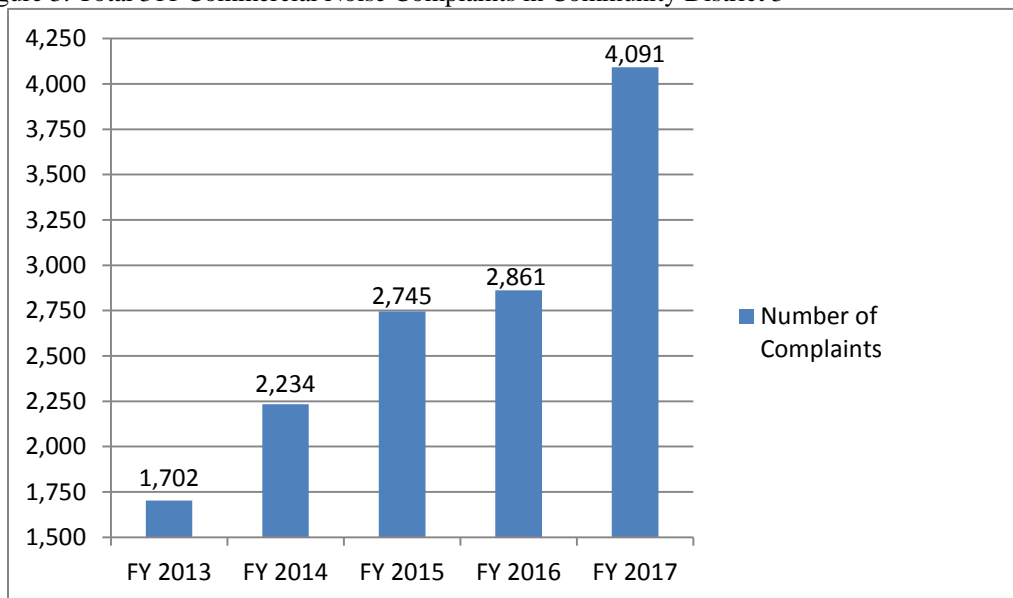
<sup>89</sup> City of New York (2017). *311 Service Request Map: July 2016 to June 2017*. <<http://www1.nyc.gov/apps/311srmap/>>.

Figure 2: Service Request Count by Location



In the past fiscal year, CB 3 had the highest number of 311 NYPD commercial noise (bar) complaints of all community boards in New York City (see appendix). This drastic increase in 311 commercial noise complaints (see figure 3)<sup>90</sup> for licensed businesses has occurred although there has been a decline in the number of liquor license applications in CB 3 in the past four years. These complaints are difficult to resolve because no agency has sole jurisdiction over complaints such as noisy crowds on the street, lines outside businesses, overcrowding, and monitoring loud music.

Figure 3. Total 311 Commercial Noise Complaints in Community District 3



<sup>90</sup> New York City 311 Service Requests. (2017). *NYC Open Data*. <<https://nycopendata.socrata.com/>>.



The continuing increase of 311 noise complaints despite the decrease in liquor license applications demonstrates that the City and State are unable to adequately address the growing number of SLA related quality-of-life complaints. The SLA, which issues licenses and has jurisdiction over compliance with the Alcohol Beverage Law, does not inspect businesses without complaints and believes that noise and other quality of life problems caused by the saturation of liquor licenses are not within the agency's jurisdiction, but must be enforced by the NYPD.<sup>91</sup> Our precincts must make responding to quality of life complaints a lower priority than responding to criminal activity. Large rowdy crowds, traffic congestion, and horn honking are a constant result of the saturation of bars, but as these conditions are not criminal there is very little the police can do in response to noisy, crowded streets and sidewalks.

CB 3 has several recommendations to mitigate the negative impacts of nightlife proliferation:

- Strict adherence by the SLA to the 500-foot rule not allowing new liquor licenses in saturated areas is necessary to stem the increasing complaints generated in by conditions caused by over-saturation of licenses, particularly in residential neighborhoods.
- The City needs to utilize existing tools to address increasing quality of life complaints that result from the oversaturation of eating and drinking establishments and more effectively use its limited police resources, such as: "6 in 60" legislation that was enacted in 2010 which allows police to refer noncompliant businesses to the SLA, violation of noise laws, and failure to control unruly crowds.
- With the ever increasing volume of people and vehicles in this District, vehicular and pedestrian traffic and horn honking continues to be a major complaint. TLC and NYPD traffic police should perform targeted horn honking enforcement operations

### **Sidewalk Cafes**

Sidewalk cafes enhance street vitality but also create congestion and noise by extending businesses to otherwise public sidewalks. Sidewalk cafés also push waiting patrons into smaller areas of public sidewalk, forcing pedestrians to navigate around patrons, often into the street. Permittees often illegally increase the footprint of their cafes and allow wait staff to serve customers from the sidewalk, which encroaches on public sidewalk space. Lack of DCA staffing has resulted in the loss of much needed routine, night and weekend inspections for permit compliance and creates the necessity for residents to police their sidewalk cafes.

Community Needs to Address Sidewalk Café Issues:

- DCA should create rules to distinguish between sidewalk cafes that are bars and those that are restaurants. This would allow communities to identify appropriate locations where sidewalk cafes will not conflict with residential living.
- DCA should create rules for evaluating sidewalk cafe applications that would examine the clearance needed at the proposed location in relation to the existing sidewalk congestion, as well as the 8-foot sidewalk clearance, including locations near subway

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<sup>91</sup> New York State Office of the State Comptroller. Division of State Government Accountability. (June 2017). *Responsiveness to Noise Complaints Related to New York City Nightlife Establishments*. <<https://www.osc.state.ny.us/audits/allaudits/093017/16s37.pdf>>.

entrances or bus stops, to ensure sufficient sidewalk access for pedestrians and people in wheelchairs.

- The City needs creative methods, such as flex time and rotating shifts, to monitor and enforce existing sidewalk café regulations at times when violations are most often occurring, such as on weekends and in the evenings.
- DCA should review the permitted hours for sidewalk cafes in residential areas. Currently they are allowed to operate until 12:00 am Monday through Thursday and until 1:00 a.m. Friday and Saturday. These hours should be reduced to 10 p.m. all nights.

## **Housing and Land Use**

The crisis in affordable housing in Community Board 3 continues to worsen:

- Government cut-backs in subsidized housing and rent vouchers;
- Increasing rents in New York City Housing Authority (NYCHA) developments; and
- The expiration of restrictions on former Section-8 and Mitchell- Lama housing.
- The median rent for all renters in our community District increased by 28% between 2000 and 2015, from \$780/month to \$1090/month. During this time, the median rent for all renters in NYC as a whole increased by just 23%.<sup>92</sup>
- Although the average household income in gentrifying neighborhoods such as the Lower East Side and Chinatown has gradually increased since 1990 a higher share of the population is still below the poverty line compared to the citywide average of gentrifying, non-gentrifying, and higher income neighborhoods.<sup>93</sup>

Significant governmental action is necessary to curb the alarming change in the community's profile from the most historically important immigrant community in the country – where low-income people from every corner of the world were able to gain a foothold – to a neighborhood that is increasingly stratified and upper income. The income gap is growing:

- CD 3 is third most rapidly gentrifying neighborhood in New York City.<sup>94</sup>
- CD 3 has the third highest income diversity ratio in the city.<sup>95</sup>
- The 2016 Furman Center report indicates that recent movers into the District pay nearly double the monthly rent amount compared to renters who have been in the area longer.<sup>96</sup>
- Since 2010, the percentage of rent-burdened households in the District has grown; 36% of renter households are severely rent burdened and low income.<sup>97</sup>

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<sup>92</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*. <[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>.

<sup>93</sup> Furman Center. (2016). *State of New York City's Housing and Neighborhoods in 2015*. <[http://furmancenter.org/files/sotc/NYUFurmanCenter\\_SOCin2015\\_9JUNE2016.pdf](http://furmancenter.org/files/sotc/NYUFurmanCenter_SOCin2015_9JUNE2016.pdf)>.

<sup>94</sup> *Ibid.*

<sup>95</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*. <[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>.

<sup>96</sup> *Ibid.*

<sup>97</sup> *Ibid.*

We call for all of the following actions to slow the growth of gentrification and to ensure that long-term residents can remain in decent affordable housing:

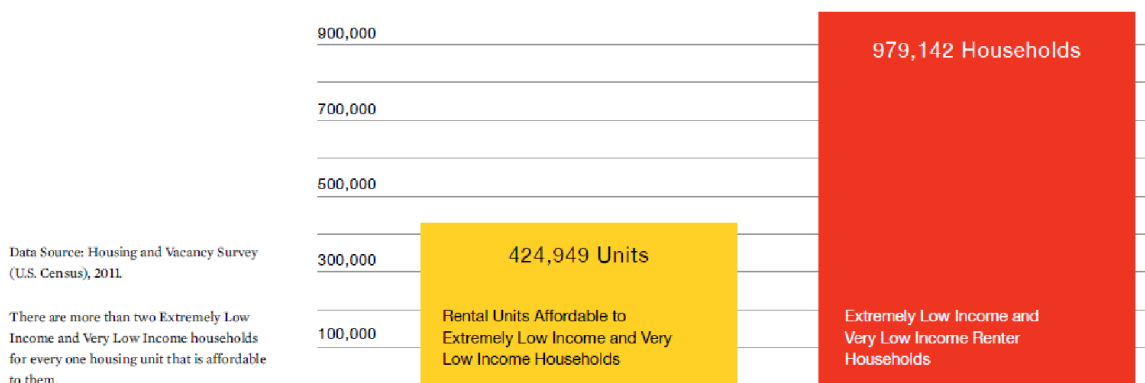
### **Increase the Stock of the Subsidized Affordable Housing**

Over the last decade, federal, state and local government have drastically reduced funding available for the construction or renovation of new affordable housing. The current Administration in Washington has proposed a HUD budget that will drastically reduce most federal contributions.<sup>98</sup>

CB 3 was once a prime beneficiary of new subsidized low-and moderate-income housing, but, despite the planned 500 units of affordable housing in the Seward Park Urban Renewal Area (SPURA), the rate of this production has slowed. Other than SPURA, the only affordable housing being built is in 80/20 buildings, and most of these ‘affordable’ units do not meet the needs of our low income residents and seniors living on fixed income. This gap between incomes needed for the first 2 buildings and the actual incomes of existing residents was evident in the two recent lotteries for Essex Crossing. Additionally, the 2 HPD-designated Housing Ambassadors for the community acknowledge the huge numbers of people applying, as well as the numbers of former site tenants and seniors living in walk-up apartments, who could not meet the income levels required. This is a serious disconnect that is likely to have dire displacement-related consequences.

Virtually no new Section-8, public housing or Mitchell-Lama housing has been built to replace lost housing stock. This has made it vastly more difficult for low- income and homeless families to find decent affordable housing on the private market. As shown in Figure 4 below, this is a citywide trend affecting extremely low and very low income renter households.<sup>99</sup>

Figure 4. Supply and Demand among Extremely Low Income and Very Low Income Renters



In CD 3, which has a poverty rate four times greater than that of neighboring Community Districts 1, 2, and 6 and two times greater than that of neighboring CBs 4 and 5<sup>100</sup>, increasing the supply of

<sup>98</sup> U.S. Department of Housing and Urban Development. (2017). *Trump Administration Proposes 2018 HUD Budget*. <[https://portal.hud.gov/hudportal/HUD?src=/press/press\\_releases\\_media\\_advisories/2017/HUDNo\\_17-041](https://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2017/HUDNo_17-041)>.

<sup>99</sup> NYC Department of Housing and Preservation. (2014). *Housing New York: A Five-Borough, Ten-Year Plan*. <[http://www.nyc.gov/html/housing/assets/downloads/pdf/housing\\_plan.pdf](http://www.nyc.gov/html/housing/assets/downloads/pdf/housing_plan.pdf)>.

<sup>100</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*. <[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>.

affordable units is a priority. We call on the City to do the following:

- Convert illegal Single Room Occupancy (SRO) units into affordable housing units
- Increase supportive housing
- Rely less on private development to provide affordable housing
- Increase subsidies in this District

### **Preserve Existing Affordable Housing**

CB 3 has historically been a neighborhood where affordable government assisted housing has been welcomed. We have several major Mitchell-Lama developments and probably the largest concentration of small limited equity cooperatives, also known as Housing Development Fund Cooperatives (HDFCs), of any District in New York City. The HDFCs were formed as an affordable alternative ownership model for abandoned buildings which went into City ownership and then sold to low and moderate income residents largely through HPD's Alternative Management Programs. Because of economic pressures resulting from gentrification, escalating operating costs, the lack of affordable refinancing, and lax government oversight, both Mitchell-Lama and HDFC cooperatives apartments are now being converted to market rate housing at an alarming rate or being lost to foreclosure. The City must take strong action to avert these trends in order to assure that this low and moderate income housing resource survives.

For Mitchell-Lamas such actions should include:

- More aggressive work with developments before they begin privatization efforts to negotiate subsidized refinancing plans
- Tighten the existing rules regarding privatization to discourage expedited conversions

For HDFCs such actions should include:

- Develop and implement stronger and clearer resale restrictions including sales price caps
- Clearer definitions of income maximums for purchasers
- More rigorous support to avert financial failure
- Enhanced supervision to ensure compliance with restrictions

Affordable units provided by local non-profit housing developers in CB 3 are being threatened due to the expiration of programs.<sup>101</sup> The City should increase subsidies and renew existing programs that sustain affordable housing.

### **Reverse the Trend of Deregulating Rents**

- NYC's Rent Stabilized/Controlled units were 1,238,387 in 1981 and in 2011 have fallen to 1,025,214.<sup>102</sup> That is a loss of over 213,000 Rent Stabilized/Controlled units.
- Since 2002, the percentage of rent-regulated units in CB 3 declined from 55.8% of the

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<sup>101</sup> Furman Center. (2017). *CoreData.nyc*.

<<http://app.coredata.nyc/?mlb=false&ntii=&ntr=&mz=15&vtl=https%3A%2F%2Fthefurmancenter.carto.com%2Fu%2Fnyufc%2Fapi%2Fv2%2Fviz%2F538c2f20-a5f7-11e6-a74a-0ef7f98ade21%2Fviz.json&mln=false&mlp=false&mlat=40.717886&ptsb=&nty=&mb=roadmap&pf=%7B%22subsidies%22%3Atrue%7D&md=map&mlv=true&mlng=-73.9854&btl=Community%20District&atp=visualizations>>.

<sup>102</sup> Furman Center. (2014). Profile of Rent-Stabilized Units and Tenants in New York City. *Fact Brief*.

<[http://furmancenter.org/files/FurmanCenter\\_FactBrief\\_RentStabilization\\_June2014.pdf](http://furmancenter.org/files/FurmanCenter_FactBrief_RentStabilization_June2014.pdf)>.

rental stock<sup>103</sup> to only 42% in 2011.<sup>104</sup>

- In CB 3 alone, the median market rent in 2011 was \$2,680/month, while the regulated rent was less than half that amount at \$1,205/month.<sup>105</sup>

The loss of this housing stock has a profound effect on our community. We must reverse the deregulation that has been seriously eating away at our stock of affordable housing since 1981. Loss of rent regulated units are caused by several different factors, including: tenant harassment, buyouts, and major capital improvements/individual apartment improvements. The city should utilize their ability to levy real estate taxes as an incentive. NYC's housing stock that is affordable to low-income households are mostly in buildings that currently receive no government subsidies to maintain low rents. With NYC's soaring real estate and the limited amount of supply, the upward trend in prices is likely to continue. The city and its agencies might be better off looking at tax benefits or levies as a way to incentivize private landlords to continue to provide affordable housing.

### **Upgrade Enforcement of Housing and Building Codes and Fund Community-Based Housing Organizations**

Because affordable housing is as threatened as it is, we must fully utilize available governmental enforcement tools to assure that existing housing is maintained adequately, and that developers do not alter the housing stock in ways that threaten existing tenants or force them from their homes.

- For every 1000 privately owned rental units in CB 3, 30 units have serious housing code violations.<sup>106</sup> NYC Department of Housing Preservation & Development (HPD) and Department of Buildings (DOB) must vigorously enforce the Housing, Building and Zoning Codes. HPD needs to ensure that residential structures are adequately maintained and safety standards are met at all times, and that threats to children's health from asthma triggers, lead, and vermin are eradicated.
- DOB must ensure that buildings are not overdeveloped beyond the legal limits and that fire safety regulations are not side-stepped when additions are built on occupied tenement buildings. "Construction as harassment" is a chronic issue through the community.
- Effective plan examination and increased enforcement with tools to enforce regulations is necessary so that non-compliant development and illegal construction does not go unchecked.
- Follow up on Environmental Control Board (ECB) and DOB violations to ensure that all violations, including those overseen by the ECB, are corrected and the fines are not merely absorbed by developers as part of their cost of doing business.
- Legislation is needed to address disruptive renovation in occupied buildings, which is often used in tandem with buyout offers and harassment aimed at making tenants leave rather than suffer through a disruption of essential services and unsafe/unhealthy conditions. The

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<sup>103</sup> Furman Center. (2006). *State of New York City's Housing and Neighborhoods*.  
<[http://furmancenter.org/files/sotc/SOC2006\\_CD303.pdf](http://furmancenter.org/files/sotc/SOC2006_CD303.pdf)>.

<sup>104</sup> Furman Center. (2013). *State of New York City's Housing and Neighborhoods in 2012*.  
<[http://furmancenter.org/files/sotc/SOC2013\\_Manhattan\\_03.pdf](http://furmancenter.org/files/sotc/SOC2013_Manhattan_03.pdf)>.

<sup>105</sup> Furman Center. (2011). *Rent Stabilization in New York City*.  
<[http://furmancenter.org/files/publications/HVS\\_Rent\\_Stabilization\\_fact\\_sheet\\_FINAL\\_4.pdf](http://furmancenter.org/files/publications/HVS_Rent_Stabilization_fact_sheet_FINAL_4.pdf)>.

<sup>106</sup> Furman Center. (2017). *State of New York City's Housing and Neighborhoods in 2016*.  
<[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)>.

City Council is currently considering the Stand for Tenant Safety legislative package that would bolster DOB enforcement. Such legislation includes requiring landlords to post a “Safe Construction Bill of Rights” in buildings undergoing renovation describing the work being done, hours of construction, projected completion date, and contact numbers in case there are problems; “real time enforcement” or timely inspection of complaints about construction work especially for repeat offenders; increased fines for work done without a permit, outside the scope of a permit, or in violation of a stop work order; placing liens on properties where the owner has not paid large ECB fines; providing tenants with a “safe construction bill of rights”, inspecting buildings within 7 days after construction commences to ensure that contractors are complying with tenant protection plans; denying self-certification for building owners who have been found guilty of harassment, increase these fines to a level that makes them a real deterrent to over-development as well as other tools for enforcement.<sup>107</sup>

- Federal cutbacks in Community Development Block Grant funding, which has long been used to support HPD and DOB enforcement, will diminish these essential code enforcement services and further threaten our housing stock. These cuts must be reversed.

### **Provide Adequate Funding to Community-Based Non-Profit Housing Advocacy and Legal Organizations**

This is essential to safeguard existing affordable housing. These groups provide essential assistance to tenants who are fighting the lack of basic services, building code violations, and threatened evictions. Without the work of these community-based organizations, harassment of rent-regulated tenants will be unchecked and long-term residents displaced.

- While the City has taken an initiative to fund tens of millions of dollars in legal services fees for tenants brought to housing court, this does not address the dire need in our District. The city must increase funding of community-based housing organizing groups that provide the first line of defense to prevent the eviction with Know Your Rights information, Tenant Association assistance, and referrals. The city must increase funding of these groups that provide the first line of defense to community residents.
- Housing groups in CB 3 need more funding for organizing, since it is the most effective way of addressing the serious issue of harassment and displacement, which has resulted in the deregulation of thousands of apartments over the past decade. A modest investment in the staffing capacity of housing groups has a large payoff in terms of preserving affordable housing. Legal service groups such as Urban Justice Center and Manhattan Legal Services will only work with organized tenant groups, many of which are brought to them by housing groups such as Cooper Square Committee, CAAAV, GOLES and AAFE.

### **Provide Support for Tenant Anti-Harassment Enforcement**

The Department of Homeless Services has reported to CB 3 that the number one cause of homelessness for families in NYC is eviction at 30%, and domestic violence accounts for the second highest cause of homelessness for families at close to 30%. This further underlines the need for more affordable housing as well as funding for HPD and community groups to enforce anti-harassment laws.

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<sup>107</sup> Stand for Tenant Safety. (2017). <<http://www.standfortenantsafety.com/>>.

HPD is exploring a citywide Certificate of No Harassment (CONH) pilot program before enacting citywide legislation. The District needs the CONH to pass and sign into law, until then our District needs to be included into the pilot program, especially since Chinatown and LES have been listed as the third most rapidly gentrifying neighborhood in New York City.<sup>108</sup> We recommend that the City mandate landlords to obtain CONH if they wish to further carryout construction in their buildings. Most importantly, the City must eliminate any option for landlords to be able to pay a fee to remove their history of tenant harassment in order to obtain a CONH.

### **Supporting Community Land Trusts and Non-Profit Housing Providers:**

Community land trusts are increasingly recognized by affordable housing policy makers as an effective mechanism for permanently preserving low income housing. In light of the fact that only 207 of the 1,274 HDFC cooperative buildings in NYC (16%) have regulatory agreements in effect with HPD<sup>109</sup>, over 80% of the 26,195 HDFC housing units are increasingly being sold for market rate prices, denying the next generation an opportunity to live in an affordable housing resource that the city created and subsidized.

Given the uncertain outcome of current efforts by HPD to craft new regulatory agreements and encourage HDFCs to sign them in exchange for long term tax abatements, future affordable housing preservation and development efforts (including the pending HDFC regulatory agreements) need to give serious consideration to utilizing the community land trust model. CLTs could be an important tool to insure the permanent affordability of many of the 200,000 housing units in the pipeline under the Mayor's 10 year housing plan, including preservation of existing affordable housing units threatened with deregulation and distressed HDFCs.

There has been encouraging movement by HPD towards incorporating community land trusts into its affordable housing plans in response to strong community interest in this affordable housing model, and there needs to be a commitment to supporting the creation of CLTs at the community level.

The Cooper Square Community Land Trust, formed in 1994, is an example of this unique affordable housing model. Today it owns the land under the Cooper Square Mutual Housing Association's 21 cooperative buildings, located in CB 3, containing 328 housing units and 22 storefronts. The community land trust has a 9 member board that ensures that the buildings will always remain affordable to low income households.

We call on the City of New York (HPD) to do the following:

- Recognize that the majority of permanently affordable housing in the City of New York was created in joint partnership between community residents, community not-for-profit organizations and the City of New York. These partnerships have provided more permanent affordable units than the present 80/20 and J51 programs.
- Issue RFPs to non-profit housing providers to fund the formation of community land trusts,

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<sup>108</sup> Furman Center. (2016). *State of New York City's Housing and Neighborhoods in 2015*. <[http://furmancenter.org/files/sotc/NYUFurmanCenter\\_SOCin2015\\_9JUNE2016.pdf](http://furmancenter.org/files/sotc/NYUFurmanCenter_SOCin2015_9JUNE2016.pdf)>.

<sup>109</sup> NYC Housing Preservation and Development. (2016). Preserving Affordable Home Ownership: HDFC Coops and Our Community. *Presentation to Manhattan Community Board 3*. <http://www.nyc.gov/html/mancb3/downloads/calendar/2016/HDFC%20Presentation.pdf>

and incorporate this model into the sale of vacant city owned land and city owned buildings.

- Re-establish the previously existing DAMP/MHA Program incorporating the CLT component/model, allowing for both rental and non-profit cooperative ownership.
- Provide for adequate capital funding streams to minimize if not eliminate the need for loans, thus providing housing for families at or below 30% of AMI and justifying permanent resale restrictions via 99 year leases/regulatory agreements.
- Support state legislation to allow for the creation of CLTs

### **Make Buildings Green**

In addition to the more than 14,000 units of NYCHA housing on CD 3, there are 2,705 units of HDFC cooperative housing, over 1,000 units of HDFC low income rental housing (including supportive housing), and over 1,000 units of HUD and HPD project based Section 8 housing. Together, these affordable housing programs comprise 23% of the community District's housing stock<sup>110</sup>, and are in a position to pioneer environmentally green retrofitting and resiliency practices.

City policy needs to provide greater incentives to low and moderate income housing providers to reduce energy usage:

- NYC's 2030 plan sets the goal of reducing greenhouse gases by 30%<sup>111</sup> and since buildings account for 94% of electricity use<sup>112</sup>, energy audits can identify retrofits to reduce waste in lighting, heating, ventilation, and air conditioning systems.
- Replacing older HVAC systems has the added benefit of improving health and safety conditions for residents.
- Federal weatherization funds have been cut significantly in recent years, leaving the weatherization program unable to serve many low-income applicants. In response, the City of New York allocated \$45 million in FY 16 to the City's Dept. of Housing Preservation and Development towards the Green Housing Preservation Loan Program (GHPLP) to assist low income housing providers with reducing energy costs, which account for 25% of operating costs of residential buildings. The program is still not that widely known among low income housing providers and HDFC coop boards, and HPD should increase its marketing efforts as well as increase its funding allocation as demand grows.
- Resiliency retrofits should be incorporated into energy efficiency upgrades when possible:
  - HPD loan programs should encourage housing providers to elevate boilers in basements wherever possible, and ideally relocate boilers to the roof in flood zones, if the building has a suitable HVAC system, when financing boiler replacements.
  - Relocation of electrical circuit panels, gas and electric meters to higher elevations and dry flood proofing of basements should also be incorporated into work scopes when upgrading or replacing HVAC and electrical systems.

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<sup>110</sup> Furman Center. (2017). MN03: Lower East Side/Chinatown. *Neighborhood Data Profiles*. <<http://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>>.

<sup>111</sup> NYC Mayor's Office of Sustainability. *About PlaNYC Green Buildings and Energy Efficiency*. <<http://www.nyc.gov/html/gbee/html/about/about.shtml>>.

<sup>112</sup> American Council for an Energy Efficient Economy. (2014). Greening a City's Building Codes: The NYC Green Codes Task Force. *ACEEE Summer Study on Energy Efficiency in Buildings*. <<http://aceee.org/files/proceedings/2014/data/papers/6-921.pdf>>.



## New York City Public Housing

The New York City Housing Authority (NYCHA) owns and manages over 14,000 units of low-income housing in CB 3<sup>113</sup>, and the preservation of these apartments as viable, secure, publicly-owned housing is vital to ensure that our community remains diverse and economically integrated. For more than a decade NYCHA has been threatened by chronic disinvestment from every level of government, and this situation is now at a crisis point. The U.S. Department of Housing and Urban Development has a primary obligation to provide sufficient capital and operating funds to support NYCHA, but state and city officials must do their part to preserve this resource without regard to political influence. We are pleased that for the past 2 years, the city has not charged NYCHA for police services<sup>114</sup> and has also committed to eliminating the PILOT (payment in lieu of taxes) payments<sup>115</sup>, but the practice of charging such fees should be permanently eliminated.

NYCHA has acknowledged that its buildings require more than \$16 billion of urgent capital improvements<sup>116</sup>, but the agency lacks funds to tackle these critical needs. In CB 3, where NYCHA properties were hard hit by Superstorm Sandy, promised resiliency funding that is thoughtfully planned in coordination with projects proposed by other sources is key to the preservation of our developments. Storm conditions faced by residents in public housing and Section 8 call for increased efforts towards Emergency Preparedness, especially for the young, elderly and disabled.

Building maintenance has dramatically deteriorated as repair wait-times have become intolerably long, well below NYCHA's service response goals.<sup>117</sup> Compounded by language access, limited English proficient residents have even longer wait times and challenges with accessing essential services and repairs that cause poor living conditions and health hazards. NYCHA residents are physically threatened when elevators are in dangerous condition, unrepaired roofs cause mold, and the grounds and entranceways are unsecure because of faulty lighting, inoperative/non-existent cameras and broken doors. Residents have legitimate quality of life concerns as rats run rampant in developments, sanitation services are poor, and open space and play equipment are under-maintained and inaccessible. Often, residents report that developments (i.e. Campos Plaza and Baruch Houses) suffer from chronic sewage problems where standing water backs up without proper drainage.

We call for the following actions to ensure the safety and well-being of NYCHA residents as well as the preservation of this vital resource in our community:

- More secure buildings that have fully functioning locks at all entrances
- Additional efforts to control rats and other pests, including better waste removal programs
- Increase police presence during nighttime hours to deter criminal activity, loitering and trespassing within NYCHA developments. The PSA 4 /NCO program has been effective in

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<sup>113</sup> New York City Housing Authority. (2017). *NYCHA Development Interactive Map*.

<<http://nycha.maps.arcgis.com/apps/webappviewer/index.html?id=41c6ff5e73ec459092e982060b7cf1a1a1>>.

<sup>114</sup> NYC Housing Authority. (2015). *Finance Division Briefing Paper*.

<<http://council.nyc.gov/html/budget/2016/Pre/nycha.pdf>>.

<sup>115</sup> NYC Housing Authority. (2015). *NextGeneration NYCHA*.

<<http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-nycha-web.pdf>>.

<sup>116</sup> New York City Housing Authority. (2016). *Capital Plan: Calendar Years 2017-2021*.

<<https://www1.nyc.gov/assets/nycha/downloads/pdf/capital-plan-narrative-2017.pdf>>.

<sup>117</sup> New York City Housing Authority. (2017). *NYCHA Metrics*. <<https://eapps.nycha.info/NychaMetrics>>.

community relations policing. While safety is a concern, the importance of positive police interaction with our youth should also be recognized.

- NYCHA must improve their current language access policy to service the increasing tens of thousands LEP residents. Current policy allows for tenants to request repairs on the CCC in Spanish, Russian, and Chinese. However, when the maintenance person makes the repair or if tenants have to sign forms, it is all conducted in English. We recommend that NYCHA and the City support any legislation that will improve NYCHA's language access policy to ensure that residents aren't at risk of unsafe living conditions or evictions.

CB 3 is pleased that NYCHA has developed a comprehensive plan for its long-term survival and to document this plan through the "NextGeneration NYCHA" report.<sup>118</sup> That document clearly lays out NYCHA's dire predicament and suggests strategies to avert disaster. We call on NYCHA to engage residents fully, with an emphasis on youth, in community visioning around the plan.

We fear the growing trend toward privatization of NYCHA properties and attempts to shift rent and amenity costs to residents who already struggle to keep up with the high cost of living. As cost of living is not "one size fits all," we encourage NYCHA, where possible, to push for an adjustment in HUD's funding formula to ensure that housing in any given community is representative of the particular needs of that community's residents. Increased development should address the shortage of affordable housing, jobs, and community space for local residents seeking to stay in their communities. These residents are, in many cases, doubled up, overcrowded, and among the most vulnerable (elderly, youth and disabled) and underscore the call for broader engagement and recruitment for Section 8 opportunities within NYCHA and surrounding community.

Additionally, Cornerstone Community Centers' needs for providing safe and high quality programming include adequate funding for operating and maintaining facilities to ensure effective staffing, programming - which offers greater flexibility - and access to community space.

## **Parks/Recreation**

Community Board 3, like most Districts in New York City, is underserved in terms of open space because it has less than 2.5 acres of open space per 1000 residents.<sup>119</sup>

- Median ratio at the Citywide Community District level is 1.5 acres of open space per 1,000 residents<sup>120</sup> – CB 3 is slightly below that average at 1.2 acres.<sup>121</sup>
- While 95% of residential units in CB 3 are located within ¼ mile of a park<sup>122</sup>, not all parks are easily accessible or maintained at an acceptable level.<sup>123</sup>

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<sup>118</sup> NYC Housing Authority. (2015). *NextGeneration NYCHA*.

<<http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-nycha-web.pdf>>.

<sup>119</sup> NYC Mayor's Office of Sustainability. (2016). *City Environmental Quality Review*.

[http://www.nyc.gov/html/oec/html/ceqr/open\\_space\\_maps\\_manhattan.shtml](http://www.nyc.gov/html/oec/html/ceqr/open_space_maps_manhattan.shtml)

<sup>120</sup> NYC Mayor's Office of Environmental Coordination. (2014). *CEQR Open Space*.

[http://www.nyc.gov/html/oec/downloads/pdf/2014\\_ceqr\\_tm/07\\_Open\\_Space\\_2014.pdf](http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/07_Open_Space_2014.pdf)

<sup>121</sup> New Yorkers for Parks. (2009). *The Open Space Index*. <http://www.ny4p.org/research/osi/LES.pdf>

<sup>122</sup> Furman Center. (2017). State of New York City's Housing and Neighborhoods in 2016.

[http://furmancenter.org/files/sotc/SOC\\_2016\\_Full.pdf](http://furmancenter.org/files/sotc/SOC_2016_Full.pdf)

- Open space is not evenly distributed throughout the District, with the area west of Avenue A and the Chinatown area lacking adequate open space.

Some Parks Department buildings in our community are used as store houses for citywide Parks operations. CB 3 already has so few community facilities, our local park houses should not bear this unfair burden for other neighborhoods.

- Stanton Street Park House. Three out of four Parks buildings in Sara D. Roosevelt Park are used for Citywide Park's maintenance or communication centers. This inequitable distribution of resources does not allow CB 3 to meet the needs for community space and programming, especially in this very densely used park straddling the Lower East Side and Chinatown. Stanton Street Park House was a community center until the 1970's and must be returned to community use.
- The "White House" in Baruch Houses and the abandoned bathhouse in La Guardia houses are not operational and reconstruction has been found to be not financially viable. These building should be demolished and use for the space should be returned to the community. Resources are needed to determine how these buildings can be renovated or repurposed and returned to the community.

### **Recreational Use**

Lack of park space is compounded by lack of recreational sports fields. This is further exacerbated by permits allocated to groups from outside the community. While CB 3 does not seek to exclude outside groups from our parks, the Board had taken the following positions:

- Priority should be given to local groups, particularly non-profit youth leagues.
- NYC Parks must review and modify the existing grandfather policy for CB 3 recreational fields to allow for new community groups.
- Fields must be maintained to optimize use. This includes providing drainage so that fields can be used after rain and snow.

### **Community Gardens**

Even though CB 3 has the highest concentration of Greenthumb gardens<sup>124</sup>, there remains limited open green space in the community.

- It is essential our community gardens be protected. Currently gardens can still be sold as they are not legally parks property. A Community Garden District will offer a measure of protection for the gardens. All community gardens under Parks should be mapped and designated as permanent parkland to protect them. Additional protections would also be the creation by the City of a new Special Purpose "Community Garden Zoning District" or a new NYC zoning designation of "Community Garden".
- Since all community gardens have the same maintenance and resource needs as public parks, all gardens under NYC Parks jurisdiction should receive funding through Greenthumb and be provided with adequate infrastructure, such as available water spigots, ongoing topsoil renewal, wrought iron fencing, and electricity/solar lighting where

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<sup>123</sup> NYC Department of Parks. (2017). *Parks Inspection Program*. <https://www.nycgovparks.org/park-features/parks-inspection-program>

<sup>124</sup> GreenThumb. (2017). <http://www.greenthumbnyc.org/gardensearch.html>

applicable. Keeping the gardens well-lit is a public safety issue. The increase in illicit drug use makes garden lighting especially relevant.

Constant maintenance by trained DPR professionals is required. Although staffing citywide has increased compared to the previous year, DPR's operations and maintenance budget has not kept up with the demands to maintain parks and playgrounds. The number of gardeners, tree pruners and other maintenance staff is still inadequate, based on inspection results, and results in cleanliness and overall conditions that are deemed "unacceptable" by the Parks Department.<sup>125</sup> Out of 37 rated Park's properties in CB 3, 18 were rated unacceptable for litter. This documents the need for better maintenance.

### **Rodents in Parks and Community Gardens**

While CB 3 has the highest failure rate for rat inspections in Manhattan and one of the highest in the City, the positive result is that CB 3 just became one of the three Districts in the City for the new \$32 million Neighborhood Rat Reduction program.<sup>126</sup> This program will provide for CB 3 everything requested in previous District Needs Statements and has target of reducing rat inspection failures by 70%. Much of the initiative will focus on parks, including Columbus Park and Tompkins Square Park, and community gardens.

### **Tompkins Square Park Events**

Tompkins Square Park is popular for loud events, but is the only park in NYC with a concert area in close proximity to residents. In FY 2017, over 200 complaints were filed in 311 for park noise.<sup>127</sup>

- Parks Enforcement Police have been trained with decibel meters to monitor and enforce the noise code in parks, but CB 3 has not seen results from use of this tool. PEP trained with decibel meters should be assigned to cover some Tompkins Square Park concerts.

### **Comfort Stations**

Toilets in CB 3 parks, recreational fields, playgrounds and park buildings with park programming are badly needed. Additionally, all comfort stations must be opened, secured and maintained. Funding is still needed for comfort stations in other parks throughout the District such as Baruch Playground, Sara D Roosevelt Park, Columbus Park, Tompkins Square Park, and the East River Park. Underground water pipe access to the existing comfort station in East River Park must also be repaired to ensure reliable supply of water to the facility.

### **Wireless Access**

CB 3 residents would benefit greatly by having free wireless access in all public parks, such as the networks currently available in Tompkins Square Park and Hamilton Fish Park, to allow all residents who cannot afford their own wireless connectivity to use their laptops and other devices in parks.

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<sup>125</sup> NYC Department of Parks. (2017). *Parks Inspection Program*. <https://www.nycgovparks.org/park-features/parks-inspection-program>

<sup>126</sup> Office of the Mayor. (2017). De Blasio Administration Announces \$32 Million Neighborhood Rat Reduction Plan. *Press Release*. <http://www1.nyc.gov/office-of-the-mayor/news/472-17/de-blasio-administration-32-million-neighborhood-rat-reduction-plan#/0>

<sup>127</sup> New York City 311 Service Requests. (2017). *NYC Open Data*. <https://nycopendata.socrata.com/>

## Waterfront

Pier 42 has received funding for the first phase of rehabilitation, but at least \$50 to \$60 million more is still needed. CB 3 strongly urges and expects that the relevant City agencies will raise the necessary funding, fast track, and complete this improvement and stabilization, so that Pier 42 will never be lost as a crucial amenity to this community.

## New York City Libraries

A study conducted by the Center for an Urban Future found that across the city, although library visits, book circulation and program attendance have consistently increased in the past decade, our libraries are open fewer hours than the state's largest counties and trail behind cities throughout the nation.<sup>128</sup> Community Board 3 has five branches of the New York Public Library (NYPL) system: Chatham Square, Hamilton Fish, Ottendorfer, Seward Park, and Tompkins Square.<sup>129</sup>

The branches in Community Board 3 have amongst the highest numbers of visits in the NYPL system. Hamilton Fish, Seward Park, and Tompkins Square have all seen significant increases in the number of visits during FY17.

According to NYPL statistics, in Fiscal Year 2017 the libraries in CB 3 had 1,046,690 visits.<sup>130</sup>

| NYPL Branch     | Number of Visits | Circulation |
|-----------------|------------------|-------------|
| Chatham Square  | 283,098          | 344,174     |
| Hamilton Fish   | 175,539          | 131,899     |
| Ottendorfer     | 130,112          | 145,151     |
| Seward Park     | 311,141          | 316,087     |
| Tompkins Square | 146,800          | 150,697     |
| TOTAL           | 1,046,690        | 1,088,008   |

- The three library systems received a total of \$100 million in capital funding; of that, the NYPL received \$40 million in the FY18 city budget. Across the three library systems, the libraries advocated for \$150 million in capital funding for critical maintenance needs across our branches and \$43 million in expense funding for 7 day service in every council District. The three systems received no increase in expense funding in FY18's city budget.
- The additional \$40 million in capital funding in FY18 will support our critical maintenance needs across the three boroughs and work to ensure that we are able to provide the high quality, safe and welcoming environments our patrons deserve.
- The arts and cultural programming along with English for Speakers of Other Languages in this neighborhood are extremely important to many residents, particularly families

<sup>128</sup> Giles, D. (2015). Library Funding is Behind the Times. *Center for an Urban Future*.  
<<https://nycfuture.org/data/info/library-funding-is-behind-the-times>>.

<sup>129</sup> New York Public Library. (2017). *NYPL Statistics for Fiscal Year 2017 in Community Board 3*

<sup>130</sup> *Ibid.*

with children and seniors, who cannot otherwise afford access to commercial alternatives.

- In FY19 the three systems will continue to advocate for significant capital and expense funding to support the needs of our branches across the city.

## **Arts & Cultural Affairs**

Our District has historically been an incubator of the performing and visual arts, with a higher concentration of artists and arts organizations than most Districts.

- The arts serve as an important means of expression, preservation and exploration of our diverse community and cultures.
- District arts venues, including theaters, libraries, community gardens and parks, balance the scales of gentrification by providing local, often low cost and free access to arts expressions.
- Cultural venues have a powerful synergistic relationship with neighborhood small businesses and are economic drivers to our local neighborhoods.
- Funding to turn these linkages into viable projects needs to be increased rather than further reduced which would counteract the negative consequences of rapid gentrification for artists, youth, seniors, the educational system, small businesses, visitors, and others.
- Fourth Arts Block estimates that their local 28 member arts organizations alone generate more than \$24.8 million in annual economic benefits for local restaurants, shops, and support services. Across the Lower East Side, the economic impact of neighborhood arts groups is over \$50 million.

Community Board 3 supports the continued efforts of the Department of Cultural Affairs, the City Council Committee on Cultural Affairs, and the Cultural Equity Group, to foster a healthy creative sector by advocating for:

- Strengthening and protecting the existing cultural infrastructure of the District.
- City agencies to include commercial and nonprofit arts venues and organizations in their economic planning and development.
- A Citywide Cultural plan which supports cultural equity, to increase distribution of resources to historically underserved communities and constituents.
- Financial incentives for outreach made available to local venues to promote partnerships with local community-based organizations & the use of space to increase public & resident benefits.

Difficult economic times cannot justify threatening the creative arts. The arts community needs to have a healthy, balanced and open-minded society with support for creativity and activities that inspire the human spirit.

## Appendix (in formation)

### Naturally Occurring Retirement Communities

Out of the 28 NORCs in the city there are seven in the CB 3 District:

- Co-Op Village (Educational Alliance)
- Smith NORC (Hamilton-Madison House)
- Knickerbocker Village (Hamilton-Madison House)
- Vladeck Cares (Henry Street Settlement)
- Best NORC (Henry Street Settlement)
- Cooper Square Committee NORC (Henry Street Settlement)
- Chinatown Neighborhood NORC (Henry Street Settlement)

### List of shelters, supportive housing (to come)

| Commercial Noise Complaints by Fiscal Year and Manhattan Community District |      |       |       |       |       |       |
|---|------|-------|-------|-------|-------|-------|
| DISTRICT  | FY13 | FY14  | FY15  | FY16  | FY17  | TOTAL |
| CD 01   | 188  | 767   | 1337  | 742   | 514   | 3548  |
| CD 02   | 1341 | 1918  | 2351  | 2102  | 2180  | 9892  |
| CD 03   | 2234 | 2745  | 2861  | 3894  | 4091  | 15825 |
| CD 04   | 1229 | 1288  | 1569  | 1956  | 1468  | 7510  |
| CD 05   | 757  | 987   | 1110  | 1493  | 1299  | 5646  |
| CD 06   | 441  | 727   | 1001  | 1026  | 1122  | 4317  |
| CD 07   | 424  | 787   | 957   | 808   | 825   | 3801  |
| CD 08   | 466  | 925   | 1179  | 1578  | 1643  | 5791  |
| CD 09   | 369  | 615   | 448   | 715   | 769   | 2916  |
| CD 10   | 368  | 614   | 694   | 1275  | 900   | 3851  |
| CD 11   | 293  | 365   | 1521  | 918   | 1024  | 4121  |
| CD 12   | 1210 | 2238  | 2962  | 3140  | 2932  | 12482 |
| TOTAL   | 9320 | 13976 | 17990 | 19647 | 18767 |       |

| Commercial Noise Complaints by Borough and Community Board |          |       |              |        |               |
|--|----------|-------|--------------|--------|---------------|
| Fiscal Year 2017 (July 1, 2016 - June 30, 2017)            |          |       |              |        |               |
|  |          |       |              |        |               |
|  | Brooklyn | Bronx | Manhattan    | Queens | Staten Island |
| <b>1</b>   | 3932     | 151   | 514          | 1919   | 411           |
| <b>2</b>   | 1098     | 95    | 2180         | 733    | 254           |
| <b>3</b>   | 2062     | 129   | <b>4,091</b> | 472    | 305           |
| <b>4</b>   | 1277     | 199   | 1468         | 287    |               |
| <b>5</b>   | 364      | 406   | 1299         | 682    |               |
| <b>6</b>   | 1885     | 266   | 1122         | 277    |               |
| <b>7</b>   | 492      | 155   | 825          | 357    |               |
| <b>8</b>   | 1151     | 287   | 1643         | 97     |               |
| <b>9</b>   | 381      | 1334  | 769          | 514    |               |
| <b>10</b>  | 757      | 335   | 900          | 363    |               |
| <b>11</b>  | 260      | 149   | 1024         | 191    |               |
| <b>12</b>  | 305      | 326   | 2932         | 503    |               |
| <b>13</b>  | 233      |       |              | 218    |               |
| <b>14</b>  | 344      |       |              | 237    |               |
| <b>15</b>  | 295      |       |              |        |               |
| <b>16</b>  | 72       |       |              |        |               |
| <b>17</b>  | 344      |       |              |        |               |
| <b>18</b>  | 386      |       |              |        |               |



| Manhattan CB 3 311 Commercial Noise Complaints by Police Precinct and Zip |      |      |      |      |      |
|---|------|------|------|------|------|
| Fiscal Year 2014 - Fiscal Year 2017                                       |      |      |      |      |      |
|   |      |      |      |      |      |
| 5th Precinct  |      |      |      |      |      |
|   | FY13 | FY14 | FY15 | FY16 | FY17 |
| <b>10038</b>  | 2    | 1    | 2    | 1    | 3    |
| <b>10013</b>  | 41   | 87   | 42   | 61   | 37   |
|   |      |      |      |      |      |
| 9th Precinct  |      |      |      |      |      |
|   | FY13 | FY14 | FY15 | FY16 | FY17 |
| <b>10009</b>  | 919  | 1083 | 1110 | 1698 | 1472 |
| <b>10003</b>  | 388  | 477  | 535  | 727  | 832  |
|   |      |      |      |      |      |
| 7th Precinct  |      |      |      |      |      |
|   | FY13 | FY14 | FY15 | FY16 | FY17 |
| <b>10002</b>  | 884  | 1097 | 1170 | 1407 | 1747 |

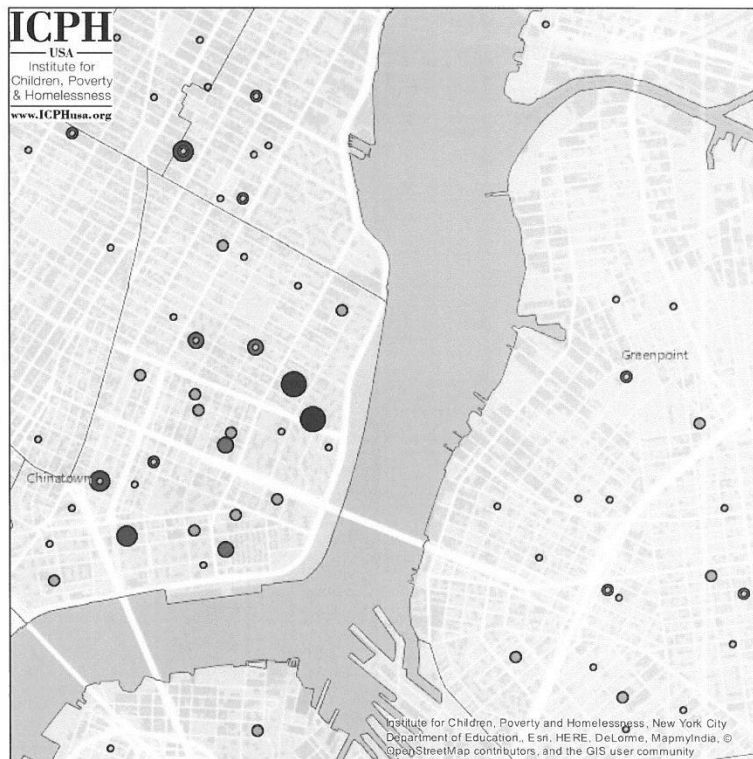
## Parks Inspection Ratings for Litter

| Park                           | Inspection Date | Rating                  |
|--------------------------------|-----------------|-------------------------|
| Peretz Square                  | Mar-17          | unacceptable for litter |
| McKinley Playground            | Jan-17          | acceptable              |
| Lower East Side Playground     | May-17          | acceptable              |
| Tompkins Square Park           | Mar-17          | not rated               |
| joseph sauer                   | Apr-17          | unacceptable for litter |
| dry dock playground            | May-17          | unacceptable for litter |
| east river playground          | Apr-17          | not rated               |
| ABC playground                 | Jan-17          | acceptable              |
| Gustave Hartman Square         | Nov-16          | acceptable              |
| wald playground                | Jan-17          | acceptable              |
| hamilton fish                  | Jan-17          | unacceptable for litter |
| nathan straus playground       | May-17          | unacceptable for litter |
| luther gulick                  | Feb-17          | unacceptable for litter |
| sidney hillman playground      | Feb-17          | acceptable              |
| ahearn park                    | Jan-17          | acceptable              |
| baruch playground              | Feb-17          | unacceptable for litter |
| sol lain playground            | Feb-17          | acceptable              |
| henry m jackson playground     | Jan-17          | unacceptable for litter |
| corlears hook park             | Jan-17          | unacceptable for litter |
| lillian d wald playground      | Jan-17          | acceptable              |
| pier 42                        | N/A             | N/A                     |
| montgomery slip                | N/A             | N/A                     |
| cherry clinton playground      | Feb-17          | acceptable              |
| little flower playground       | Mar-17          | unacceptable for litter |
| captain jacob joseph playgroun | Mar-17          | acceptable              |
| rutgers slip                   | N/A             | N/A                     |
| straus square                  | Oct-16          | acceptable              |
| seward park                    | Dec-16          | N/A                     |
| tanahey playground             | Feb-17          | N/A                     |
| coleman playground             | Apr-17          | unacceptable for litter |
| catherine slip malls           | Feb-17          | unacceptable for litter |
| alfred e smith playground      | Mar-17          | acceptable              |
| james madison plaza            | Apr-17          | unacceptable for litter |
| playground one                 | May-17          | unacceptable for litter |
| st james triangle              | Nov-16          | acceptable              |
| columbus park                  | Mar-17          | N/A                     |
| kimlau square                  | Nov-16          | acceptable              |
| sophie irene loeb              | Mar-17          | unacceptable for litter |
| hester street playground       | N/A             | N/A                     |
| the lion's playground          | N/A             | N/A                     |
| rivington street playground    | N/A             | N/A                     |
| stanton street courts          | N/A             | N/A                     |
| sara d roosevelt park          | Apr-17          | unacceptable for litter |
| houston street playground      | N/A             | N/A                     |
| first street green             | N/A             | N/A                     |
| first park                     | May-17          | unacceptable for litter |
| schiff mall                    | Oct-16          | unacceptable for litter |
| pike street malls              | N/A             | N/A                     |
| allen street malls             | Jan-17          | acceptable              |
| cooper triangle                | May-17          | acceptable              |
| abe lebewohl triangle          | Mar-17          | acceptable              |
| abe lebewohl park              | Mar-17          | acceptable              |

**On The Map:  
The Atlas of Student Homelessness  
in New York City  
2016**

Percent of Students Homeless by School, SY 2014-15

- 0% - 8%
- 8.1% - 20%
- 20.1% - 30%
- 30.1% - 40%
- 40.1% - 46.8%
- Community District



Print Date: 2/15/2017

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