

THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Introduction

Community District 3 Manhattan (CD 3) spans the East Village, Lower East Side, and part 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 most densely populated Community Districts in New York City, with approximately 148,789 residents.¹ Our community is diverse: we identify as 29.8% Asian, 8.0% Black, 25.4% Hispanic, and 33.5% White.² With this diversity comes different language needs. An estimated twenty-five percent of the district speaks English less than “very well,” which highlights the need for translation and interpretation services.³ Within CD 3 the percentage break down of languages is: 52 % speak English only, 23% speak Asian and Pacific Island languages, and 18% speak Spanish.

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. Many people within our community live on the edge of homelessness and economic survival. Inequality and housing precarity are tied to rising housing costs and stagnating incomes within the Community District. The gap between the lowest and highest earners in CD 3 continues to widen; CD 3 again ranks number one of the 59 NYC community boards in the income diversity gap, which shows a great difference between the top and bottom income.⁴

Many residents in CD 3 live in areas that have experienced “disproportionate negative impacts from pollution, due to historical and existing social inequities without equal protection and enforcement of environmental laws and regulations”, labeled Environmental Justice Areas by the

¹ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. [Furmancenter.org](https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown).
<https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

² Ibid.

³ U.S. Census Bureau. (2023). S1601 | Language Spoken at Home. [Census.gov](https://data.census.gov/tables?q=United%20States&t=Language%20Spoken%20at%20Home&g=795XX00US3604103); 2023 ACS 5-Year Estimates.
<https://data.census.gov/tables?q=United%20States&t=Language%20Spoken%20at%20Home&g=795XX00US3604103>

⁴ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. [Furmancenter.org](https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown).
<https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

City and Disadvantaged Communities by the State.⁵ Out of CD 3's 31 total 2020 census tracts, Twenty-two were designated as Environmental Justice Areas in 2024 by the Mayor's Office of Climate & Environmental Justice.⁶ Making up nearly 75% of the district, these Environmental Justice Areas have been identified by the City as places that have and continue to experience outsized negative impacts from environmental pollution because of a lack of equal protections. CD 3 is also a coastal community that was severely impacted by Superstorm Sandy in 2012, and the area is increasingly vulnerable to future climate change impacts and extreme weather scenarios that affect the waterfront. Several coastal resiliency projects have been planned for the district and are in various phases of approval, funding, or construction. This issue of coastal vulnerability is further compounded by the city's identification of a majority of CD 3 being an environmental justice area.

In Community District 3, 85.3 percent of households have broadband access, slightly below the citywide average of 89 percent. 14.6 percent of households in CD 3 do not have broadband access.⁷

Broadband access is an affordability issue. 25 percent of CD 3 residents live below the poverty line.⁸ There is a phenomenon that lower income households may often forego a subscription and instead access internet by going to friends' or neighbors' homes, public places such as the library or else access it through cellular data.⁹

Broadband access in the home is necessary for our residents in ways that cut across many areas of everyday life. Many older adults and those with disabilities frequently need telemedicine appointments. Internet access is needed for students attending on-line classes or do their schoolwork. It is needed by residents to access resources, government services, financial institutions, to apply for employment and other opportunities.

Economic Development

Since the onset of the COVID-19 pandemic, New York City's economic recovery has been uneven—marked by growth in some sectors and persistent vulnerabilities in others. Community

⁵ Mayor's Office of Climate and Environmental Justice. (2024). EJNYC A Study of Environmental Justice Issues in New York City. NYC Mayor's Office of Climate and Environmental Justice. https://www.nyc.gov/assets/climate/downloads/pdfs/EJNYC_Report.pdf

⁶ NYSEDA. (2024). Final Disadvantaged Communities (DAC) 2023 | State of New York. Data.ny.gov. https://data.ny.gov/Energy-Environment/Final-Disadvantaged-Communities-DAC-2023/2e6c-s6fp/about_data

⁷ U.S. Census Bureau. (2023). S2801 | Types of Computers and Internet Subscriptions. Census.gov; 2023: ACS 5-Year Estimates. https://data.census.gov/table?q=broadband&g=160XX00US3651000_795XX00US3604103

⁸ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. Furmancenter.org. <https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

⁹ Office of the New York State Comptroller. (2024, December). Broadband Availability, Access and Affordability in New York City. <https://www.osc.ny.gov/files/reports/pdf/report-20-2025.pdf>

District 3's economic ecosystem continues to be impacted with the residual impacts from the COVID 19 shutdown.

- While Healthcare, Insurance, and Finance have gained jobs, surpassing pre-pandemic levels, sectors such as Retail, Arts, and Entertainment remain down.¹⁰
- While the overall unemployment rate has improved, Latino workers—who are overrepresented in CB3—still experience elevated joblessness. The Latino unemployment rate (6.9%) remains higher than pre-pandemic level of 5.3%.¹¹

Merchant Organizing and Additional Opportunities for City Support

CD 3 is represented by the following Business Improvement Districts (BIDs) and Merchant Organizations:

- **The Chinatown Partnership** — boundaries are Broome to Worth Street and from Allen to Broadway:
 - Supplemental clean streets initiative, streetscape improvements, enhanced lighting gateways, and wayfinding projects. The BID seeks to preserve the neighborhood's unique culture while ensuring its vitality in the future with placemaking initiatives such as Open Streets, festivals, and many other Chinatown marketing initiatives.
- **The LES Partnership** — covers Orchard Street and is currently seeking to expand to include a large section of the Lower East Side with Houston Street as its northern border:
 - Current services include public space maintenance, sanitation, programming for Essex Market for food security, resident health and marketing services. CB 3 would like the Partnership to also expand services and obtain funds for mechanized equipment for street cleaning operations, power washing, graffiti removal and horticultural maintenance.
- **The Union Square Partnership (USP)** — In CD 3, 14th Street east to 1st Ave:
 - USP provides supplemental services including sanitation, public safety, marketing services for businesses, streetscape improvements, and public art throughout the district. This year (2025), it will begin to work with the City on a design study to modernize the district's public realm and formalize its maintenance and operations work in Union Square Park.
- **The Village Alliance** — In CD 3, 8th Street east to Second Avenue and some businesses to east and west:
 - This BID focuses on sanitation and public safety (75% of the budget). It does not receive any programmatic funding. Impact is measured by the amount of trash

¹⁰ NYC EDC. (2025). New York City Economic Snapshot. <https://edc.nyc/sites/default/files/2025-05/NYC-Economic-Snapshot-May-2025.pdf>

¹¹ Ibid.

and graffiti removed, low vacancies, and participants in membership. A current issue for the BID is the number of people in the area who have substance abuse conditions which disrupts many businesses.

- **East Village Independent Merchants Association (EVIMA)** — A merchant-led membership-based organization in the East Village:
 - Conduct merchant organizing, marketing and promotion, commercial lease assistance. The organization grew with an Avenue NYC grant but has been operating in a reduced capacity since the grant ran out. There is need for stable funding.

It is important to note that many merchants are still not organized into associations and therefore under-supported in a substantial portion of the district. As our community continues to be burdened by a high cost of doing business, Community Board 3 has identified several ways that the City can help grow and strengthen our local economy:

- Provide Direct Support for Merchant Organizations – Continue financial and programming support for our local merchant-based organizations and BIDs
- Prioritize comprehensive adult education and job training / workforce programs to support district residents to access living wages, career mobility, and job quality.
- Continue financial and programming support for our local workforce development organizations and spaces like the Zero Irving Tech Training Center.

Commercial Vacancies in the District

Community Board 3 contracted a study to understand opportunities generated by the passage of City of Yes. This study confirmed that the district has multiple areas with commercial vacancy rates that exceed the district average of 24%.¹² The district needs fewer concentrated storefront vacancies to improve safety, vandalism concerns, and the street level experience. The study reports the following:

- 123 properties were identified as vacant in a summer 2025 study.
- 20 identified properties in CD 3 have been vacant for over 5 years.
- Six singular blocks or corridors were identified as being between 25-42% vacant.

Housing and Land Use

Housing in CD 3 is increasingly unaffordable for many residents, and the district has become

¹² Manhattan CB 3. (2025, August 4). CB3: City of Yes. Manhattan CB 3. https://www.nyc.gov/assets/manhattancb3/downloads/resources/COYEO_Report/CB3_Final_Report_2025.08.04.pdf

increasingly socially stratified:

- Community District 3 currently has the highest income diversity rate of any community district in New York City with 11.1% of households in the district having an income of less than \$10,000 and 15.3% with an income of over \$200,000.¹³
- 24.8% of residents live below the poverty line and 50% of households have incomes under \$56,550.¹⁴
- Median asking rents in CD 3 went up 8% when comparing the second quarters of 2024 and 2025. The median asking rent for the second quarter 2025 is \$4,425.¹⁵
- 23.9% of renter households in CD 3 are severely rent burdened and spend more than half their monthly income on housing.¹⁶

Affordable Housing Needs in Community District 3

The following statistics and conclusions came from a housing needs analysis completed June 2025.¹⁷

- Affordable housing is needed for local residents with incomes below 70% AMI.
- Existing affordable housing is unevenly distributed. New affordable housing should be prioritized for high-income census tracts with little or no affordable housing.
- Affordable family-sized units for Preservation and new units for households seeking family-sized units for three or more people.
- New affordable housing to target extremely low-income (less than 30% AMI) single-person households, particularly older adults requiring single-occupancy, highly affordable units.

Older Adult needs for Affordable Housing

The following statistics and conclusions came from a housing needs analysis completed June 2025.¹⁸

- 58% of CD 3 older adult households earn less than \$29,000 per year, considered “extremely low-income.”
- 41% of CD 3 households spending more than 30% of income on rent are older adults, making them the most rent-burdened age group.

¹³ U.S. Census Bureau. (2023). DP03: *Income and benefits (in 2023 inflation-adjusted dollars)*. 2023 American Community Survey 5-year estimates.

<https://data.census.gov/table?q=DP03:+Selected+Economic+Characteristics&g=795XX00US3604103>

¹⁴ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. Furmancenter.org. <https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

¹⁵ StreetEasy. (2025). *StreetEasy Data Dashboard*. <https://streeteasy.com/blog/data-dashboard>.

¹⁶ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. Furmancenter.org. <https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

¹⁷ Manhattan CB3 Housing Needs Analysis, June 2025. Prepared by Pratt Center for Community Development. https://www.nyc.gov/assets/manhattancb3/downloads/resources/CB3_Housing_Needs_Analysis.pdf

¹⁸ Ibid.

CD 3 is continuing to experience a crisis of street homelessness. Resolving homelessness requires new affordable and supportive housing targeted at affordability levels appropriate for current neighborhood income.¹⁹ The points below show a need for an increase in affordable housing development in general and specifically targeted at low incomes. In the face of these challenges, CB 3 has identified several housing and land use needs that must be addressed:

Build and Preserve Affordable Housing

Since 2010, city-wide housing development of new units has lagged far behind population growth, largely due to restrictive regulations and high construction costs. At the same time, the share of rent-burdened households paying more than 30 percent of their income for housing has steadily increased, while the number of apartments available at low rents has shrunk, leaving the lowest-income households with few options.²⁰

There is a need for more deeply affordable housing in CD 3 to address the crises of inadequate housing supply, affordability, inequality, and homelessness in the district.

- New opportunities for affordable housing must be found, including senior housing, supportive housing, housing for the formerly homeless, hotel and commercial conversions to residential uses, community opportunities to purchase distressed properties, and long-term preservation of existing affordable housing in the district.
- More family-sized affordable housing is needed, with higher volumes of 2- and 3-bedroom affordable units than the typical affordable unit mix.
- Home ownership rate in 2023 in CD 3 was 15.0%, which is lower than the citywide share of 32.5%.²¹ Along with expanding affordable rental housing, there is a need to expand affordable homeownership opportunities like the kind seen in previous decades with programs like Mitchell-Lama.

Unnecessary administrative and bureaucratic roadblocks in the approval process are some of the largest financial costs in building new affordable homes, which often render desirable projects financially unfeasible. Community-based organizations in CD 3 provide essential services to tenants dealing with the termination of basic services, egregious building code violations, and avoidable evictions. Expanded support for these CBOs is needed to ensure tenants can remain in their homes and that existing affordable housing is protected.

Provide Support for the Expansion of Community Land Trusts (CLTs)

CLTs are proving to be an effective mechanism for permanently preserving affordable housing.

¹⁹ NYC DHS. (2019). *NYC HOPE 2019 Results*. <https://www1.nyc.gov/assets/dhs/downloads/pdf/hope-2019-results.pdf>

²⁰ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. [Furmancenter.org. https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown](https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown)

²¹ Ibid.

In CD 3, Cooper Square CLT reports ownership of the land under 23 buildings. There has also been a new Chinatown Community Land Trust established in Chinatown and This Land is Ours CLT in the Lower East Side. This Land is Ours CLT was incorporated in 2020 and is seeking to acquire City-owned land for senior and family housing, accessible and supportive housing.

In CD 3 there is a need for more support for planning and operations of CLTs that are looking to expand and as well as support for emerging CLTs that need technical assistance and education. CLTs also need priority consideration when disposing of City-owned property and need financial incentives to encourage the transition of City-foreclosed properties into CLT ownership.

Cooper Square Mutual Housing Association manages 26 total buildings with 418 housing units and more than two dozen storefronts, ensuring that they are a permanently affordable resource in the area.

Protect HDFCs from Foreclosure and Market-Rate Conversion

Housing Development Fund Cooperatives (HDFCs) are a vital source of affordable homeownership in CD 3, but face two pressing threats. Many are burdened by rising operating costs, aging building systems, and limited access to affordable refinancing, leaving them financially vulnerable and at risk of foreclosure. To stabilize these buildings, expanded support services, financial training, access to low-cost refinancing, and long-term tax abatements, and established safeguards are needed from HPD to prevent disposition to private for-profit management companies in the event of foreclosure.

HDFCs in gentrifying areas such as CD 3 face intense market pressures that incentivize shareholders to convert to market-rate housing, undermining long-term affordability. To prevent this loss, enforceable sales price caps are needed from HPD as well as partnership with local community-based organizations to support boards and preserve affordability. These measures are essential to sustain HDFCs as stable, permanently affordable housing for our community.

Expand Support for Residential Resiliency Upgrades

In CD 3, over 21,000 dwelling units are located within the 2015 FEMA-identified 100-year floodplain and over 27,500 units are located within the 500-year floodplain.²² Current programs that finance residential resiliency upgrades are not being widely used in CD 3, and there is a need for the City to tailor programs to the specific financial needs of low- and moderate-income housing providers, including HDFC co-op boards, so that they can complete critical building infrastructure upgrades and take proactive steps to become environmentally resilient.

²² NYC Department of City Planning. (2024). NYC Flood Hazard Mapper. <https://www.nyc.gov/site/planning/data-maps/flood-hazard-mapper.page>

NYCHA and Section 8 Housing

The New York City Housing Authority (NYCHA) owns and manages over 14,900 units of low-income housing in CD 3 and the preservation of these apartments as viable, secure, publicly owned housing is vital to ensure that our community remains diverse and economically integrated. Changes in agency leadership, new federal monitoring, uncertain funding from HUD, and proposals for increasing public- private partnerships underscores the fragile condition of NYCHA funding and operations in CD 3. The latest reports estimate a 20-year capital investment need of \$78.3 billion of capital and repair need, significantly more than the \$31.8 estimated in a 2018 report.²³ CB 3 has identified the following as pressing district needs:

- **Capital improvements and repairs**

To the extent possible, the capital repairs in CD 3 NYCHA buildings need to be funded and construction and repairs expedited.

- **Community Participation in NextGen NYCHA, RAD, and the Trust for Public Housing**

The NYCHA programs, including Permanent Affordability Commitment Together (PACT), the local iteration of the federal Rental Assistance Demonstration (RAD) program, as well as the public housing preservation trust, are new models for public housing that may introduce the private sector into NYCHA properties and could dramatically change the way developments are managed and funded. Several developments in CD 3 have already been designated as PACT developments. There must be increased community engagement and transparency from NYCHA regarding these new programs to better understand how they would impact public housing stock and public housing residents in our community district.

Health and Human Services

New Immigrants and Asylum Seekers

Because of changing federal immigration policies and trends, this past year and a half saw a change in the demographics of newly arrived immigrants to our area. Initially they were largely families from South and Central America. Currently there is an increased proportion of single adult men from West African countries.

In addition, our local non-profit organizations who serve new immigrants report that while there are fewer new arrivals this year compared to last year, the needs of recently arrived immigrants and asylum seekers only continue to expand and intensify. There is a need for employment

²³ NYC Housing Authority. (2023). *July 12, 2023 Press Release*. <https://www.nyc.gov/site/nycha/about/press/pr-2023/pr-20230712.page>

services, housing, adult literacy and ESOL classes. In the area of adult literacy and ESOL models using small class sizes are the most successful, but there is not enough funding for it. There is also still a need for food assistance and emergency cash assistance. Immigrants now face many legal barriers and challenges, and more than ever, there is a need for immigration legal services and representation.^{24, 25, 26}

An Immigrant Family's Story

Maria* and her family live in New York City. She is from the Dominican Republic and is a lawful permanent resident. Her husband Anyelo* is from Ecuador. Their two children were born in the U.S. - one is in elementary school, the other in middle school.

Anyelo came to this country when he was younger. His family owned a store in Ecuador. But they were victimized by gangs who extorted them and burned the store down. When his father became ill, Anyelo became the head of household. It was very hard to find work in Ecuador, so a friend offered Anyelo an opportunity to work temporarily in the U.S. He took the opportunity. After the work visa expired, he still needed to work. But going back to Ecuador would be impossible. So he continued to work here in the U.S., becoming an undocumented immigrant.

Maria and Anyelo now own a grocery store. Maria helps manage the store. More recently, she became a certified Spanish language interpreter and now provides community members with professional interpretation and translation services. Maria says:

“We came to this country around 20 years ago. We are one of those ‘mixed-status families,’ where one family member has no documents.

We have suffered a lot from anxiety. Removing one of the parents from the family is a big thing. I can’t imagine my family being apart. My youngest son is worried over the family possibly being separated, resulting in depression and anxiety. He had to be treated by a psychologist.

My kids need a support group. We need on-going legal assistance. This is not new, but it gets worse every day with the persecution that families now face. Some don't feel comfortable going to work or don't want to send their children to school.

We have been here for many years, working hard and paying taxes. We are not criminals. We came here to give everything to the United States. Now, we need some light, some help to become permanent – and no longer be in the shadows.”

*not actual names

²⁴ Correspondence with Elizabeth Bird, Educational Alliance, June 2025

²⁵ Correspondence with David Garza, Henry Street Settlement, June 2025

²⁶ Report by email by from Office of District 1 Superintendent to the CB3 office, July 2024

Education

In 2023-2024, there were 10,302 students in NYC Geographic District 1.²⁷ This area includes 19 schools in the Community School District 1 portfolio as well 7 other NYC public schools within the School District 1 geographic boundary.

In addition, the CD3 area encompasses these schools that are outside NYC Geographic District 1 -- PS1, PS2, PS42, PS124, PS126, MS131, Emma Lazarus High School, Pace High School, High School for Dual Language & Asian Studies, Essex Street Academy, Lower Manhattan Arts Academy, New Design High School, Urban Assembly Academy of Government and Law, Cascades High School, Forsythe Satellite Academy.

New Students

- In school year 2023-2024, 606 new students from asylum seeker families enrolled in the elementary and middle schools in School District 1.²⁸ Schools will continue to need additional resources, staffing, and teachers. These families live both in and outside of the district – many in hotels, shelters, and other types of facilities creating the need for free transportation for students. Schools should have sufficient Bilingual Education classes, and ENL (English as a New Language) classes so that these new students may access classroom instruction and the new literacy curriculum being rolled out. Students and their families faced much trauma on their journey to New York City; mental health services and programming in the school are required. In addition, besides Spanish, schools will need staff fluent in other languages of the students and their families such as Portuguese and indigenous dialects.²⁹

Priority education needs in CD 3:

- **Social workers and counselors**
All schools have social workers but for the majority of schools, this is a part-time position focused on managing mandated services. Approximately 10 out of 19 schools in School District 1 report a need for a full-time social worker who can support the mandated services, support students and families' additional needs and work proactively to support future needs before they arise.³⁰ Schools need full-time support staff as opposed to itinerant staff because it better supports relationship building.³¹
- **After school programs**

²⁷ New York City Department of Education. (2024). *Demographic Snapshots, School Years 2023-24*

²⁸ Report by email by from Office of District 1 Superintendent to the CB3 office, August 2025

²⁹ Report by email from District 1 Superintendent at the CB3 June 2023 Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee meeting.

³⁰ Mustillo, K., Deputy Superintendent School District 1, email communication, July 24, 2024.

³¹ Mustillo, K., Deputy Superintendent School District 1, email communication, August 21, 2023.

Families in CD 3 rely heavily on community-based programs during after-school hours, weekends, and holidays because 35 percent of our children under 18 years of age live below poverty level.³² The biggest need is for after-school options for ages 5 and under.

- **Students in Temporary Housing**

After-school providers in CD 3 are reporting that bus schedules create a barrier for students in temporary housing because they must travel to and from the district. District 1 has 514 families eligible for transportation.

Need for a New School

Community School District 1 (CSD1) schools are outdated and under-resourced; many schools cannot update their facilities and require students from multiple schools to share common areas. A site for a new school was set aside at site 5 of Essex Crossing (22 Suffolk Street). This site is still currently available and CD 3 continues to need a new public school facility for the following reasons:

- **Age of buildings**

- School buildings in CD3 are very old and outdated. These inadequate, aging facilities were not designed for today's students. Middle and high school students often learn in classrooms designed for elementary school students. (*See school age chart in appendix.*)
- Average age of schools in CD 3 is 85 years old³³, 10 years more than the city-wide average.³⁴
- Oldest school building (PS 1) is 127 years old (built in 1898).
- Newest school building (MS 131) is almost half a century old (built in 1983).

- **Accessibility**

- 21.4 percent of schools in CD 3 are fully accessible. This is less than the citywide average of one third.³⁵

- **Air conditioning**

- Air conditioning is necessary for students to have comfortable spaces to learn in – not only in classrooms, but also physical education spaces and public assembly spaces. Lack of air conditioning is a barrier to learning.
- No school in CD3 has central air conditioning. They rely on multiple air conditioning units, which may not be available in every space.

³² NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. [Furmancenter.org. https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown](https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown)

³³ NYC Independent Budget Office. (2025). Presentation on Barriers to Learning for Manhattan Community Board 3.

https://www.nyc.gov/assets/manhattancb3/downloads/calendar/2025/IBO_Presentation_for_MN_CB3_School_Buildings.pdf

³⁴ Kaitlyn, O. (2025). Barriers To Learning: Age, Accessibility, Space Usage, and Air Conditioning in NYC School Buildings. [ibo.nyc.gov; NYC Independent Budget Office. https://www.ibo.nyc.gov/content/publications/2025-march-barriers-to-learning-age-accessibility-space-usage-and-air-conditioning-in-nyc-school-buildings](https://www.ibo.nyc.gov/content/publications/2025-march-barriers-to-learning-age-accessibility-space-usage-and-air-conditioning-in-nyc-school-buildings)

³⁵ Ibid.

- 50 percent of schools do not have 100 percent air conditioning coverage in the buildings.
- **Collocating Schools in one building**
 - 63 percent of CSD1 schools share a building with one or more schools resulting in inadequate access to gym, arts and enrichment, science labs, and acceptable hours for school lunch. 16 percent of schools share a gym and/or yard space with three or more schools and almost one quarter of these schools share gym facilities between two schools. This lack of access is further exacerbated by the fact that 35 percent of gym facilities are used for multiple purposes, creating “cafegymalaboriums.”³⁶
 - The NYC Department of Education (DOE) mandates 120 minutes of physical education per week. Students in CD 3 do not have equal access to physical education and activity due to inadequate space.

After school programs

There is a need to increase funding for afterschool programs for them to be sustainable. These programs have not seen an increase in funding in 10 years even though the minimum wage and other costs have increased. Pay parity between different programs is an issue. There is a pay gap difference between DOE employees and community based organization after school staff. Community based organizations cannot offer competitive salaries to staff, which results in high staff turnover and difficulty in attracting highly qualified employees. This results in programs often being under-staffed which can impact a program's capacity to provide services to the new immigrants and asylum seekers.³⁷

Unmet Needs

Community Board 3 has overlapping unmet needs that restrict the ability for our social service organizations to serve our most underserved residents, particularly children and seniors.

- Families no longer qualified for programs due to outdated income requirements
- Many families now surpass the federal maximum income requirement for programs serving low-income families (such as Head Start). This is often the result of wage increases from minimum wage to living wage without corresponding increases in maximum income requirements. Families earning a living wage are still in need of these programs.
- Pay disparity and competitive compensation
- There is a lack of pay parity between staff of DYCD funded programs and staff of DOE funded programs. Staff of DOE programs receive COLA, while staff of DYCD programs do not, the result is that pay parity is not sustained. Service providers saw an exodus of staff from DYCD funded programs as a result.

³⁶ Mustillo, K., Deputy Superintendent School District 1.

³⁷ Presentation at CB3 Health Senior Human Services/ Youth Education Human Rights Committee meeting, by Gregory Robertson, University Settlement, May 2025.

In 2021, City Council legislation required pay parity for educators in early childhood programs, whether funded by DOE or DYCD (CBO based). However, the pay parity is not sustained. While first year CBO-based teachers receive a salary that is comparable to that of DOE teachers, DOE teachers also receive salary increases over time whereas CBO teachers do not.³⁸ Service providers saw an exodus of staff from DYCD funded programs as a result. In order to operate sustainable programs, pay parity is needed regardless of funding agencies.³⁹

The lack of competitive compensation for staff impacts mental health programs and youth serving programs as well. Local providers report recruitment and retention of highly qualified staff is hindered by the inability to offer competitive compensation. This compensation would not only enable them to serve more people, but also promote recruitment and retention of a diverse, culturally sensitive, linguistically competent staff.⁴⁰ Youth service providers report that they are unable to recruit and retain more direct service staff such as program group leaders because they are competing with other industries such as the retail industry when hiring.⁴¹

Older Adults

CD 3 needs critically important investments to help older residents live healthier and more fulfilling lives as they age in place, specifically case management, healthcare assistance, and activities that support aging-in-place in CD 3:⁴²

- There are 30,371 residents over age 65 in CD 3, making up 20% of the district's total population.⁴³
- 40.2 percent of seniors aged 65+ in the district lived below the poverty line in 2023, according to the most recent data from the NYU Furman Center.⁴⁴
- 36.3 percent of seniors are living with a disability.⁴⁵

³⁸ Educational Alliance. (2020). <https://edalliance.org/>

³⁹ Cheng, M., Director Child Development Services, Ho, W., President and CEO, Chinese American Planning Council, email communication, August 18-25, 2023.

⁴⁰ Burrowes, H. (2023). Manhattan Community Board 3 Mental Health Resources.

<https://www.nyc.gov/assets/manhattancb3/downloads/resources/CB3-mental-health-survey-directory-2023.pdf>

⁴¹ Presentation by University Settlement at the CB3 June 2023 Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee meeting.

⁴² Burrowes, H. (2023). Manhattan Community Board 3 Mental Health Resources.

<https://www.nyc.gov/assets/manhattancb3/downloads/resources/CB3-mental-health-survey-directory-2023.pdf>

²⁰ U.S. Census Bureau. (2023). DP05 | ACS Demographic and Housing Estimates. Census.gov; 2023: ACS 5-Year Estimates.

<https://data.census.gov/table/ACSDP5Y2023.DP05?q=United+States&t=Older+Population&g=795XX00US3604103>

⁴⁴ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. Furmancenter.org.

<https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

⁴⁵ U.S. Census Bureau. (2023). S0103: Population 65 Years and Over in the United States. Census.gov; 2023: ACS 5-Year Estimates.

<https://data.census.gov/table/ACSST5Y2023.S0103?q=United+States&t=Older+Population&g=795XX00US3604103>

- 27.8 percent of seniors experience ambulatory difficulties.⁴⁶
- 39 percent of seniors live alone.⁴⁷

In practice, seniors require care on a continuum that covers their diverse cultural, health and wellness needs. Priority concerns of seniors that have been identified are:

- Concerns about isolation
- Food access
- Wellness concerns such as needs for physical activity, mental stimulation, coping with depression, low self-esteem & self-worth issues (especially amongst the oldest)
- Staying informed with accurate information about health and other issues

Programs at Older Adult Centers and Naturally Occurring Retirement Communities (NORCs) address these concerns:

- **Older Adult Centers**

In CD 3 there are 13 DFTA-funded Older Adult Centers (OACs).⁴⁸ Each center is particularly important as they are culturally sensitive to the needs of our diverse communities. Given the growing senior population, there is a need to maintain and expand the existing facilities and to address significant capital maintenance needs. (*See appendix for list of OACs in CD 3*).

- **Naturally Occurring Retirement Communities**

In addition to senior centers, NORCs are also vital in CD 3. A NORC is a multi-age housing development or neighborhood that was not originally designed for seniors, but now is home to a significant number of older persons. There are eight NORCs in CD 3 that provide Supportive Services Programs to maximize and support the successful aging in place of older residents (*See appendix for list of NORCs in CD 3*).

Often, NORC residents can access health and social services in their own buildings, building complexes or locally within their neighborhoods. Both the City Council and DFTA recognize the need for NORCs in the community and are working to budget more NORC programs. NORC programs are a model for bringing necessary care and support to seniors living in age-integrated buildings and neighborhoods. Nurses and social workers are necessary to provide supportive services.

⁴⁶ U.S. Census Bureau. (2023). S1810: Disability Characteristics. Census.gov; 2023 ACS 5-Year Estimates. Retrieved August 18, 2025, from

<https://data.census.gov/table/ACSST5Y2023.S1810?t=Disability&g=795XX00US3604103>

⁴⁷ U.S. Census Bureau. (2023). B09020 | Relationship by Household Type (Including Living Alone) for the Population 65 Years and Over. Census.gov; 2023: ACS 5-Year Estimates.

[https://data.census.gov/table/ACSDT5Y2023.B09020?q=B09020:+Relationship+by+Household+Type+\(Including+Living+Alone\)+for+the+Population+65+Years+and+Over&g=795XX00US3604103](https://data.census.gov/table/ACSDT5Y2023.B09020?q=B09020:+Relationship+by+Household+Type+(Including+Living+Alone)+for+the+Population+65+Years+and+Over&g=795XX00US3604103)

⁴⁸ NYC Department for the Aging. (2020). Service Finder. Nyc.gov/Site/Dfta. <https://a125-egovt.nyc.gov/AgingService/ProgramService/searchResult?programType=SRCTR>

Human Services Facilities in NYCHA

Many of our programs are held in NYCHA community rooms and serve mostly NYCHA residents. Because the programs are not run by NYCHA, the housing authority does not maintain the facilities. The settlement houses and other nonprofits who run the programs receive funding for programming and staff, but do not receive capital funding for needed extensive repairs. There are intolerable conditions that have been ongoing for years—plumbing backups in facilities used by Cornerstone programs, the ceiling falling in a senior center and raw sewage in a preschool program are among the significant problems. The situation is so dire that some of our settlement houses have taken it into their own hands to fix the problems. However, this diverts funds needed for operating these programs that serve our residents. The smaller organizations do not have the resources to do the major fundraising needed to both meet organizational goals and to raise funds to repair NYCHA facilities. NYCHA resources are needed for maintenance that allows use of facilities to properly serve the clients. This includes proper maintenance of compactor rooms to prevent infestation, immediate repair of leaks and other work orders with management of work orders by NYCHA staff, proper maintenance of systems such as pumps and waste systems.

Health

Health Care Needs and Services

There are seven federally qualified health care centers in CD 3 according to the Health Resources and Services Administration locator tool.⁴⁹

The most recent census 5-year estimate from 2023 reveals that approximately 4.1 percent of CD 3 residents are uninsured.⁵⁰

The trends and priorities below were reported to the CB 3 Health and Human Services Committee by the following community health care facilities: Charles B. Wang Community Health Center, the Betances Health Center, and the Gouverneur Health Facility.

Mental Health Services

Models of care that eliminate or decrease barriers to access, including the CONNECT model and improved telehealth services, should be expanded, scaled, and made sustainable. Mental health support services should also be expanded, including programs that focus on mindfulness and well-being, in addition to programs for those with diagnosed mental illnesses. The demand for mental health services among the Asian American community has grown partly due to anti-Asian hate crimes and isolation associated with the COVID-19 pandemic. Targeted mental health services, including services for migrant families, individuals and families experiencing

⁴⁹ Health Resources and Service Administration. (n.d.). Find a Health Center. Find a Health Center. <https://findahealthcenter.hrsa.gov/>

⁵⁰ U.S. Census Bureau. (2023). S2701: Selected Characteristics of Health Insurance Coverage in the United States. Census.gov; 2023: ACS 5-Year Estimates. <https://data.census.gov/table/ACSST5Y2023.S2701?q=S2701&g=795XX00US3604103>

homelessness, young people, older adults, and other priority populations in CB3, should also be strengthened.⁵¹

In addition, behavioral health services are a priority for people with underlying conditions: seniors, first responders, and those with substance abuse disorders and pre-existing health conditions, people with disabilities, and those who have experienced traumatic changes in their employment. An overall plan to address the continuing increase in substance abuse and an increase in outreach/harm reduction services is needed.

Mental Health Services for Youth

Nearly half (48 percent) of NYC teenagers report feeling depressive symptoms ranging from mild to severe.⁵² Suicide is the second leading cause of death among young people 10-14 years old and the third leading cause of death for young people 15-24 years old in the U.S.⁵³ Self-harm is reported to be on the rise among NYC youth,⁵⁴ normalized through communities formed on social media that reinforce negative mentalities and attitudes.⁵⁵

There is a need for more services and programs deliberately and inclusively designed for youth, with a strong peer component, and with few barriers to access. Mental health services that address youth-specific issues through youth-designed strategies and approaches are needed especially for LGBTQ+ and BIPOC youth who deal with stigma, discrimination, and racism on a regular basis.

After school programs are needed more than ever to help children and youth to build the cognitive, socio-emotional, and intellectual skills they need to succeed and thrive as students and adults.

Health disparities with a root in social determinants

People of color and those with lower income experience a disproportionate burden of preventable disease, death, and disabilities.⁵⁶ Maintaining social supports and community programs (such as smoking-cessation, medical screenings, and family planning as a few examples) are necessary.

⁵¹ Burrowes, H. (2023). Manhattan Community Board 3 Mental Health Resources.

<https://www.nyc.gov/assets/manhattancb3/downloads/resources/CB3-mental-health-survey-directory-2023.pdf>

⁵² NYC Department of Health and Mental Hygiene. (2024, May 31). New York City Releases Its First Ever State of Mental Health Report. [Www.nyc.gov. https://www.nyc.gov/site/doh/about/press/pr2024/nyc-releases-first-ever-state-of-mental-health-report.page](https://www.nyc.gov/site/doh/about/press/pr2024/nyc-releases-first-ever-state-of-mental-health-report.page)

⁵³ NYC Health & Hospitals. (2024, June 21). Mayor Adams Launches Suicide Prevention Program for at Risk Youth in Bronx and Queens. NYC Health + Hospitals. <https://www.nychealthandhospitals.org/pressrelease/mayor-adams-launches-suicide-prevention-program-for-at-risk-youth-in-bronx-and-queens/>

⁵⁴ NYC Department of Health and Mental Hygiene. (2023, November). Suicide-related factors among New York City Public High School Students. NYC Health.

<https://www.nyc.gov/assets/doh/downloads/pdf/epi/databrief138.pdf>

⁵⁵ NYC Department of Health and Mental Hygiene. (2024). Special Report on Social Media and Mental Health. In [nyc.gov/health. https://www.nyc.gov/assets/doh/downloads/pdf/mh/social-media-mental-health-report-2024.pdf](https://www.nyc.gov/assets/doh/downloads/pdf/mh/social-media-mental-health-report-2024.pdf)

⁵⁶ NYC Department of Health and Mental Hygiene. (2018). Lower East Side and Chinatown: Community Health Profiles 2018. [Nyc.gov/Health. https://a860-gpp.nyc.gov/concern/parent/tt44pp43t/file_sets/gt54kp57d](https://a860-gpp.nyc.gov/concern/parent/tt44pp43t/file_sets/gt54kp57d)

Pediatricians are seeing children left behind socially, educationally, and emotionally. Enhanced services for these children will be needed for the near future and on an ongoing basis for several years.

Skilled Nursing and Rehabilitation Facilities

After suffering losses of hospital resources and nursing home/rehab beds, our community is in critical need to ensure these services. Currently, there are two long-term care providers in CD3 with a total of 353 beds. The providers are Gouverneur Skilled Nursing Facility with 295 beds for rehabilitation and long-term care beds and New East Side Nursing Home with 58 beds. There are currently no Alzheimer's dedicated beds/units in the district.

The skilled nursing facility at Gouverneur operates at a 98-99% percent occupancy rate with a wait list for the long-term beds. In addition, individuals often face barriers to being discharged, such as living in a 4-5 story walk-up building. These barriers put further strain on bed capacity. Supportive assisted living arrangements, such as Medicaid Assisted living, are needed for these individuals.⁵⁷

From 2006 to 2022, the number of long-term care facility beds in Lower Manhattan decreased from 1,085 beds across eight facilities to the current 353 beds at Gouverneur SNF and New East Side Nursing Home.⁵⁸ This decrease in the number of beds includes the 219 beds that were lost when Rivington House was closed.⁵⁹ Rivington House closed in 2015 when the Allure Group purchased it. The community facility deed restriction was lifted for a fee of \$16.15 million to the City. Rivington House was then sold to Rivington Street Investors for \$116 million.

The Allure Group is required by the New York State Attorney General's office to open a new health care facility on the Lower East Side. The original deadline was 2022 but has been extended because of COVID. CB 3 is working with the Attorney General's office and state elected officials to ensure that the much-needed nursing home beds are replaced by Allure.⁶⁰⁶¹

Food Security

⁵⁷ Email correspondence with Gouverneur Skills Nursing Facility CEO Susan Sales

⁵⁸ NYS Department of Health. (2025). NYS Health Profiles: Nursing Homes. Health.ny.gov. https://profiles.health.ny.gov/nursing_home/index

⁵⁹ Hobbs, A. (2016, October 10). Lower Manhattan Hit Hardest by Nursing Home Decline, Stats Show - Lower East Side - New York - DNAinfo. DNAinfo New York. <https://www.dnainfo.com/new-york/20161010/lower-east-side/nursing-care-facility-closures-department-of-health-data-rivington-house/>

⁶⁰ Attorney General Eric T. Schneiderman's Press Office. (2018, January 5). A.G. Schneiderman Announces Settlement With Allure Group To Revitalize Harlem Nursing Home, Fill Healthcare Gaps In Brooklyn And Lower East Side. New York State Attorney General. <https://ag.ny.gov/press-release/2018/ag-schneiderman-announces-settlement-allure-group-revitalize-harlem-nursing-home>

⁶¹ NY Attorney General's Office. (2017). Assurance of Discontinuance Pursuant to Executive Law §63(15) Dated. https://ag.ny.gov/sites/default/files/allure_settlement_doc.pdf

In 2024, the food insecurity rate varied in the different neighborhoods of CD3. It was 23.4% in the Lower East Side, 17.4% in the Chinatown/Two Bridges area, and 15.9% in the East Village.⁶²

A report from the USDA shows that in 2024 the national food price index rose 2.3% compared to the previous year—this rise in food costs is particularly burdensome to low-income residents and senior citizens, many of whom are on fixed income.⁶³ Older adults continue to have a very high need for food assistance, including free delivered meals and home delivered groceries, due to the continuing rising cost of food.

Homeless Population

The past calendar year, 2024 saw an increase in use of City shelters by 12 percent as reported by Coalition for the Homeless in their *State of the Homeless 2025* The HOPE Report for 2025 shows an increase of unhoused people by 3 percent on the street and an increase of 14% in subways. Manhattan overall showed a decrease in street homelessness, but providers and CB 3 reported evidence of an increase of people living on the street in our District.

Street Homeless Outreach

Manhattan Outreach Consortium (MOC) workers are the primary contacts for case management and outreach to those unhoused on the street in the effort to have them accept placements and services. Providing necessary tools for these workers is of primary importance:

- More outreach staff are needed to handle the increase in clients and higher salaries to retain staff. Current caseload sizes continue to be 45 to 50 clients per manager while the ideal caseload would be 25 clients per worker.⁶⁴
- Outreach workers report a need for harm reduction services to be expanded as well as safe use sites installed downtown.
- Mental Health resources are lacking. There is anecdotally an increase in homeless people needing mental health services. Services must be provided with consistent follow-up to where the people are living—on the street.⁶⁵
- Health and Hospitals Street SHOW Team (Street Health Outreach & Wellness) lacks resources for more than one mobile unit once a week in only one park.

Shelters

⁶² NYC Council Data Team. (2022). Poverty and Food Insecurity in NYC. New York City Council. <https://council.nyc.gov/data/emergency-food-in-nyc/>

⁶³ USDA Economic Research Service. (2025, July 25). Food Price Outlook. Usda.gov. <https://www.ers.usda.gov/data-products/food-price-outlook>

⁶⁴ Manhattan Outreach Consortium report via email, July 21st, 2023.

⁶⁵ Report by Goddard Outreach and Dr. Van Yu at the CB3 May 2023 Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee meeting.

CD 3 is home to 13 permanent shelters as well as hotel shelters that seem to have become permanent. These hotel shelters cannot provide all the same services for its residents as shelters that are designed as shelters. The perception of many people experiencing homelessness that the shelters are unsafe appears to contribute to the many homeless people refusing services unless there is a Safe Haven bed, preferably with 1-unit rooms available in a community they are connected to.

In 2017-2018, the Coalition for the Homeless conducted a survey of individuals sleeping on the streets and subways. The majority of those interviewed on the streets had stayed in the DHS shelter system at some point and were unwilling to return to the shelter system because they feared for their safety and/or experienced difficulty following the rules and procedures. Additionally, two-thirds of those interviewed had mental health needs.⁶⁶

Coalition for the Homeless' *State of The Homeless 2025* report cites the following factors that contribute to an increase in shelter population:⁶⁷

- 2024 showed a continued increase in average length of time that families and single adults must spend in shelters.
- Lack of rent vouchers--households provided with City rent vouchers to help them move from shelters into permanent housing reached its lowest level in five years.
- The number of homeless single adults placed into supportive housing was at the second-lowest level since 2004 (with only the previous year being marginally lower).

State of the Homeless 2025 cites the following unmet needs contributing to the crisis of homelessness, which are all unmet needs in Community District 3.

- Lack of affordable housing
- Lack of supportive housing
- Restrictions on use of CityPHEPS and state PHEPS vouchers and availability of Section 8 vouchers

Transportation, Public Safety and Environment

Residents of Community District 3 have diverse and urgent transportation needs. Major corridors such as Delancey and Canal Streets require comprehensive safety-focused redesigns. Public transportation improvements—such as better access points and increased service on existing bus lines—are essential. Our district also needs more loading zones for a variety of deliveries, including last-mile off-loading, as well as expanded and improved bike lane infrastructure, clear street markings, and consistent infrastructure management and maintenance.

⁶⁶ Coalition For The Homeless. (2025). State of the Homeless 2025. Coalitionforthehomeless.org. <https://www.coalitionforthehomeless.org/state-of-the-homeless-2025/>

⁶⁷ Ibid.

In line with New York City’s Vision Zero policy to eliminate traffic fatalities and serious injuries, we urge better coordination among the Community Board, NYPD, and DOT—breaking down existing silos within agencies—to improve safety, prevent accidents, and address transportation challenges that directly impact our quality of life.

Accessibility and Safety

Accessibility is a CB 3 priority, especially with 8.5 percent of residents in the area reporting ambulatory difficulty.⁶⁸ Improved accessibility at bus stops and all subway stations (East Broadway, Delancey-Essex Street, and 2nd Avenue), which is necessary for seniors and people with disabilities.

Pedestrian and Traffic Safety

CD 3 crash data for FY25 shows a very slight decrease in crashes, injuries, and fatalities.⁶⁹

- FY24 data shows 1,479 crashes, 787 injuries, and 8 fatalities.
- FY25 data shows 1,353 crashes, 716 injuries, and 6 fatalities.
- Pedestrian safety improvements and traffic calming measures are needed at key corridors and high priority intersections to reduce overall traffic crashes and ensure the safety of pedestrians on our most dangerous streets. Of the 714 injuries resulting from crashes, 184 were pedestrian injuries and 170 were cyclist injuries.
- An analysis of high-collision areas is needed to directly inform the implementation of comprehensive traffic safety improvements along a corridor or at the intersection.
- The top 5 most dangerous intersections in CD 3 (most injuries) are Delancey & Clinton; Delancey & Allen; Delaney & Essex; Delancey & Chrystie; Delancey & Bowery.⁷⁰ (See Appendix for a map of the intersections).
- The temporary painted pedestrian refuges areas along 1st Avenue, 2nd Avenue, and Grand Street need hardening for permanent safety improvement. The painted pedestrian spaces are frequently ignored or driven over by vehicles, undermining their intended function as safe zones for crossing pedestrians.
- Schools and intersections without traffic signals need daylighted intersections to improve safety.

Delivery and Curbside Management

Curbside space use directly supports safer streets in our neighborhoods. The lack of designated loading zones leads to double parking, congestion causing horn-honking, vehicles blocking bike lanes and crosswalks. In many parts of CD 3, especially below Houston along our narrow

⁶⁸ U.S. Census Bureau. (2023). S1810: Disability Characteristics. Census.gov; 2023 ACS 5-Year Estimates. <https://data.census.gov/table/ACSST5Y2023.S1810?t=Disability&g=795XX00US3604103>

⁶⁹ Henrick, C. (n.d.). NYC Crash Mapper, by CHEKPEDS. Crashmapper.org. <https://crashmapper.org/>

⁷⁰ NYC Open Data. (2025, August 15). Motor Vehicle Collisions - Crashes. Data.cityofnewyork.us. https://data.cityofnewyork.us/Public-Safety/Motor-Vehicle-Collisions-Crashes/h9gi-nx95/about_data

neighborhood streets and commercial areas surrounding Essex Crossing, the lack of designated loading zones creates hazardous conditions for pedestrians and cyclists and residential nuisances such as horn honking.

CD 3, especially below Houston Street, is underserved by the Commercial Vehicle Loading Zone and Neighborhood Loading Zone programs that reserve curb space for deliveries and short-term loading. Commercial and neighborhood loading zones are needed to address the problems caused by lack of designated loading space. Increasing need for deliveries created by online shopping and local delivery from restaurants and other local businesses create a need for a microhub pilot project within CD 3.

Community District 3 has a continually increasing demand for food delivery as more residents rely on app-based ordering. Infrastructure is needed to park e-bikes used for delivery. Limited infrastructure results in delivery workers with no legal or safe place to leave their bikes—leading to enforcement actions such as bike removals or criminal summons which disproportionately impact low-wage workers responding to resident-driven demand.

- A systematic survey of high demand areas is needed with installation of bike corrals where needed and possible.
- A plan is needed to develop off-street, indoor facilities with essential amenities to securely store delivery bikes and support delivery workers while on break or between shifts and/or legislation to require infrastructure by the app companies.

Public Transportation

CD 3 is underserved by public transportation despite the fact that 91.2 percent of workers in the district do not use a car to commute to work.⁷¹ 83% of CD 3 households do not own a car.⁷²

Many residents are poorly served by the subway system, with 14.5 percent living more than ½ mile from the nearest subway stop.⁷³ Therefore:

- Better cross-town bus connections within CD 3 south of Houston Street are needed.
- Increased service of the M14 A&D services. The M14 bus lines in particular serve residents that do not have nearby access to the subway.

Rodents

⁷¹ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. Furmancenter.org. <https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

⁷² U.S. Census Bureau. (2023). B08201: Household Size by Vehicles Available. Census.gov; 2023 ACS 5-Year Estimates.

<https://data.census.gov/table?q=B08201:+Household+Size+by+Vehicles+Available&g=795XX00US3604103>

⁷³ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. Furmancenter.org. <https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

Community Board 3 is currently one of four rat reduction zones in NYC.⁷⁴ Overall, the Active Rat Signs (ARS) remained the same in 2025 when compared to 2024. From January to June 2024, the failure rate for active rat signs was 55%. For the same period this year, the failure rate was 33%.⁷⁵ Continued investment in rat mitigation is needed, including mitigation measures at City-owned properties that do not receive fines.

Sanitation

- Many CD 3 streets are narrow, garbage cans take up sidewalk space, and they often spill over and attract rats. A pilot program for Empire bins is needed to take back sidewalks and fight against rodents.
- Litter basket pickup should be increased in all areas of CD 3. Additional litter baskets should be deployed around the Essex Crossing development as no new cans have been deployed at intersections since development.
- Educational opportunities for building managers are needed for best management practices for trash, compost, and recycling.

Community composting groups, like the Lower East Side Ecology Center, run local compost sites that collect food scraps from residents and businesses. They also support City sustainability goals by educating the public and partnering with schools, gardens, and volunteers. Consistent programming and funding are needed so that nonprofits can hire and manage to serve community need.

Environment

Climate change is causing more weather events with extreme heat and stormwater. 85% of CD 3 is covered by impervious surfaces.⁷⁶ A high rate of impervious surfaces impacts the local environment in causing the urban heat island effect, increasing stormwater runoff, flooding, and hindering mitigation of local air, water, noise, and light pollution. Creation of bioswales is needed to help collect polluted stormwater runoff, soak it into the ground, and filter out pollution.

Public Safety

The serious crime rate (murder, robbery, felony assault, burglary, grand larceny, and drug dealing) in CD 3 was 15.9 serious crimes per 1,000 residents in 2024, compared to 13.6 serious

⁷⁴ New York City. (2023). NYC's rat mitigation zones. Environment & Health Data Portal. <https://a816-dohbsp.nyc.gov/IndicatorPublic/data-features/rat-mitigation-zones/>

⁷⁵ NYC Open Data. (2025, August 13). 311 Service Requests from 2010 to Present. [Data.cityofnewyork.us](https://data.cityofnewyork.us/Social-Services/311-Service-Requests-from-2010-to-Present/erm2-nwe9/about_data). https://data.cityofnewyork.us/Social-Services/311-Service-Requests-from-2010-to-Present/erm2-nwe9/about_data

⁷⁶ Calculated with CB3 GIS analysis of DEP's Citywide Parcel-Based Impervious Area GIS Study: https://data.cityofnewyork.us/City-Government/DEP-s-Citywide-Parcel-Based-Impervious-Area-GIS-St/uex9-rfq8/about_data

crimes per 1,000 residents citywide.⁷⁷ This rate has decreased 18% compared to 2023 which recorded 19.4 serious crimes per 1,000 residents. The citywide rate in 2023 was 14.2 per 1000 residents.⁷⁸

Major crime (murder, rape, robbery, felony assault, burglary, grand larceny, and grand larceny auto) decreased 11% between calendar years 2023 and 2024 for CD 3 Precincts 5, 7, and 9 (see chart below).⁷⁹ Only Precinct 5 saw a small increase in major crime while Precincts 7 and 9 saw moderate decreases. The table below shows precinct and district totals for major crime counts in the 2023 and 2024 calendar years.

Major Crime Counts for CD 3 Precincts by Calendar Year

Precinct	2023	2024	Percent Change
5	1,252	1,334	+7%
7	1,193	1,019	-15%
9	1,715	1,342	-22%
CD 3 Total (5, 7, & 9)	4,160	3,695	-11%

There has been a significant increase in the number of complaints to the Community Board regarding open drug use and drug dealing. There were 163 complaints of “drug activity” in FY24 which has increased to 270 complaints in FY25.⁸⁰ One of our parks, SDR, is known as the destination location in NYC to buy K2.⁸¹ Previous efforts by NYPD in the park drove the drug activity to the surrounding area.

Nightlife and Licensing

The dining and nightlife environment in CD 3 has changed significantly since the pandemic, lasting from March 2020 through 2021. While CD 3 is a primarily residential district, it has one of the highest volumes of licensed eating and drinking businesses of any community district in the City. Out of the 59 community districts, CD 3 ranks fourth in total number of active liquor licenses according to the NYS Liquor Authority LAMP map.⁸²

Business closures during the pandemic significantly affected many of the community’s eating and drinking establishments as well as other businesses, leaving many vacant storefronts. The Committee is now hearing more applications for previously unlicensed business locations than

⁷⁷ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. Furmancenter.org. <https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

⁷⁸ Manhattan CB3. (2024). FY26 District Needs Statement.

https://www.nyc.gov/assets/manhattancb3/downloads/pdf/fy_2026_district_needs_statement.pdf

⁷⁹ New York Police Department. (n.d.). Historical New York City Crime Data. Wwww.nyc.gov.

<https://www.nyc.gov/site/nypd/stats/crime-statistics/historical.page>

⁸⁰ NYC Open Data. (2025, August 13). 311 Service Requests from 2010 to Present. Data.cityofnewyork.us.

https://data.cityofnewyork.us/Social-Services/311-Service-Requests-from-2010-to-Present/erm2-nwe9/about_data

⁸¹ Hu, W. (2022, July 15). This Manhattan Park Was Once a Gem. Now It’s a “No Man’s Land.” The New York Times. <https://www.nytimes.com/2022/07/15/nyregion/sara-roosevelt-park-nyc.html>

⁸² New York State. (n.d.). NYS Liquor Authority Mapping Project (LAMP). <https://lamp.sla.ny.gov/>

pre-COVID. The community is also dealing with the continued effects of outdoor dining that revitalized the community when outdoor businesses were opened but now has had unforeseen negative impacts as demonstrated by the increase in 311 noise complaints and rat indexing findings. CD 3 has the second highest number of commercial noise complaints, 4,735 complaints, in the City. Also, CD 3 is one of the City’s four rat mitigation zones — the four districts with the most rat findings.⁸³

As seen in the chart below, the yearly NYPD 311 commercial noise complaints for CD 3 have increased significantly between pre-COVID years (FY 2019) and post-COVID regulation years (FY 2025).⁸⁴ Over this time period, there has been a 58 percent increase in NYPD commercial noise complaints. See chart below:

Commercial/Business Noise Complaints (311 Calls)								
Fiscal Year	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Change between FY 2019 and FY 2025
Noise – Commercial (loud music/talking)	3,011	2,090	2,762	4,336	4,436	4,748	4,746	
Year over year change	N/A	-31%	+32%	+57%	+2%	+7%	less than -1%	+58%

These conditions have highlighted the ongoing issues associated with allowing numerous licensed businesses within a small residential community. Complaints related to nightlife are difficult to resolve because no single agency has sole jurisdiction over noisy crowds and loud music, traffic congestion and horn honking outside businesses.

Additionally, the City has moved away from enforcement as noted in this correspondence from a CB 3 NYPD precinct: “The city has moved away from wanting to cite bars/establishments for infractions as such..... NYC CURE is a non enforcement unit that wants to help....also recommend NYC Mend which will also arrange a mediation between residents and establishment owners with professional mediators.”

At The September 25, 2025 NYPD budget consultation meeting, NYPD was asked if the non-enforcement policy had been effective. The previous year the agency reported that there had been a 13% increase in bar noise complaints in the Manhattan South precincts. For FY 25, NYPD reported that the numbers were basically flat—there was a .22% decrease. This shows a

⁸³ New York City. (2023). NYC’s rat mitigation zones. Environment & Health Data Portal. <https://a816-dohbsp.nyc.gov/IndicatorPublic/data-features/rat-mitigation-zones/>

⁸⁴ NYC Open Data. (2025, August 13). 311 Service Requests from 2010 to Present. [Data.cityofnewyork.us](https://data.cityofnewyork.us/Social-Services/311-Service-Requests-from-2010-to-Present/erm2-nwe9/about_data). https://data.cityofnewyork.us/Social-Services/311-Service-Requests-from-2010-to-Present/erm2-nwe9/about_data

significant increase since COVID that has not been successfully mitigated by the non-enforcement policy. The SLA, which issues licenses and has jurisdiction over license compliance, has limited investigation and enforcement abilities. Conditions resulting from the saturation of nightlife businesses are often not criminal but are quality-of-life violations dependent on City enforcement. The non-enforcement policy dictated to NYPD and DEP should be eliminated to achieve a balance of education for businesses, quality of life for residents, and enforcement as a consequence of continued noncompliance.

Dining Out NYC

The Dining Out program is an attempt to administer the outdoor dining program consisting of sidewalk cafes and roadbed sheds while addressing problems that occurred during the temporary program. Previous problems were rats, noise, garbage, and badly maintained roadbed sheds. The new permanent program has addressed rats but has at the same time created new problems and a tremendous burden for those community boards with the highest number of outdoor dining permits.

There is a need for DOT inspection and enforcement. Recent observation by the Community Board, complaints from residents, and observations on a walkthrough June 6, 2025 with the Community Board, NYPD, and the SLA showed many outdoor dining violations. The most common were lack of compliance with the approved plan (mostly tables on the sidewalk at the curb blocking pedestrian access) and operation after City closing hour of midnight. DOT does not respond to complaints in a timely manner and has not managed compliance so far.

Additionally, we see examples of businesses that receive summonses that continue to not comply, such as seen on St Marks Place. It seems that some businesses regard summonses as a cost of business for continued noncompliance.

Parks & Recreation

Community District 3, like most community districts in New York City, is underserved in terms of open space, with less than the City-recommended 2.5 acres of open space per 1000 residents.⁸⁵

- Citywide the median open space ratio is 1.8 acres per 1,000 residents⁸⁶ – CD 3 is below that average at 0.7 acres per 1,000 residents.⁸⁷

⁸⁵ NYC Mayor's Office of Environmental Coordination. (2021). *2021 Technical Manual Chapter 7: Open Space 311. Open Space Ratios and Planning Standards*.

<https://www.nyc.gov/site/oec/environmental-quality-review/technical-manual.page>

⁸⁶ 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

⁸⁷ New Yorkers For Parks. (2021). *Manhattan Community District 3 Open Space Profile*.

https://www.ny4p.org/client-uploads/pdf/District-Profiles-2021/NY4P-Profiles_MN3.pdf

- While 88 percent of residential units in CD 3 are located within ¼ mile of a park, not all parks are easily accessible or maintained at an acceptable level.⁸⁸
- Open space is not evenly distributed throughout the district, with the area west of Avenue A and Chinatown lacking adequate open space.
- With the closure of more than half of East River Park until late 2026/early 2027, other parks in CD 3 risk being inundated and over-used by people looking for alternative spaces.

Parks Buildings

There are numerous Parks Department buildings in the district that are underutilized. These spaces are either completely closed or are used as storehouses for borough wide Parks operations. Our local park houses should not bear this disproportionate burden for other neighborhoods, especially considering that the majority of CD 3 is in an environmental justice area.⁸⁹ These buildings should be used as community facilities to meet the needs of the community as neighborhood safe anchors, especially in Sara Delano Roosevelt (SDR) Park. These buildings should be renovated and reopened for community use. According to a 596 Acres Study, the following properties are underutilized in the district⁹⁰:

Sara D. Roosevelt Park

- The Stanton Street Park House was a community youth center run by The Children’s Aid Society until the 1970s. It has been promised to be returned to community use since a renovation of the area closed it in the 1980s. It has been used by Parks as a Storehouse since then.
- There are four Parks buildings in Sara Roosevelt Park, two are used for borough-wide Parks maintenance (Hester, Stanton) and one for a “Five-Borough Communication Center” (Broome). The remaining parkhouse is a well-used, low-income senior hub and nutrition center.
- A Public restroom is available with supervision in one parkhouse for limited hours, another is unavailable, and the two others are unsupervised, with sporadic hours and often closed for repairs needed from misuse.
- There are seven public Title I schools along the park and a number of Day Care Centers. There is a need for the youth in this designated environmental justice area to benefit from indoors parks space. Lack of indoor space designated for the community results in inequitable distribution of resources that does not allow CD 3 to meet its needs for community space, programming, and park safety.

⁸⁸ Ibid.

⁸⁹ NYC Mayor’s Office of Climate & Environmental Justice. (2018). *Environmental Justice Areas*. <https://nycdohmh.maps.arcgis.com/apps/instant/lookup/index.html?appid=fc9a0dc8b7564148b4079d294498a3cf>

⁹⁰ Living Lots NYC. (2016). *NYCommons Community District 3*. https://livinglotsnyc.org/media/files/LESmap_7.27.16_FINAL.pdf

- Parks reports that the replacement building for the Stanton Storehouse is not expected to be completed and ready for occupancy until 2027 and will not be moving out of the Stanton Street building until then. Proposed use of this space should come to CB 3 for stakeholder input early in the process.

Allen Street Mall Public Restroom

- This facility has been unused for years; a proposal and ULURP action will come before CB 3 in Fiscal Year 25.

Allen Street Malls south of Houston to Rivington St

Seward Park "Park House" Building

- Bathrooms are open, space currently being used by the Lower East Side Ecology Center at the time of this writing as an East Side Coastal Resiliency project mitigation.

Little Flower Playground Building

- Demolished and converted to open turf area. However, this is a temporary conversion, and Parks needs to commit to building a permanent community recreation facility.

Baruch Houses Bath House

- The facility remains closed and without a clear plan for future use. A preliminary survey conducted by a local community-based organization highlighted strong resident interest in revitalizing the space for neighborhood-serving purposes, with a particular emphasis on youth-focused programming. Moving forward, it is critical that any redevelopment prioritizes community input and addresses the recreational and cultural needs of residents of the Lower East Side.

Recreational Use

The lack of park space is exacerbated by a lack of recreational sports fields for our local youth groups. While CB 3 does not seek to exclude outside groups from our parks, the Board has taken the following positions:

- Priority access to recreational sports fields should be given to not-for-profit organizations serving the youth of CD 3, especially considering the *partial* closure of East River Park

Rodents in Parks

Community District 3 is still one of the top four Rat Mitigation zones. However, the funding and attention given to the district is resulting in some parks improvements, with the exception of Columbus Park. (See the appendix for a complete graph of rodent burrow counts in CD 3 parks).

Park	February 2025 Burrow Count	June 2025 Burrow Count	Percent Change
Tompkins Square Park	229	143	-38%
Sara D. Roosevelt Park	194	136	-30%
Columbus Park	71	103	+45%
Seward Park	123	47	-62%

Maintenance

Currently Parks, like other agencies, seeks to find ways to meet staffing and adequate maintenance needs. The following are continuing needs in CD 3:

- More frequent cleaning of standalone and park playgrounds on the weekends and summer weekdays is needed. The spray showers and water fountains require extra attention to maintain safety and sanitation.
- Maintenance of new street trees and bioswales

Community Gardens

CD 3 has one of the highest concentrations of gardens in New York City and the densest distribution of gardens in the city.⁹¹ There are forty-two Greenthumb gardens, five Manhattan Land Trust Gardens, two New York Restoration Project, two privately owned gardens, and two gardens within City parks.

- All Greenthumb gardens should be provided with needed infrastructure by the City, such as available water spigots, ongoing topsoil renewal, wrought iron fencing, and electricity/solar lighting where applicable.
- Currently gardens report lack of funding sufficient for community gardening groups to provide workshops and classes in community gardens for seniors and elementary school children. Educational and environmental programs in cooking, nutrition, movement, and the arts are needed to encourage public participation and strengthen our community.
- There should be installation of Bruckner Boxes in all parks that require them to ensure watering facilities are adequate to sustain greenery.

⁹¹ NYC Parks Green Thumb. (2025) *Green Thumb Garden Map*.
<https://greenthumb.nycgovparks.org/gardensearch.php>

Keeping the gardens well lit is a public safety need. The continued increase in illicit drug use, as reported by area gardeners, makes garden lighting especially relevant. Garden lighting needs to be sensitive & under the gardeners' control, balancing safety with the ability to achieve darkness during migration seasons.

Bioswales and Indigenous Plantings

Bioswales are vegetated areas that are designed to collect and filter stormwater runoff. They can help to reduce flooding, improve water quality, create habitats for wildlife, and are essential for the health and well-being of our community. This, along with indigenous plants that are well-adapted to our local climate, can help to improve biodiversity in CD 3. We need more bioswale installations in parks throughout the district to help reduce flooding, improve water quality, and create habitats for wildlife. This, along with indigenous plants that are well-adapted to our local climate, will help to improve biodiversity in CD3.

Waterfront

While Phase 1B of Pier 42 has been officially completed, the comprehensive masterplan approved by CB 3 in 2013 holds the key to essential waterfront access. Encompassing passive recreation areas, storm surge barriers, marine habitats, and educational opportunities, this plan goes beyond temporary amenities. Additional city funding, allocated for the East Side Coastal Resiliency project, addresses immediate needs but falls short of realizing the critical public access link along Lower Manhattan's East River shoreline that the full masterplan would provide.

New York Public Library

Community Board 3 has 5 branches of the New York Public Library (NYPL) system: Chatham Square, Hamilton Fish Park, Ottendorfer, Seward Park, and Tompkins Square. According to NYPL statistics (see chart below), in Fiscal Year 2025 the libraries in CB 3 had a total of 605,418 visits.⁹²

Manhattan Community Board 3		
Branch	Visits	Program Attendance**
Chatham Square Library	136,997	25,204
Hamilton Fish Library*	0	286
Ottendorfer Library	135,073	16,832
Seward Park Library	208,539	34,962
Tompkins Square Library	124,809	25,784
Totals	605,418	103,068

* Closed for renovations. Projected to reopen Summer 2026.

⁹² New York Public Library. (2025). NYPL Statistics for Fiscal Year 2025 in Community Board 3.

**** Program attendance numbers include both in person and virtual program attendance.**

- In FY25, the NYPL's Center for Educators and Schools (CES) has seen significant growth and engagement from educators and schools using curriculum guides for research collections and has seen a 100% increase in field trip attendance. In FY26, CES will expand its suite of student-facing materials and educator resources that bring the Library's exhibitions and research collections into the classroom with the goal of disseminating best practices for teaching with research collections and raise NYPL's reputation as an industry leader in educational partnerships and programs through numerous local and nationwide field leadership opportunities.
- Programming for adults saw a sizable increase in its biannual Creative Aging programs, expanded World Literature and Arts festival, and kicked off a new partnership with Reading Rhythms bringing regularly scheduled reading parties to twenty five branches across the system. Technical and Career services for adults span from one-on-one counseling, job fairs and training courses, coaching for interviews, and resume workshops. Other offerings include Techconnect, a program that supports digital literacy and offers competitive courses in coding and video editing among others.

Arts and Cultural Affairs

Arts and cultural activities are an important means of preserving and exploring our exceptionally diverse community culture in Community District 3. Arts and cultural activities are also an important economic engine for our district that has a large concentration of artists and arts and cultural organizations—large and small, professional and community-based, experimental and culturally specific.

Artists, cultural workers and arts and cultural organizations of all sizes, particularly those in the live arts sector, face substantial changes in income as consequence of post-pandemic behavior change from New Yorkers and tourists alike who frequent venues.⁹³

Performing arts industries have faced challenges in recovery, with an overall reduction in box office sales, and increased costs associated with living in NYC for artists, and theatrical production materials.⁹⁴ These are challenges that pose long term risk to the sustainability of small- and large-scale performing arts organizations alike.⁹⁵ Many needs included below have persisted for decades.

⁹³ New York State DOL. (2024). Labor Statistics for the New York City Region. Department of Labor. <https://dol.ny.gov/labor-statistics-new-york-city-region>

⁹⁴ OECD. (2020, September 6). Culture shock: COVID-19 and the cultural and creative sectors. OECD.org. https://www.oecd.org/en/publications/2020/09/culture-shock-covid-19-and-the-cultural-and-creative-sectors_c38ec708.html

⁹⁵ Paulson, M. (2023, July 14). New York's Public Theater Lays Off 19 Percent of Its Staff. The New York Times. <https://www.nytimes.com/2023/07/14/theater/public-theater-layoffs.html>

City funding for small, vulnerable arts organizations is uncertain. The Department of Cultural Affairs (DCLA) primarily funds larger, well-known cultural institutions, with less funding typically awarded to small arts nonprofits located in CD 3. There is a need for equitable funding, support and resource opportunities for small local organizations in CD 3 that focus on the population most impacted by COVID-19, which are low-income people of color.⁹⁶

CB 3 has identified the following priority needs for Arts & Culture:

- In May 2021, NYC announced the Artists Corps program, which was created to assist with pandemic recovery and provided a \$25 million investment in grant funding for local artists across the City. This should become an ongoing program to meet the long-term needs of artists while advancing community wellbeing.⁹⁷
- Independent artists and cultural producers, especially those in the performing arts continue to experience disruptions due to Covid and haven't been able to return to the income levels they had prior to March 2020, while now, many have accrued debt due to Covid.⁹⁸ There is a need for the City to urgently fund direct subsidies, portable benefits, and easily accessible grants for impacted performing artists.
- Artists that attend CB 3 meetings report the need for more affordable and accessible workspaces for artists in the district. Space subsidy grants have been slashed in recent years, making workspace less affordable to performing artists, and insufficient supply for visual artist studios in particular to meet the demand. There is also a need for direct city support for individual artists and/or grants made to neighborhood organizations to specifically for regrant or commission local individual artists.
- There is a continual need for more equitable and consistent funding for small and mid-sized cultural organizations, which are limited in their capacity to plan for the future because their funding is not baselined, unlike the Cultural Institutions Group (CIG). Black, Latinx, Asian, and Indigenous segments of the sector have never received appropriate funding; equitable funding is needed for their survival. CB 3's dozens of small cultural organizations, many of which are Black, Latinx, and Chinese-run, are not members of the CIG and do not have the same access to wealthy donors.⁹⁹ These organizations also need better access to cross-sectoral and inter-agency partnerships, which was outlined as a priority in the 2017 DCLA Cultural Plan.¹⁰⁰

⁹⁶ HueArts NYC. (2025). Brown Paper Findings - Survey Data. Hueartsnyc.org. <https://www.hueartsnyc.org/brown-paper/key-findings/findings-survey/>

⁹⁷ Gold, M. (2021, May 6). NYC Plans \$25 Million Program to Put Artists Back to Work. The New York Times. <https://www.nytimes.com/2021/05/06/nyregion/new-york-city-arts-pay.html?smid=url-share>

⁹⁸ Fonger, D., Johnson, R., & Keeter, C. (2021, October 14). The Impact of COVID-19 on Employment: Arts & Culture Sector. SMU DataArts. <https://culturaldata.org/pages/the-impact-of-covid-19-on-employment-arts-culture-sector/>

⁹⁹ HueArts NYC. (2025). Brown Paper Findings - Survey Data. Hueartsnyc.org. <https://www.hueartsnyc.org/brown-paper/key-findings/findings-survey/>

¹⁰⁰ NYC Cultural Affairs. (2025). CreateNYC: Download the Plan. Nyc.gov. <https://www.nyc.gov/site/dcla/createnyc/createnyc-download.page>

- Arts programming in public spaces is particularly needed in CB 3 where 26% of residents live below the poverty line and about 50% of households have incomes under \$60,000).¹⁰¹ Arts and culture associated with the new activation of open streets and public spaces is the only available programming available to large number of members of our community. This programming is provided by local artists and organizations, who need audiences in order to develop their works, practices, generate income, and exposure, particularly after the prolonged social and economic consequences of COVID19. Successful examples of programming that need to be expanded: weekly programming at Avenue B Open Streets and Fourth Streets Art Block and the ROAR festival in SDR park.
- There is a need for CHARAS/El Bohio, a nonprofit community and cultural center that served as a much- needed axis for a local web of community organizations, stakeholders and leaders to be restored. Continued support from the City is needed for future development that will restore CHARAS as a community and cultural hub of the community.

Landmarks

Community District 3 is rich in buildings of historic, cultural, and architectural significance, yet compared to other areas of Manhattan, CD 3 is significantly under-designated, with only three historic districts and a modest number of individual landmarks. In addition, there is an ongoing need for better regulation of the currently designated Landmarks and Historic Districts through strict application of the law, including that against “demolition by neglect” in order to preserve our landmarks.

The need for preservation and landmarking goes beyond architectural style and significance. Defining a sense of place involves a larger set of layered histories, narratives, cultural traditions and practices, and community anchors — from legacy businesses to public artworks, to the havens of urban gardens. CD 3 has a rich cultural history, defined by the various immigrant, artist, and activist communities who have lived and worked in our neighborhood, which must be preserved. As increased development and rising land prices impact CD 3, there is an on-going need to protect our built environment – which forms the fabric of our neighborhoods—as well as the cultural spaces and practices which are integral to our various communities. There is also an on-going need for increased visibility for historic sites through wayfinding projects that bring awareness to the histories behind our streetscapes and help educate the public on the communities who have defined this area.

¹⁰¹ NYU Furman Center. (2025, May 8). Lower East Side/Chinatown Neighborhood Profile. Furmancenter.org. <https://furmancenter.org/neighborhoods/view/lower-east-side-chinatown>

Appendix

Health and Human Services

CB 3 Schools by Year Built (ordered newest to oldest)

School Name	Address	Year Built	Age	Accessibility
I.S. 131	100 HESTER STREET	1983	41	Fully Accessible
J.H.S. 25	145 Stanton Street	1977	47	Fully Accessible
P.S. 124 (ECF)	40 DIVISION STREET	1976	48	Partially Accessible
P.S. 142	100 ATTORNEY STREET	1976	48	Partially Accessible
J.H.S. 56	220 HENRY STREET	1968	56	Partially Accessible
P.S. 126	80 CATHERINE STREET	1966	58	No Accessibility
P.S. 137	327 CHERRY STREET	1966	58	Fully Accessible
P.S. 20	166 ESSEX STREET	1963	61	Partially Accessible
P.S. 134	293 EAST BROADWAY	1960	64	Fully Accessible
N.E.S.T (OLD J22)	111 COLUMBIA STREET	1959	65	Not Accessible
P.S. 140	123 RIDGE STREET	1959	65	Partially Accessible
P.S. 2	122 Henry Street	1958	66	Partially Accessible
P.S. 19	185 1 AVENUE	1956	68	No Accessibility
P.S. 34	730 East 12 Street	1955	69	Partially Accessible
P.S. 64 (OLD 71)	600 EAST 6 STREET	1954	70	No Accessibility
SEWARD PARK HS	350 GRAND STREET	1930	94	Unknown
J.H.S. 60	420 East 12 Street	1924	100	Partially Accessible
BARD COLLEGE HS (OLD M097)	525 EAST HOUSTON STREET	1915	109	Fully Accessible
P.S. 61	610 EAST 12 STREET	1913	111	No Accessibility
FORSYTH HS (AUXSVC-OLD 91)	198 Forsyth Street	1908	116	Partially Accessible
P.S. 63	121 EAST 3 STREET	1905	119	Partially Accessible
P.S. 751 (CAR.DEV/OLD 25)	113 EAST 4TH STREET	1905	119	No Accessibility
P.S. 15	333 EAST 4 STREET	1904	120	Partially Accessible
P.S. 188	442 EAST HOUSTON STREET	1904	120	Fully Accessible
UNIVERSITY NEIGHBORHOOD	200 Monroe Street	1904	120	Partially Accessible
P.S. 110	285 DELANCY STREET	1902	122	Unknown
P.S. 42	71 HESTER STREET	1899	125	No Accessibility
P.S. 1	8 HENRY STREET	1898	126	Unknown

Data provided upon request from the NYC Independent Budget Office.

Older Adult Centers (OACs) in CD 3

Program Name	Sponsor	Site	Zip Code
Meltzer Social Club	University Settlement Society of New York	94 East 1 st Street	10009
BRC Senior Center	Bowery Residents Committee Inc	30 Delancey Street	10002
CPC NY Chinatown Neighborhood Senior Center	Chinese-American Planning Council Inc	55 Chrystie Street	10002
Educational Alliance Sirovich OAC	The Educational Alliance Inc	331 East 12 th Street	10002
Educational Alliance Weinberg OAC	The Educational Alliance Inc	197 East Broadway	10002
Good Companions	Henry Street Settlement	334 Madison Street	10002
Grand St Settlement Grand Coalition of Older Adults OAC	Grand Street Settlement Inc	80 Pitt Street	10002
NYFSC LaGuardia OAC	New York Foundation For Senior Citizens Inc	280 Cherry Street	10002
Polish Slavic Ctr JP II OAC	Polish & Slavic Center Inc	103 East 7 th Street	10009
UJCES Lillian Wald OAC	United Jewish Council of the East Side Inc	12 Avenue D	10009
UJCES Lunch Club OAC	United Jewish Council of the East Side Inc	15 Willett Street	10002
University Settlement OAC	University Settlement Society of New York	189 Allen Street	10002

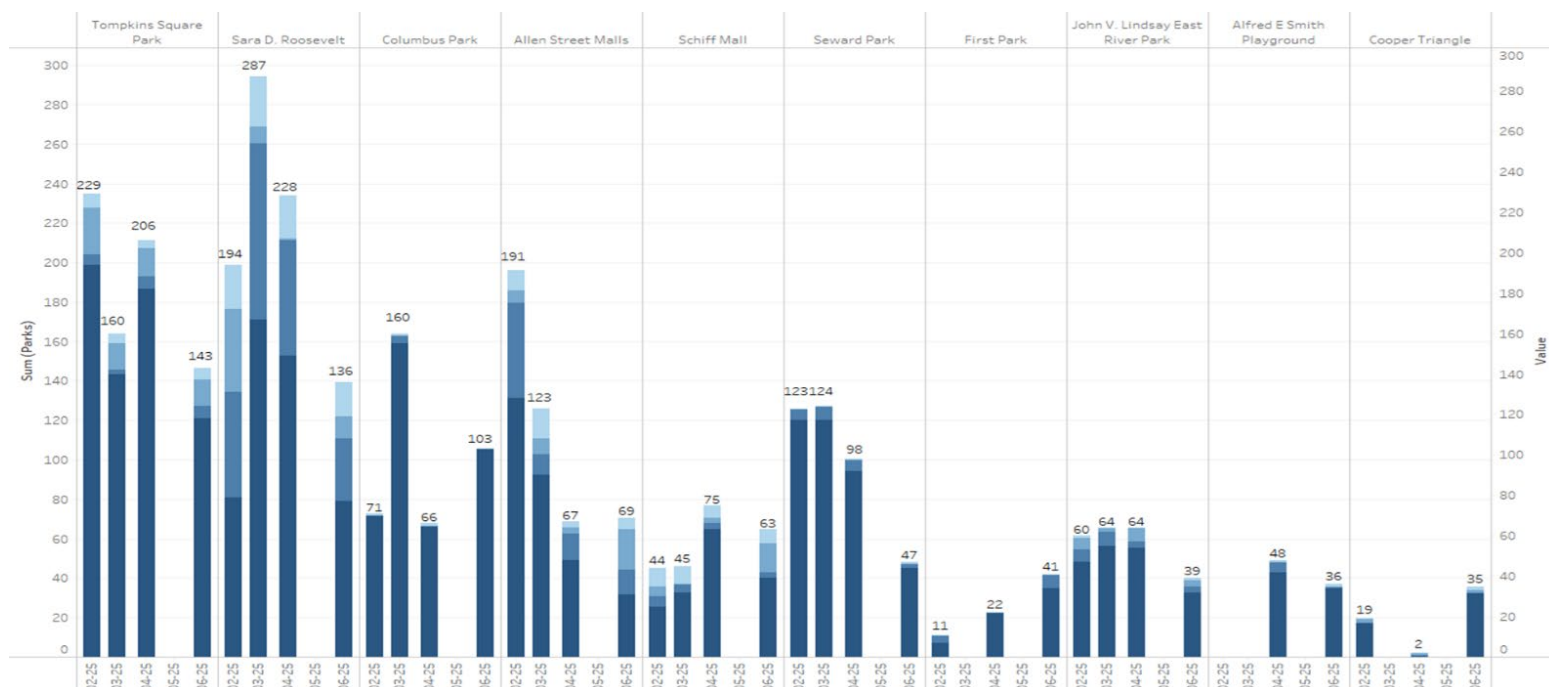
Naturally Occurring Retirement Communities (NORCs) in CD 3

Program Name	Sponsor	Site	Zip Code
Confucious Plaza NORC	Hamilton Madison House Inc	185 Park Row	10002
Educational Alliance Co-op Village NORC	The Educational Alliance Inc	465 Grand Street	10002
Hamilton Madison Alfred Smith Houses NORC	Hamilton Madison House Inc	50 Madison Street	10038

Hamilton Madison Knickerbocker NORC	Hamilton Madison House Inc	36 Monroe Street G1	10002
Henry Street Vladeck Cares NORC	Henry Street Settlement	351 Madison Street	10002
Masaryk Tower NORC	United Jewish Council of the East Side Inc	75 Columbia Street	10002
	University Settlement Society of New York Inc	189 Allen Street	10002
Vision Urbana NORC	Vision Urbana Inc.	75 Delancey Street	10002
Cooper Square Committee* <i>*Designated Neighborhood Norc</i>	Cooper Square Committee	61 East 4 th Street	10003

Parks

Rodent Burrow Counts by CD 3 Park



Data provided from email correspondence with DOHMH representative of Pest Control Services, July 2025.

Community Gardens in CB 3—members of LUNGS

Reported by LUNGS (Loisaida United Neighborhood Gardens), August 2025.

GreenThumb Gardens

- | | |
|-------------------------------|---|
| 1. Brisas del Caribe | 3rd St (North side, Aves B & C) |
| 2. Campos Community Garden | 12th St (South side, Aves B & C) |
| 3. Down to Earth Garden | 12th (corner, Ave B) |
| 4. Children's Magical Garden | Stanton St (corner, Norfolk St) |
| 5. Clinton Street Poor | |
| 6. People's Garden | Clinton St (corner, Stanton St) |
| 7. Creative Little Garden | 6th St (South side, Aves A & B) |
| 8. De Colores Community | |
| 9. Yard & Cultural Center | 8th St (North side, Aves B & C) |
| 10. Dias Y Flores | 13th St (North side, Aves A & B) |
| 11. Earth People Garden | 8th St (North side, Aves B & C) |
| 12. East Side Outside Garden | 11th St (North side, 1st Ave & Ave A) |
| 13. 11BC Garden | 11th St (South side, Aves B & C) |
| 14. El Jardin del Paraiso | 4th & 5th Sts (South side 5th St, Aves C & D) |
| 15. El Sol Brillante Jr. | 12th St (North side, Aves A & B) |
| 16. Firemen's Memorial Garden | 8th St (South side, Aves C & D) |
| 17. First Street Garden | 1st St (North side, 1st & 2nd Aves) |
| 18. Flower Door Garden | Ave C (West side, 8th & 9th Sts) |
| 19. Green Oasis & Gilbert's | |
| 20. Sculpture Garden | 8th St (South side, Aves C & D) |
| 21. Hope Garden | 2nd St (South side, Aves B & C) |

22. Jardin los Amigos	3rd St (North side, Aves B & C)
23. Kenkeleba House Garden	2nd & 3rd Sts (North side 2nd St, Aves B & C)
24. La Casita Garden	8th St (North side, Aves B & C)
25. Garden of the Humanitarians	4th St (South side, Aves B & C)
26. La Plaza Cultural	9th St (corner, Ave C)
27. Le Petit Versailles	Houston & 2nd Sts (Aves B & C)
28. Liz Christy Garden	Houston St (North side, Bowery & 2nd Ave)
29. Lower East Side Ecology Center	7th St (North side, Aves B & C)
30. Miracle Garden	3rd St (South side, Aves A & B)
31. Orchard Alley	4th St (South side, Aves C & D)
32. Peachtree Garden	2nd St (North side, Aves B & C)
33. Relaxation Garden	Ave B (corner, 13th St)
34. Sage's Garden	4th St (North St, Aves B & C)
35. Sam & Sadie Koenig Garden	7th St (North side, Aves C & D)
36. Secret Garden	4th St (corner, Ave C)
37. Siempre Verde Garden	Stanton St (South side, Clinton & Attorney Sts)
38. Vamos Sembrar	Ave B (West side, 12th & 13th Sts)
39. 5th Street Slope Garden	5th St (North side, West of Ave A)
40. 6BC Botanical Garden	6th St (South side, Aves B & C)
41. 6th & B Garden	Ave B (corner, 6th St)
42. Pancho's Garden	Ave C (corner, 9th St)

Manhattan Land Trust Gardens

1. MLT Alberts Garden	2nd St (North side, Bowery & 2nd Ave)
2. MLT All People's Garden	3rd St (North side, Aves C & D)
3. MLT Parque de Tranquilidad	4th St (South side, Aves C & D)
4. MLT Lower East Side	
5. People Care Garden	Rutgers St (East side, Madison & Henry Sts)
6. MLT 11th St Community Garden	11th St (South side, 1st Ave & Ave A)

Part of Sara D. Roosevelt Park

1. M'Finda Kalunga Community Garden	Rivington St (South side, Christie & Forsyth Sts)
2. Forsyth Garden Conservancy	Forsyth St (South of Delancey St)

New York Restoration Project

1. NYRG Toyota Children's Learning Garden	11th St (North side, Aves B & C)
2. NYRP The Dorothy Strelsin Memorial Garden/Suffolk Street Community Garden	Suffolk St (East side, Houston & Stanton Sts)

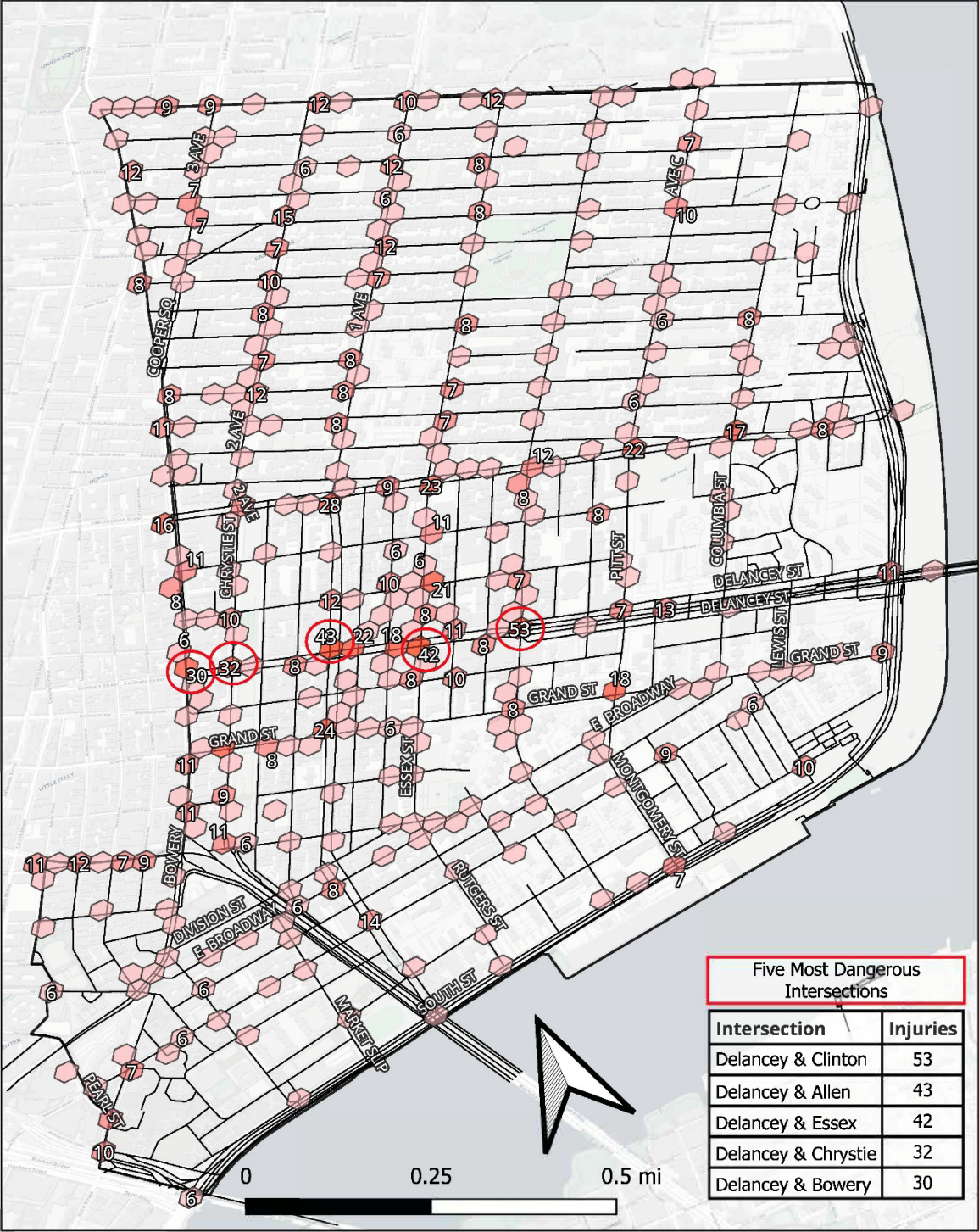
Privately Owned

1. Carmen Pabon del Amanecer Garden	Ave C (West side, 7th & 8th Sts)
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Privately Owned by community

1. El Sol Brillante	12th St (South side, Aves A & B)
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Map of Injuries Caused by Traffic Collisions in Community District 3



- Persons Injured**
- 1 - 6
 - 6 - 15
 - 15 - 32
 - 32 - 53

The data displayed on this map includes all persons injured or killed in traffic accidents between 1/1/2022 and 7/21/2025. Pedestrians, cyclists, and motorists are included in this data.

Each hexagon covers about half an acre and contains all injuries that occurred within its area. Values of 5 or less are not labeled.

Map created on 7/22/2025; Data from NYC Open Data (opendata.cityofnewyork.us)