



CITY OF NEW YORK  
COMMUNITY BOARD NO. 3

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Luis Nieves  
Chairman

MARTHA DANZIGER  
District Manager

SUMMARY OF COMMUNITY BOARD #3 PLAN

October 2, 1986

During approximately two years of work, the Community Board #3 Task Force on the Disposition of City-owned Property has recommended to the membership of Community Board #3, and they have passed three statements regarding the future development of the Lower East Side. In summary, the Community Board #3 position is as follows:

I. All new construction and rehabilitation in private properties within CB#3 provide at least 20% of the residential units at rents affordable to low and moderate income people.

Most of the property in the Lower East Side is privately owned. The new luxury housing being developed throughout the area is almost all in buildings owned by private landlords. A special zoning district could and should control this development by requiring one-fifth of the apartments to be affordable to people of modest means.

II. A Local Enforcement Unit to protect residents against violations of already existing neighborhood stabilization laws.

New York City has a wide variety of laws that, if properly enforced, would protect low-moderate income people's rights to their homes [i.e., rent regulations, housing, buildings, fire codes, anti-arson and harassment laws, etc.]. Because enforcement of these laws is inadequate, abuses are common. We recommend a Lower East Side-based fully authorized inter-agency unit, with funded local groups providing liaison. Such a project must be paid for from the City's general revenue.

III. At least half of the City-owned property land within CB#3 be developed to provide new low-moderate income housing.

We propose that this be accomplished according to the following guidelines:

A. An equal number of properties be selected for the development of new low-moderate income housing as properties targeted for market sales. Specific plans for the development of the subsidized housing should be set in motion before the market properties are sold. Proceeds from the market sales will eventually be used to offset the cost of the subsidized housing.

B. The properties identified for the low-moderate income housing and market rate housing must be carefully selected in order to maximize economic integration and to prevent ghettoization of the poor.

C. The fact that low-moderate income housing is committed as a match for the market sales properties, does not relieve the various levels of government from their ongoing obligation to provide this neighborhood's fair share of regular government housing programs. A maintenance of effort must be sustained.

7/22<sup>Wed</sup> Judy Carden 180 Duane St  
Drewsville Hudson  
5<sup>30</sup> - 8<sup>30</sup>

8/4<sup>Tuesday</sup> 5:30-8:30 Keith Crowell : Anne Marie Crowell  
39 Bond St (Corner Lafayette)

8/5 7-9 Patricia Murphy - 375 Riverside Ave  
apt (9E) (110 St)

8/30 Camille Abulo & Robert News  
366 8 St Top Park St  
718-556-2039

9/9 Jean Schneider & Steve Banks  
159 Duane St