

1. Do you support the proposed rezoning of the University Place/Broadway and 3rd/4th Avenue Corridors put forward by GVSHP and City Councilmember Rosie Mendez, which Mayor de Blasio and the Department of City Planning have thus far opposed? If not, why?

Yes, I support rezoning in anticipation of the proposed “tech hub.” Any future neighborhood developments should match the character of the neighborhood and be sensitive to the needs of the community.

2. The City is proposing a Tech Hub for 124 East 14th Street. Whatever the merits of the proposed project, under current conditions it is extremely likely this project will accelerate the extension of “Silicon Alley” south from Union Square down to Astor Place, and through the University Place/Broadway/3rd Avenue/4th Avenue corridors, vastly increasing pressure for out-of-scale and commercial development in this largely residential area. Community groups and Councilmember Mendez have said that the City should be required to approve the proposed zoning protections for the University Place to 3rd Avenue corridors in order to get City Council approval for the Tech Hub. Would you be willing to use your leverage as a City Councilmember to condition your support for the Tech Hub upon the city approving zoning protections for the adjacent residential area? If not, why?

Yes, absolutely. District 2 deserves a City Council Member who will stand up to real estate developers and politicians and represent the needs of the community. New developments should be in line with the character and history of the neighborhood.

3. Do you support the Small Business Jobs Survival Act? Though the bill has support from a majority of City Councilmembers, it has never been given a hearing, much less a vote. If you support it, what would you do to help get the bill a hearing and vote? If you don't support it, why not?

Yes, I strongly support the Small Business Jobs Survival Act. This act is an example of politicians in New York City saying all of the right things, but failing when it comes time to act. Both the Mayor and the Speaker need to be held accountable for their inaction on this bill, and Council Members should have used more political capital to push the bill forward, instead of just paying it lip service. To get this bill passed I would make sure that the issue of the bill's legality is put to rest once and for all. There is no legal issue with the bill, it is a canard maintained by the bill's opposition.

Our City is in the midst of an affordability crisis, but our representatives have let this important bill fall by the wayside. We must demand better.

4. What other measures would you support to help small businesses survive in our neighborhood? Would you support a special zoning district for the East Village that limits the size of stores and the number or placement of chain stores?

The East Village is a very unique neighborhood; creating a special zoning district to preserve its character will help local small businesses survive.

5. Do you support having the former P.S. 64/Charas-El Bohio Cultural Center at 605 E. 9th Street returned to a true community use, rather than converted to a dorm, as the current owner/developer has sought to do? If so, given the owner's opposition and the City's

resistance to taking a more active and helpful role, how would you achieve this?

The PS 64/Charas-El Bohio building is under private ownership, which means that the community will have to work with the current owner. I am willing to set aside political differences to find the best possible plan for the community. I don't believe the community is served by allowing the building to sit abandoned for another 20 years.

6. Many preservationists and New Yorkers feel that the Landmarks Preservation Commission has become increasingly lax in its regulation of historic districts and landmarked properties, in that it has allowed increasingly out-of-context changes to landmarked buildings and new construction within historic districts. Do you agree with this assessment, and if so, what would you do as Councilmember to help address this?

Obtaining landmark status for buildings has always been a tremendous challenge. That challenge is increased exponentially because New York City is experiencing the greatest construction boom in 50 years. City Council members need to make preservation a priority--which means ensuring that developers of new construction are not destroying architectural treasures. To do so, council members need to invoke their investigative and oversight responsibilities. They also need to reduce the influence and impact of real estate developers on local policy--and within the campaign fundraising itself.

7. The Mayor has made clear that he is opposed to any rezoning of any area UNLESS it involves a very significant upzoning (increase in allowable size of development), EVEN if the proposed rezoning would introduce affordable housing incentives or requirements where none currently exist. What do you think of this? And if you are not in favor of the Mayor's position, what would you do about it?

I would only support upzoning in the case of a 100% affordable housing building, if appropriate. We are facing an affordable housing crisis, which means that the city will have to expand its housing stock in order to keep up. However, new super-tall luxury units will only serve to make the problem worse.

8. How would you work to reduce the inordinate influence of the real estate industry over policy in New York City and in city government?

We need to open up the democratic process in New York, so that political insiders do not have complete control over the process. There are 7 "open seats" this year for City Council, and every single seat has a political staffer or former politician as the frontrunner. In a city with so many extraordinary people with all kinds of backgrounds and professional experience, some cross-fertilization would benefit the city council.

I would like to introduce legislation that bans elected officials from donating to or "bundling" for other campaigns. Unfortunately, under our current system, new City Council Members arrive on day one with significant political debts. This ban could help break the cycle of special interest influence.

9. Some, including the Real Estate Board of NY, have tried to make the argument that historic preservation and preserving and promoting affordability are incompatible. Do you agree or disagree with this perspective? Please explain why.

I do not believe they are incompatible. It is possible to build new housing units in line with the character of a neighborhood. It is true that in order to address the affordability crisis, we will need to build more affordable housing units. That inherently means more development. However, these units can be in buildings that match the history of a neighborhood. The kinds of buildings that preservationists usually oppose - super-tall glass luxury buildings - are often making the affordability crisis *worse* by accelerating gentrification and development.

10. Where would preserving neighborhood scale, character, and historic resources fit into your priorities, and how would you go about achieving it? What obstacles or conflicts would you anticipate, and how would you deal with those?

Preserving the character and history of District 2 is a top priority for me. I believe that preserving our neighborhoods is also key to addressing the affordability crisis. For too long, our elected officials have paid lip service to these issues, while quietly allowing developers to do as they please. We must exact more from developers by demanding more affordable housing units and greater investment in the communities that they are changing, like contributing to subway station repairs, local public schools, and public parks.