



**Jeannine Kiely for AD 66**  
**Responses to DID Candidate Survey**

**1. Why this seat, why now?**

- a) What motivates you to run for AD-66 at this moment, and what in your background best prepares you to represent the district effectively in Albany?

I am seeking DID's support for AD66 because of my proven record in this community, my deep knowledge of the district's needs and my passion for making our district a better place to live. NYC voters chose a new direction in November, and I believe I am the best candidate to deliver on that vision at the state level.

Serving as your assembly member will give me a wider platform to deliver results for our community and I seek to earn your support.

- b) How have you been involved in the community/district over the past two years? Name some of the organizations, community work, coalitions, etc., that you've taken part in.

I remain heavily involved in AD66:

1. **CB2 Housing**, supporting 100% affordable housing at 388 Hudson and Gansevoort Square (#14)
2. **100% Affordable 5WTC**, securing 50% AH up from zero
3. **Win-Win Solutions**, supporting CM Marte's plan to build 620+ affordable units and save Elizabeth Street Garden (#13)
4. **Prop 1**, canvassed with Downtown Nasty Women to help pass Prop. 1
5. **Save Beth Israel and NYEEI**, led the Financial Services Workgroup (#25)
6. **CB 2 Transportation**, led and drafted detailed recommendations to significantly improve the redesign of Canal Street, West St/9A and pedestrian and cycling safety (#2)
7. **CB2 Safety**, advised on initiatives to improve safety, addiction support and mental health outreach (#2 and #26)
8. **Literacy Academy Collective**, co-founded and helped lead transformational literacy change (#2, #3 & #23)
9. **Public Parks**, ongoing support for youth sports with Champions and access to an outdoor pool and public recreation space at Dapolito Center and 388 Hudson
10. **De-ICE**, educating businesses about their rights during an ICE raid
11. **DID**, led petitioning, campaign, election and 2025 endorsement committees

## **2. District triage.**

What are the three most urgent issues facing AD-66 specifically (not New York State in general), and why do they rise above others?

The three most urgent issues in AD66 are affordability, safety and education.

### **#1 Affordability.**

**Housing.** Our community needs both workforce and deeply affordable housing so the next generation can afford to live in our city and AD66 to benefit from our strong public schools, beautiful parks and cultural attractions. I've supported 100% affordable Housing at 388 Hudson since 2015 and present ways to substantially increase the amount of affordable housing built at Gansevoort Square. (See #9.) I also believe the state must fund deeply affordable housing (See #10.)

New housing must be coupled with state initiatives to prevent displacement and allow residents to age-in-place (See #12.) I also am confident that we can navigate both increasing housing affordability and preserving our landmarked districts. (See #11.)

**Healthcare.** I support implementation of the New York Health Act. Until this happens, I support state legislation to increase transparency and reduce healthcare and prescription costs and allow moderate income individuals and eligible small businesses to buy into New York's Basic Health Program. I support a bundle of legislation to improve healthcare transparency. I also support legislative initiatives to replace ACA subsidies and stabilize coverage.

**Energy.** NY State needs to embrace green energy and subsidize investments to ensure affordability. And NYC is behind our neighbors in surrounding suburbs and upstate who are able to invest in solar and renewable energy and reduce their monthly utility costs to nearly zero. I support the NY Home Energy Affordable Transition (NY HEAT) Act, to require the development of a statewide plan to transition utilities toward more affordable and clean energy options and [S.4086/A.5510](#) to allow utilities to invest in large-scale renewable energy projects and direct net benefits to low-income customers, helping to lower bills while expanding clean energy access.

**#2 Safe Communities.** I support:

- a. Safe street designs (See #19) and continue to lead CB2's input on the redesign of Canal St and West St/9A.
- b. Several initiatives to improve mental health crisis response. (See #26.)
- c. Significantly expanding enforcement of illegal cannabis businesses.
- d. NYC Council's street vendor reform package passed in December 2025 and want to see this coupled with greater enforcement of illegal vendors.

**#3 Education and Civil Rights** – I believe that access to literacy is the most pressing Civil Rights issue in our state. Illiteracy greatly increases risk for anxiety, depression, low self-esteem, dropping out of school, and involvement in the criminal justice system. To address this problem, I co-founded Literacy Academy Collective, which to date, has opened the first two

district public schools for students with dyslexia. **Other than a charter school on Staten Island and one public school in Colorado, there are NO other public schools for dyslexic students in the entire nation!** (See #23.)

### **3. Intellectual honesty.**

Name one position you held in the last five years that you have since changed your mind about. What evidence, experience, or reasoning caused the shift?

The recent resurgence of phonics-based approaches in reading instruction is a response to decades of research showing that how we teach reading profoundly affects literacy outcomes. Phonics is “coming back” because decades of research confirm it’s essential for learning to read efficiently. Without it, many children—especially those at risk of reading difficulties—fall behind. I support this change and saw first hand how my dyslexic child benefited from structured literacy.

I realized that students need explicit instruction in reading, writing and math with coherent curricula with sequencing that provides clear skill progressions and cumulative knowledge building. And while I oppose standardized tests for ranking students, regular assessments are critical for detecting learning loss, flagging potential undiagnosed learning disabilities and providing targeted interventions.

Many progressive educators now support explicit phonics and math instruction, knowledge-rich curricula, structured inquiry (not open-ended discovery) and assessments used diagnostically, not punitively. In fact, every NYC Public School should implement all three pillars of Culturally Responsive Sustaining Education – academic success, cultural competence, and sociopolitical consciousness. Key to this is academic success – which involves funding the curriculum, professional development and ongoing teacher training so that students have access to scientifically supported literacy and math instruction.

### **4. Independence in practice.**

What concrete actions in your career demonstrate independence from party leadership, political machines, or entrenched interests?

As detailed in #13, in my efforts to save Elizabeth Street Garden, I refused to accept the premise that our community must choose between green park space and housing. While many elected officials supported win-win solutions, our former District 1 city council member did not.

I worked as an advocate, activist and CB2 member to identify nearby opportunities to build affordable housing. With the announcement of Councilmember Marte’s win-win solution in 2025, Garden supporters can turn our energy into championing the construction of more than 623 units of much needed affordable housing in our community. Also, as President of Friends of Elizabeth Street Garden, I focused on designating the Garden as a NYC Park – the gold standard for ensuring that this heavily-used, unique green space is permanently preserved as a public park for all who live in, work in and visit our great city.

## **5. Campaign finance and ethics.**

What specific reforms would you champion to strengthen New York's campaign finance and ethics system (e.g., coordination rules, disclosure, enforcement, ethics oversight)? Please be concrete.

I have never accepted nor would I accept campaign contributions from police or corrections unions, or from their affiliated fraternal organizations. Nor would I accept campaign contributions from real estate developers, large landlords or organizations that lobby for luxury or market-rate housing

I support campaign finance reforms to:

- a. Align NYS with NYC's donor disclosure so that independent expenditure (IE) groups disclose their top three donors and post IE filings on the NYSBOE website.
- b. Ban corporate political spending by redefining powers under state law, limiting heavy outside influence.
- c. Limit coordination of IE groups, requiring LLCs and other entities to disclose beneficial owners of political contributions and requiring IE contributions to be subject to both caps and penalties.
- d. Require disclosure that is machine-readable, searchable with open data format, cross-agency compatible with public download and API access.

The Commission on Ethics and Lobbying needs independence AND transparency including, independent, not political appointments, removal only for cause with judicial review and written explanations for dismissals and settlements and public disclosure of declined investigations.

I support strengthening the revolving door and gift loopholes and an annual "State of Ethics" report with metrics on complaints received, investigations opened and time to resolution and mandatory public hearings on ethics failures.

## **6. Outside employment.**

Should state legislators be allowed to hold outside employment? If yes, under what limits (type of work, income caps, conflicts rules, disclosure)? If no, why not?

I will serve as your full-time NY State Assemblymember and will not hold outside employment.

I support strictly capping and limiting outside employment for state legislators to eliminate actual and perceived conflicts of interest. I support legislation to:

- a. Ban outside employment with entities doing business with the state with very narrow exceptions such as teaching one course per academic term with prior ethics approval, royalties for works not related to state policy and pensions earned prior to office.
- b. Cap outside earned income to 15% (Congress) to 20% (California) of legislative salary.
- c. Require pre-approval of outside jobs by the Commission on Ethics and Lobbying in Government (COELIG)
- d. Strengthen enforcement by COELIG with penalties up to three times outside income.

- e. Strengthen disclosure and real-time reporting with automatic recusal rules and automatic penalties for failure to disclose.

## **7. Judicial selection.**

Should New York reform how judges are selected, including the judicial convention system for State Supreme Court? If so, how?

I support mandatory statewide uniform, public judicial screening modeled after a more transparent version of the Manhattan Supreme Court independent screening process. Screening panels must disclose their process, participating organizations and individuals, timeline, questionnaires, interview and rating process and allow the public to participate virtually and access recordings of interviews.

I would amend Election Law Article 14 to require State Supreme Court candidates to disclose in NYS BOE filings donor occupation, employer and law firm name, donor classification (i.e. attorney, law firm or frequent court vendor or litigant) and any fundraiser bundlers and intermediaries.

NY State must then tighten ethics and recusal transparency including:

- a. Mandatory recusal for a party, attorney or a law firm that donated over a fixed threshold (i.e. \$500 to \$1,000) to a judge's campaign over the last five years, bundled contributions, hosted a fundraiser or served as a fundraising chair.
- b. Recusals must be mandatory and the judge must issue a written decision explaining the reason for recusal, filed BEFORE rulings and publicly searchable electronically.

Independent expenditures (IE) committees also must disclose judicial contributions to the NYS BOE and if the IE is linked to a litigant or counsel, with automatic recusal triggers if IE spending exceeds a set percentage of total campaign spending (i.e. 10%).

## **8. Strengthening democracy.**

a) Should ranked-choice voting be expanded beyond NYC? Why or why not? (in brief)

I support expanding RCV to all NYC and NYS elections to create consistency across election cycles. RCV allows voters to support their favorite candidate without wasting their vote on a potential spoiler, elects candidates with broader appeal, encourages more civil campaigning and has increased representation of women and people of color. RCV also gives DID another opportunity to interact with and educate voters.

b) Are there any changes to the New York Constitution you support? Why?

- i. NY Anti-Oligarchy Amendment to explicitly regulate money in politics, strengthen limits on super-PAC influence and codify NYS public finance reforms (see #5)
- ii. Expand climate accountability to build on the Green Amendment by requiring state agencies to align budgets and capital plans with climate targets

- iii. Expand voting rights to increase voter participation – Add same day voter registration less than 10 days before an election, as part of the Modernized Voter Registration Act, which also includes automated voter registration and online registration updates.
- iv. Enshrine ethics reforms (see #5)
- v. Judicial selection reform (see #7)

### 9. Zoning and housing supply.

Do you support statewide zoning reforms to increase housing production (e.g., by-right housing, transit-oriented upzoning, legalization of multifamily housing)?

If yes, what model and guardrails do you favor?

If no, what scalable alternative do you propose?

I support the following statewide zoning reforms to increase housing production and permit:

- a. **Transit-Oriented Development near rail and bus hubs** – with minimum density or unit count, mid-rise apartments and mixed-use as of right within ½ mile of transit stations.
- b. **Multifamily housing statewide** permitting duplexes, triplexes and 4-6 unit multi-family buildings statewide
- c. **Additional density bonuses for affordable housing** coupled with state funding.
- d. **Basement Apartments** combined with safety upgrades.
- e. **Accessory Dwelling Units** combined with funds for sewer and stormwater infrastructure that will address flooding from increased lot coverage and storm surge flooding.

As your assemblymember, I will work tirelessly to address the political, institutional and design obstacles that prevented the passage of the 2023 NY Housing Compact:

- a. **Build a Broad and Fierce Pro-Housing Coalition** – Major structural reform cannot pass quietly in Albany. I will work hand-in-hand with progressive organizations and elected officials to build a tremendous base of support so the governor spends political capital to back these changes.
- b. **Develop Suburb-friendly Guardrails** – the real supply bottleneck is suburban, but suburban voters dominate swing districts.
- c. **Expand Anti-Displacement Protections** (See #12)

### 10. State vs. local authority. (1,479/1,500)

When, if ever, should the state override local zoning and land-use rules?

NYS must pass a version of California Builder’s Remedy. If a city or county fails to meet its housing plan, developers may bypass local zoning rules and get affordable housing projects approved. It incentivizes compliance by forcing approval of projects with a significant portion of affordable units, enabling development in any zone, at higher densities, and even in non-residential areas, as long as they meet affordability criteria and state environmental rules.

Originally enacted in 1982, the law stated that a city that is out of compliance with state housing law could not deny qualifying housing projects. But the state did not enforce it. In the last decade, California reformed its Housing Element – a mandatory, state-reviewed housing plan

that every city and county must adopt and added an enforcement backbone, the Builder's Remedy. California now rejects noncompliant Housing Elements, publicly warns cities of Builder's Remedy exposure and backs developers in disputes.

## **DEEPLY AFFORDABLE HOUSING**

In NYC, close to a third of renter households earn under 30% AMI and comprise over half of all rent-burdened households. This is a racial equity issue as much as it is an economic one; the vast majority of lower-income, rent-burdened New Yorkers are households of color. To address this, I support the funding of a Deeply Affordable Housing Program in NY State with dedicated operating subsidies, targeted capital funding and long-term affordability and accountability.

### **11. Preservation vs. homes.**

How should New York balance historic preservation with housing needs in Manhattan? If a project meets objective standards but faces organized neighborhood opposition, how would you approach the decision?

I am confident that NY can both historic preservation with housing affordability. In the AD66, landmark districts protect and preserve our city's iconic streetscapes and attract visitors from near and far.

I will continue to protect designated landmarks and contributing buildings, respect zoning and design rules and focus community input on impacts such as construction, scale and transitions. Neighborhood character is preserved by allowing careful, contextual change that keeps communities alive, populated, and economically diverse. Preservation and housing do not have to be in conflict. I support contextual redevelopment of non-contributing buildings and underused sites.

If a project meets objective standards but faces organized opposition, I welcome working with communities to develop win-win solutions. As I have done on CB2 for the last 14 years, I make sure I understand every aspect of a project, meet with proponents and opponents to understand their concerns and address those that are fixable. Ultimately, this is what is required to represent our community and deliver the best projects.

When I was CB2 chair, hundreds of Chinatown residents – a part of our community that rarely attends CB2 meetings – strongly opposed a homeless shelter on Grand and Bowery. The city ultimately pivoted to using the site for a migrant shelter. Currently, the site is for sale and I hope it can be re-purposed for permanent affordable housing.

### **12. Rent regulation philosophy.**

Is New York's housing situation best served by expanding tenant protections and rent control regulations, reforming them, or rolling them back? What evidence informs your view, and what would change your mind?

I support expanding tenant protections to prevent displacement and allow residents to age-in-place. Preventing eviction is cost-effective as compared to building a new unit of affordable housing. I support the following improvements:

- a. **Expand and Improve SCRIE and DRIE**, Senior Citizen Rent Increase Exemption and Disability Rent Increase Exemption to reduce displacement for seniors and disabled tenants. Both programs freeze rent for eligible tenants and reimburse landlords via tax credits—but in NYC, we see low enrollment, recertification drop-offs, landlord resistance, and administrative delays, which are all fixable. Tenants can be autoenrolled through Social Security, SNAP, HEAP or Medicaid. I support many improvements, but top of this list is adding annual indexes for inflation.
- b. **Stop Evictions Before They Happen with Statewide Right to Counsel**, phased-in by caseload and with the state funding a defined share (e.g. 50%) to avoid unfunded mandates.
- c. **Expand Rental Assistance** through the Housing Access Voucher Program (HAVP) pilot under [S.72/A.1704](#)
- d. **Keep Rents Predictable by Strengthening Good Cause Eviction** and closing coverage loopholes by reducing exemptions for small landlords so more tenants qualify, lower high-rent thresholds that leave renters unprotected and advocate for coverage of units owned by LLCs.

### 13. Elizabeth Street Garden

Elizabeth Street Garden is now officially designated parkland. Under the public trust doctrine, land formally dedicated as parkland cannot be sold, leased, or used for non-park purposes without express legislative authorization. If elected, would you vote to remove Elizabeth Street Garden as parkland if that vote came up? Why or why not? (In brief)

If elected, I would oppose removing Elizabeth Street Garden as parkland if that vote came up. In 2013, local park advocates turned our efforts to Elizabeth Street Garden to provide more green space in the park-starved neighborhood. I founded Friends of Elizabeth Street Garden and led all volunteer-effort to open the Garden to the public and program it with free events for the entire community including local students at PS 1 and PS 130 in Chinatown. Our mission was to permanently preserve the city-owned, privately-leased, former public school site – as a public open green space and a NYC Park.

I am thrilled that the city has not only designated the Garden as a public park but also committed to building more than 620 affordable units nearby.

### 14. Making it easier to get stuff done.

a) Briefly state your diagnosis of what most impedes housing delivery in New York and how that diagnosis informs your policy approach.

I've been a champion for building affordable housing. But in AD66, we've been doing rezonings wrong. We need financial and zoning incentives to ensure affordable housing is built.

- a. In Hudson Square, developers built offices and without MIH, the rezoning only produced 17% of projected affordable units.

- b. Likewise, a last minute zoning change by de Blasio allowed for Google's HQ and the loss of nearly 1,000 housing units, 298 affordable.
- c. We eliminated dorms and reduced incentives for offices in SoHo/NoHo, but so far, very little housing has been built.

I will push for more affordable housing by digging in to improve local projects:

- a. Since 2015, I've supported 100% affordable housing at 388 Hudson. As CB2 Chair, I pushed for designs that maximized density and successfully pushed the city to a) maximize the size of the housing portion of the lot and b) use the allowable square footage of the entire site for calculating FAR. Last month, the city announced plans for nearly 280 affordable units and a public recreation center.
- b. NYC EDC plans to develop Gansevoort Square but only 15% of the footprint is for housing. If the city funds the Whitney's core and shell similar to the Universal Hip Hop Museum (\$5.5 mm) or Museum of Chinese in America (\$35 mm), it would permit construction of a single building, more efficient construction and more housing. Also, NY State can demap 10th Ave. to expand the development footprint and opportunity for affordable housing.

b) Name one specific approval, review, discretionary power, or program you would limit, reform, or eliminate—for housing or transit—while preserving safety and environmental review.

For state- and MTA-sponsored transit projects, I would narrow SEQR review to material environmental impacts and cap its use as a late-stage veto, while keeping robust safety, climate, and health analysis.

### 15. Disruption tradeoffs.

Would you support policies that allow more short-term construction disruption (noise, street closures, visual impact) in exchange for faster and cheaper delivery? What limits would you impose?

Yes, but only if the disruption is predictable, time-limited, and paired with real public benefits. I support getting essential projects done faster but only if the rules are strict, the timeline is real, and the public benefit is clear. What I don't support is endless construction that drags on for years with no accountability.

I would impose clear, enforceable limits, including:

- a. **Time certainty, not open-ended disruption** – with hard construction deadlines, interim milestones and no extensions without public justification.
- b. **Project targeting** – with expanded disruption limited to affordable and mixed-income housing, transit, bus and bike lanes, climate resilience and utility work.
- c. **Predictability** – with mandatory construction calendars published in advance, clear notice of night work, street closures, and sidewalk impacts and one accountable contact for residents and businesses.

- d. **Worker and public health protections** – with noise caps at night, enforceable worker safety and fair-labor standards and extra protections near schools, hospitals and senior housing.
- e. **Neighborhood equity safeguards** – with stricter limits in environmental justice communities already overburdened by noise and pollution and ADA-compliant pedestrian access at all times.
- f. **Real accountability** – pairing faster schedules with transparent cost reporting and without time or cost saving, disruption is revoked on future projects.

#### **16. Infrastructure cost crisis.**

New York infrastructure projects often cost multiples of peer regions. What specific reforms would you support to reduce costs and timelines (e.g., standardization, procurement reform, in-house capacity, limiting late scope changes, narrowing veto points)? What tradeoffs are you willing to accept?

I support standardized design and delivery for large infrastructure projects to reduce costs and the expense of less architectural uniqueness. I also support procurement reform based on price and speed, which will eliminate opportunities for politically preferred vendors and relationship-based contracting.

Agencies must rebuild in-house public capacity to manage projects in-house and avoid getting overcharged and out-negotiated. The tradeoff is higher public payrolls but fewer cost overruns and consultant fees. Projects should limit late scope changes to avoid cost blowups.

Statewide, I would like to limit duplicative reviews across state, city and authority levels and consolidate environmental and land-use review timelines.

#### **17. MTA governance and accountability. (1,302/1,500)**

What is one governance or accountability reform you would pursue for the MTA (board structure, transparency, capital oversight, procurement, labor rules, or operations), and what problem would it solve?

The MTA's biggest credibility and affordability problem is its capital delivery. New York routinely pays multiples of peer cities for similar projects, with long timelines and frequent scope creep. That erodes public trust, crowds out maintenance, and forces riders to shoulder higher fares and taxes for less service.

I support creating an independent Capital Oversight & Delivery Authority—separate from day-to-day operations but embedded by statute—that has real power over scope control, schedules, and costs for major MTA capital projects. It would have an:

- a. **Independent board** with engineering, procurement, and megaproject expertise; fixed terms; no vendor or labor conflicts.

- b. **Stage-gate approvals** (concept → 30% → 60% → final design) with automatic public reports at each gate.
- c. **Benchmarking authority** to compare unit costs to global peers and require written justification for outliers.
- d. **Procurement reforms** (design-build, progressive design-build, early contractor involvement) as default, not exception.
- e. **Transparent change-order rules** with caps and plain-English explanations.
- f. **Public dashboard** showing schedules, costs, risks, and accessibility outcomes.

If the MTA can deliver capital projects at near-global norms, New Yorkers would get more accessible, reliable signals and better service.

### 18. Congestion pricing.

What, if any, specific changes do you support to the existing congestion pricing model, and why?

Along with CB2, I have supported congestion pricing since January 2019, pushing for the plan to reduce traffic and fund public transit improvements. This January, I attended the governor's rally to celebrate the success of the first year of congestion pricing and reducing traffic and raising revenue.

I will not support any changes that would suspend the program once operating, create broad geographic or class-based exemptions, divert revenues away from transit nor turn it into a flat, regressive toll.

I support tweaks for low-income and disabled residents, including:

- a. **Providing automatic discounts for low-income New Yorkers** – who already qualify for programs like Fair Fares, SNAP, SSI, or HEAP, the congestion charge should be automatically reduced or waived—no new applications, no paperwork.
- b. **Protecting people with disabilities** – with full exemptions because congestion pricing should not make it harder to access healthcare.
- c. **Making the biggest benefits visible in low-income neighborhoods** – require congestion pricing revenue to fund immediate improvements, including faster buses, more frequent service, elevator repairs and ADA upgrades with public reporting by neighborhood.

### 19. Street safety authority.

Would you grant NYC broader authority to use automated enforcement (speeding, blocked crosswalks, bus and bike lanes), subject to due-process and privacy safeguards? What else can be done to improve street safety for pedestrians in New York?

As Chair of CB2's Transportation Committee, I support greater enforcement of traffic laws and improved bike and pedestrian safety for everyone, but especially for older adults, people with disabilities and children.

I support granting NYC broader authority to use automated traffic enforcement paired with strong legal, equity and privacy protections. Framed correctly, it's a street-safety and fairness reform, not a surveillance expansion. Speeding, blocked crosswalks, and blocked bus/bike lanes are routine and visible. NYPD traffic enforcement is uneven, discretionary, and labor-intensive and manual enforcement often over-polices certain communities while leaving systemic violations untouched. Speed cameras reduced speeding at camera locations by 60–70% and bus lane cameras increased bus speeds 10–25%. This improves reliability for working-class riders and daylighting and crosswalk enforcement reduces pedestrian injuries, especially for seniors and people with disabilities.

I support a revised version of [S.2599A/A.339](#) that would require registration of Class 2 and Class 3 e-bikes *and* shift liability from workers to delivery apps for non-compliance and accidents. On the city level, I will continue to advocate to expand the West Village Neighborhood Slow Zone, add additional slow zones and leverage the designation of Hudson Square, SoHo and Tribeca as [Senior Pedestrian Zones](#) to prioritize the funding of street safety improvements.

## **20. State vs. city climate power.**

Should the state remove obstacles to city-led climate policies (e.g., building electrification, performance standards, clean-energy siting)? Where should statewide uniformity prevail, and where should local flexibility apply?

New York City has both the climate mandate and the lived experience to move faster than the rest of the state – especially on buildings, which are our biggest source of emissions. The state's job should be to set a strong floor, protect safety and reliability and then get out of the way when cities want to go further.

Where uniformity matters – building safety codes, utility reliability, consumer protections – the rules should be statewide. That keeps costs down and avoids confusion. But when it comes to building electrification timelines, performance standards and neighborhood-specific implementation, the city should have clear authority to act.

Too often, Albany unintentionally slows progress by limiting local flexibility or layering on approval processes that do not reflect NYC's density, housing stock or urgency. That hurts tenants, raises long-term energy costs and delays climate action.

The right balance is simple: statewide floors, local acceleration. Let NYC lead where it's ready, while ensuring equity, grid reliability, and affordability are protected for everyone.

## 21. Climate strategy.

Should New York incorporate explicit carbon pricing (tax or fee), or rely primarily on regulation and targeted investments? Why? (in brief)

NYS should pursue a hybrid climate strategy, pairing explicit carbon pricing with strong regulations and targeted public investment, because each tool solves a different problem and none works well alone.

Carbon pricing aligns market incentives with climate goals and regulations are essential where markets fail or where speed and certainty matter. Targeted public investment builds charging infrastructure, modernizes the grid and prioritizes investment in environmental justice communities.

## 22. Environmental review reform.

Should New York's environmental review process explicitly assess the environmental costs of *not* proceeding with a project (such as increased emissions, sprawl, or displacement) alongside the impacts of development? If so, what changes would you support?

Yes, NY's environmental review process should explicitly assess the environmental and equity costs of NOT proceeding with a project, alongside the impacts of development itself.

I support the following changes to State Environmental Quality Review Act (SEQRA):

- a. **Require a "No-Action Impacts" analysis** – in Environmental Impact Statements to evaluate the foreseeable environmental and public-health harms of not proceeding.
- b. **Tie SEQRA to New York's climate law** – by requiring comparison of project and no-action scenarios against state emissions limits, clear findings when denial or delay would increase emissions and weighting for projects that advance climate goals.
- c. **Modernize reasonable alternatives** – to include realistic, implementable options. If the alternative is "build nothing," the review must show where growth will go instead and with what impacts.
- d. **Create a rebuttable presumption for climate-positive projects** – to shift the burden toward mitigation rather than rejection.
- e. **Standardize DEC methods to avoid litigation gamesmanship** – with clear guidance and templates for emissions modeling in no-action scenarios, displacement and land-use pressure analysis and use of regional planning and housing data.

Environmental review should help decision-makers choose the least harmful path. In 2026, this means – failing to build the right projects in the right places is itself an environmental impact.

## 23. Schools: outcomes vs. process.

How should Albany approach NYC public school governance, funding formulas, class-size mandates, and charter school policy to prioritize student outcomes and family needs? Where should flexibility increase, and what accountability should accompany it?

I support continued mayoral control for NYC public schools and recalibrating NYS's Foundation Aid to update poverty measures, regional costs, and student needs. This will better fund the needs of working-poor families, immigrant households and schools that serve high needs students. Foundation Aid should embed funding for class size mandates and prioritize high-needs schools.

I oppose lifting New York's charter school cap because it protects equity and planning stability and ignores more effective, system-wide reforms. Also, charter schools divert resources from high-need district schools and receive public dollars but are not held to the same accountability standards.

As discussed in #2, science-based instruction is a critical system-wide reform. As your assemblymember, I will continue to build on funding and supporting legislative changes to improve literacy, math and other science-based instruction in our public schools and teacher training programs, fund professional development and fight to provide access to high quality education—regardless of race, color, creed, religion, national origin, sex, sexual orientation, gender identity/expression and disability.

Within the criminal justice system, ~30-60 percent of incarcerated people have learning disabilities compared to ~10-15 percent of the general population. Undiagnosed dyslexia increases the probability of school failure and disciplinary referrals and fuels the dyslexia to prison pipeline. I support creating NY's first comprehensive criminal justice dyslexia statute to fund screening and education in jails and prisons, support decarceration goals, improve racial justice as disability misdiagnosis disproportionately affects Black and Latino students and ultimately generate cost savings through reduced recidivism.

#### **24. Mental health and addiction capacity.**

What state-level changes would you support to expand the supply of effective mental health and addiction care in lower Manhattan, beyond simply creating new programs?

I support Daniels's Law, the Statewide Emergency & Crisis Response Council, [S.3670/A.4617](#) and locally I urge Mayor Mamdani to continue a version of the [Village Interagency Task Force](#) that to date has worked hand-in-hand with the 6th Precinct to address the needs of street homeless in our community. I also support Mayor Mamdani's assembly legislation, [S.6222/A.6990](#) to provide money upon release for certain incarcerated individuals. I also support expanding the SUPPORT Act, [S.1744A/A.2440](#). The version that Governor Hochul signed mandates discharge resources and mobile treatment support BUT DID NOT include dedicated funding.

#### **25. Critical health infrastructure.**

Lower Manhattan lost a major hospital (Mount Sinai Beth Israel) after years of financial struggles and legal challenges, despite efforts by community advocates to keep it open. What specific actions should state government take to ensure that critical health care access is preserved in high-need neighborhoods when major hospitals seek to close? How would you tailor these actions to suit the medical needs of downtown Manhattan? Be concrete.

While Beth Israel closed last year, the fight continues to fund additional healthcare downtown, as Mount Sinai ultimately seeks to monetize the Beth Israel real estate assets – worth up to \$1 billion. I will advocate for downtown Manhattan to benefit from any sale with additional funding for local healthcare and supportive and affordable housing.

Building on my background in tax-exempt health care finance and advisory, I led the Financial Services Workgroup of the Save Beth Israel and New York Eye & Ear (NYEEI) Campaign, producing two reports: [Aug 2024, The Beth Israel Story – It's All About the Real Estate](#), valuing the property at current zoning levels, 12, 15 and 18 FAR, for a value of up to \$1 billion and [Jul 2024, The Beth Israel Story – Failed MSHS Management](#), highlighting how Mount Sinai systematically dismantled Beth Israel. To date, Mount Sinai has sold two smaller properties at 317 and 321 E. 17th that I estimated were worth \$33 to \$35 million under current zoning.

Last month, NYC Health + Hospitals (HHC) announced plans to bring Maimonides Health into the city's public network to improve Maimonides' finances and prevent closure. I am working with the Beth Israel/NYEEI Campaign to understand the legal and financial structure of this deal and how it might apply to preserving access to care at NYEEI.

## **26. Public order and civil liberties.**

What role should **New York State law, funding, and oversight** play in keeping streets, transit, and public spaces safe and functional, and how should the state set standards for policing and public safety that protect civil liberties while allowing effective enforcement?

New York State should play a clear but disciplined role: set strong statewide standards, fund what local governments cannot do alone and provide oversight that protects civil liberties, while leaving day-to-day operations largely to cities and counties that know their streets best. New York State's role is not to police streets itself, but to ensure that everywhere in the state, public spaces are safe and functional, enforcement is effective and consistent and civil liberties are protected by design, not by exception.

## **27. Oversight muscle.**

What is **one** area where the Assembly should use oversight more aggressively, and what would be the first hearing, audit, or information request you would push for?

As a new assemblymember, I can submit formal information requests and request a Comptroller audit, followed by a hearing.

My focus would be on reforms for Medicaid managed care organizations (MCOs) that receive tens of billions annually via state contracts and that have high denial and reduction rates for long-term care, weak enforcement of medical loss ratio (MLR) rules, rising executive compensation, shrinking services and repeated corrective action plans with minimal penalties. The goal is to protect care, support providers and workers and demand accountability for public dollars.

I would ask the NYS Comptroller to audit Medicaid MCOs for a) denial and reduction rates by plan, service and population (seniors, people with disabilities, low-income children and people with serious mental illness), b) appeal outcomes, c) financial incentives from denying care and executive compensation vs. care spending and d) MLR compliance to see if plans are actually spending the required percent on care and how administrative costs are classified. Followed by a hearing on “*Where Does Medicaid Money Go After Albany Sends the Check?*”, I would like to focus on legislation to reform prior authorization reform, as a start.

## **28. AI, privacy, and civil rights.**

As New York increasingly uses AI systems and large-scale data processing in government and the private sector, what guardrails should be required to protect New Yorkers’ rights and democratic accountability?

Please discuss your view of the recently enacted RAISE Act, and describe the core principles you would prioritize—such as limits on data use, transparency and oversight for high-risk systems, meaningful notice and human review for consequential decisions, and effective enforcement—along with how those principles should be applied in practice.

I strongly support the RAISE Act as a critical step toward establishing meaningful guardrails for advanced AI. By requiring safety planning, transparency, incident reporting, and oversight for high-risk models, the Act ensures that powerful technologies are deployed responsibly and that democratic institutions, not private actors alone, set the rules. This is essential to protecting civil liberties, public safety, and public trust as AI becomes more embedded in government and the private sector.

However, the RAISE Act alone is not sufficient to protect New Yorkers from AI systems that exploit personal data and identity. The unauthorized use of people’s images, voices, and likenesses—especially in deepfake or sexually explicit content—pose serious risks to privacy, dignity, and safety. Current approaches focus too narrowly on distribution. We must expand penalties to make it illegal to create this content in the first place. The principle is simple: you own your likeness, and no one else does. Without your consent, no one has the right to generate synthetic images or videos of you—period. Our laws must establish clear consent requirements, criminalize unauthorized creation and distribution, and provide fast, enforceable remedies for victims.

We must also confront AI’s long-term economic disruption and start now! We do not have the luxury of time as the pace of this technology accelerates rapidly. What seemed like a distant future is already here. We need to engage job retraining, reskilling, and transition support before displacement hits workers and communities who are unprepared. Waiting until the crisis arrives is not an option.

My priorities: limits on data collection and use; transparency and independent oversight for high-risk systems; meaningful notice and human review for consequential decisions; and strong enforcement. These guardrails can protect rights and ensure AI serves the public good.

**29. Do you support: Treatment Not Jail Act, prioritizing community-based treatment and services over incarceration.**

Yes

**30. Do you support: Ending Qualified Immunity (S1991/A4331)**

Yes

**31. Do you support: Fair & Timely Parole (S7514/A4231A) and Elder Parole (S15A/A3475A)**

Yes

**32. Do you support: Daniel's Law (S4814/A4697), which would remove police officers as first responders to most mental health and substance use crises and instead deploy trained mental health professionals, peers, and other health workers**

Yes

**33. Do you support: Any further rollbacks of New York's bail reform laws? If so, please explain (in brief)**

No, I do not support further rollbacks of New York's bail reform laws. Recent data from 2025 and 2026 indicate that the reforms have been effective in reducing unnecessary pretrial incarceration without compromising public safety.

Rather than further rollbacks, the state should focus on investing in community-based mental healthcare, pretrial supervision services, and mobile crisis units to address the root causes of crime.

**34. Do you support: Any rollbacks of Raise the Age? If so, please explain (in brief)**

No, I oppose any rollbacks of Raise the Age reforms that ended the automatic prosecution of 16- and 17-year-olds as adults. Raise the Age aligns with adolescent brain science, reducing lifelong barriers (like adult records), increasing rehabilitation, and lowering recidivism, ultimately making communities safer by fostering productive futures rather than trapping youth in cycles of crime. Raise the Age has successfully kept youth out of adult jails and provided needed support services.

**35. Do you support: Any rollbacks of New York's discovery reform laws? If so, please explain (in brief)**

No, I oppose rollbacks of NY's discovery reform laws because they are essential for due process, transparency and fairness in the justice system. The 2019 reforms ensured that accused individuals have access to the evidence against them in a timely manner.

While the 2025 amendments have eased some requirements for prosecutors, further rollbacks would undermine the core intent of the original reforms. True safety comes from a just system, not one that strips away fundamental fairness.

**36. Do you support: Eliminate Mandatory Minimums Act — eliminating mandatory minimum sentences, including New York’s two- and three-strike laws, to allow judges to consider individual circumstances**

Yes

**37. Do you support: Second Look Act — allowing judges to review and reconsider excessive sentences based on demonstrated transformation or changes in law and norms**

Yes

**38. Do you support: Earned Time Act — expanding and strengthening earned time, good time, and merit time programs to support rehabilitation and family reunification**

Yes

**39. Do you support: The full decriminalization of sex work? Please explain (in brief)**

I support full decriminalization of sex work to remove all criminal laws against consensual adult sex work, treating it like any other labor, to improve sex workers' safety, health, and rights by reducing stigma, increasing ability to report violence, and ensuring labor protection. This will help distinguish consensual work from trafficking by focusing law enforcement on exploitation rather than consensual acts. I also support criminalizing buyers and pimps.

**40. Constituent accountability.**

How will you maintain ongoing, transparent communication with constituents?

As your assemblymember, I am committed to regular, ongoing and transparent communication. You should never have to wonder where I stand, what I'm working on, or how to reach me. I will govern openly, listen actively, and stay accountable to the people I represent. Communication should build trust—and trust comes from consistency, clarity, and accountability.

I commit to:

- a. **Regular transparent updates** – in-person at community events and written, both electronic, written reports and by mail, to address my legislative priorities, budget decisions, upcoming votes, advocacy for my constituents and explanations of my positions and votes.
- b. **Formal Town Halls** – both in-person and online with advance notice, accessible locations and real opportunities for questions and timely response to unanswered questions, combined with less formal, **neighborhood coffees**.
- c. **Responsive constituent services** with predictable office hours, quick response times, and clear tracking of constituent concerns so no one is ignored or left in the dark.

- d. **Accessible and inclusive outreach.** Communications will be available in the primary languages spoken in the district and shared through trusted community partners, ensuring everyone can participate.
- e. **Crisis communication you can trust.** During emergencies, I will provide timely, accurate updates and clearly explain what resources are available—and what steps are being taken next.

ADDITIONAL INFORMATION for #29

I support the Treatment Not Jail Act because incarceration is not treatment, and jail has become a costly, ineffective substitute for a behavioral health system we have failed to build.

For decades, policymakers have relied on police, courts, and jails to manage crises driven by mental illness, substance use disorder, and homelessness. The result has been predictable and tragic—overcrowded jails, destabilized communities, repeated cycles of arrest and release, and lives cut short by overdose, suicide, and untreated illness.

The Treatment Not Jail Act represents a different path that prioritizes community-based treatment, housing, and services over incarceration, while maintaining accountability, public safety, and respect for civil liberties. It recognizes that people experiencing behavioral health crises need care, not cages; clinicians, not handcuffs; and stability, not repeated punishment.

This approach is not “soft on crime.” It is smart on public safety, fiscally responsible, and aligned with evidence about what actually reduces harm and recidivism.

Thank You.