

BUILDING THE NEXT GENERATION OF AFFORDABLE HOUSING

STRINGER

DEMOCRAT FOR MAYOR

“I’ll never forget the single mom in Washington Heights who told me she was terrified of losing her home after her landlord raised the rent overnight. Fighting for families like hers is why I started this journey—and why I’m running today.” – Scott Stringer

Scott Stringer’s fight for affordable housing began long before he held public office. As a young organizer in Washington Heights, he stood with tenants of Mitchell-Lama apartments, protecting their homes from being sold to private developers. That early experience showed him how bold policies—like the original Mitchell-Lama program—could create lasting opportunities for middle-class families and build thriving, diverse communities.

Today, Scott is raising his own family in the city he’s dedicated his career to serving. Like millions of New Yorkers, he understands the stakes: skyrocketing rents, crumbling public housing, and a housing system rigged against working people threaten the fabric of our city. Scott knows that fixing this crisis requires bold leadership and proven solutions.

A VISION ROOTED IN ACTION

“New York’s housing system is broken—but we’ve fixed it before. With bold, innovative leadership, we can do it again.” – Scott Stringer

In 1955, the Mitchell-Lama program transformed affordable housing, delivering over 105,000 homes statewide—including 66,000 in New York City. It gave middle-income families stability, affordability, and the foundation to thrive, proving that bold, visionary leadership can redefine housing and create opportunities for working families to succeed.

Scott envisions his plan as Mitchell-Lama 2.0—a bold yet practical strategy that builds on the historic success of the original program to tackle New York City’s housing crisis. With four transformative pillars, this plan reimagines affordable housing to deliver stability, opportunity, and dignity for all New Yorkers.

• Pillar 1: Unlock Public Land

Transform thousands of vacant and underutilized city-owned properties into affordable housing developments that address the diverse needs of New Yorkers.

• Pillar 2: Hold Bad Landlords Accountable

With his bold Robin Hood Housing Plan, Scott will take action against negligent landlords, reclaiming mismanaged properties to ensure housing works for New Yorkers—not negligent landlords.

• Pillar 3: Empower & Fund Neighborhood-Focused Housing Projects

Launch a new \$500 million Revolving Loan Fund to equip nonprofits and MWBEs with the resources to create community-driven, neighborhood-focused housing projects.

• Pillar 4: Revitalize NYCHA

Secure critical investments to repair and modernize public housing, providing safe, livable homes for more than 400,000 residents while strengthening protections for renters.

This isn’t just a vision; it’s a promise of decisive, effective leadership for New York City. With 30 years of public service, a proven record of reform, and a reputation for getting things done, Scott has the expertise to turn bold ideas into actionable solutions. Together, we can rebuild a New York where every family has a home and every neighborhood can thrive.

“Whether you’re a renter facing skyrocketing costs, a family struggling to stay in the city, or a public housing resident who deserves better—this plan is for you. It’s about giving every New Yorker a real shot at a safe, affordable home.” – Scott Stringer

PILLAR 1: UNLOCKING NYC'S HOUSING POTENTIAL

THE GOAL: Transform thousands of vacant and underutilized city-owned lots into attractive and affordable housing developments.

As Comptroller, Scott emerged as New York's fiercest watchdog, and now, he's ready to turn that expertise into action. Scott's plan will unlock thousands of city-owned vacant lots, DOT garages, and underutilized properties, transforming them into affordable housing that serves the people—not landlords.

New York City is sitting on a treasure trove of untapped potential while hundreds of thousands of New Yorkers struggle to find an affordable place to live. These underused assets could become homes for the families, teachers, nurses, and essential workers who keep our city running.

The Plan: Scott will launch an aggressive plan to identify and repurpose these properties for affordable housing, cutting bureaucratic delays and maximizing their value for the public good.

- 1. Comprehensive Audit of Public Land:** Conduct a citywide survey to identify all vacant and underutilized publicly owned properties and prioritize them for housing development.
- 2. Affordable Housing-First Policy:** Designate vacant city-owned land specifically for affordable housing developments, ensuring that at least 50% of new units serve low- and middle-income families.
- 3. Mixed-Use Development:** Integrate affordable housing with essential community resources such as daycare centers, parks, schools, and healthcare facilities.
- 4. Streamlined Development Process:** Establish clear timelines and fast-track permitting for housing projects on public land to minimize delays and bureaucracy.
- 5. MWBE and Nonprofit Leadership:** Prioritize nonprofit organizations and MWBEs (Minority- and Women-Owned Business Enterprises) for development contracts, ensuring that money for housing is invested in the community.

By the Numbers

- **1,000+** city-owned vacant lots remain unused and do not currently have any concrete plans.¹
- **80,000** housing units per year needed annually to meet demand over the next decade.
- **1 million NYC households (55%) are rent burdened**, spending over 30% of income on rent, with one-third severely burdened, paying over 50%.²
- **\$3 Billion:** The estimated value of New York City's unused public land, highlighting a substantial resource for housing development.³
- **20%:** Approximately one-fifth of vacant city-owned lots are located in high-demand neighborhoods, where the need for affordable housing is most pressing.⁴
- **2 Years Faster:** Through implementing streamlined permitting processes and utilizing pre-approved designs on public land, accelerating the availability of affordable units.
- **170+:** Number of vacant lots in Manhattan.⁵

PILLAR 2: THE ROBIN HOOD HOUSING PLAN

THE GOAL: Seize neglected properties and turn them into affordable homes for working families.

New York City is full of landlords who profit while their tenants live in subpar conditions. They neglect their properties, failing to make critical repairs and to meet basic safety and health standards. As buildings fall into disrepair, tenants are left to endure dangerous, unsanitary conditions—ranging from persistent mold and lead paint hazards to broken heating systems, leaking roofs, and rodent infestations. These landlords exploit the housing system, collecting rents while shirking their responsibilities to provide safe and livable homes. For many tenants, especially those in rent-stabilized or low-income housing, the choice is stark: stay in unsafe conditions or face the threat of displacement in an increasingly unaffordable city.

The Plan: Scott's Robin Hood Housing Plan will take mismanaged properties out of the hands of bad landlords and transform them into safe, affordable homes for working families.

- 1. Take Back Neglected Properties:** We'll use eminent domain to seize properties from landlords who repeatedly fail to meet safety and housing standards. Owners will be compensated fairly—but we'll deduct unpaid taxes, fines, and penalties first. These properties will be transferred to responsible developers with a proven track record of creating affordable housing.
- 2. Turn Problems into Solutions:** Once reclaimed, these properties will be renovated and turned into affordable rentals or cooperative housing that working New Yorkers can actually afford. Community ownership models, like land trusts and nonprofit-led developments, will ensure affordability for generations to come.
- 3. Hold Slumlords Accountable:** Bad landlords shouldn't profit from neglect. We will strengthen penalties for housing code violations and create a "slumlord registry" to expose the individuals hiding behind anonymous holding companies. This transparency will ensure the public knows exactly who is failing their tenants. Tenants displaced by mismanagement will be prioritized for newly renovated homes, so no one gets left behind.
- 4. Partner with Communities:** Reclaimed housing will be tailored to meet neighborhood needs. That means working with local leaders to integrate community spaces, green infrastructure, or mixed-use developments where they're most needed.

By taking back mismanaged properties and turning them into community-centered developments, Scott will ensure that families no longer have to live in fear of unsafe conditions or skyrocketing rents. This plan prioritizes everyday New Yorkers, sending a clear message: in Scott's New York, housing will work for the people.

PILLAR 3: EMPOWER COMMUNITY DEVELOPERS THROUGH REVOLVING LOAN FUND

THE GOAL: Create a new \$500 million revolving loan fund dedicated solely to help small housing developers, nonprofits and MWBEs build affordable housing faster.

Scott knows that building affordable housing isn't just about volume—it's also about quality, fairness, and sustainability. Affordable housing projects are too often slowed down by high pre-development costs, limited access to funding, and an over reliance on large private developers. His Revolving Loan Fund ensures that the right builders with the right priorities are empowered to create housing that serves New Yorkers. With an initial \$500 million fund, Scott's plan fast-tracks development timelines, keeps housing projects locally focused, and ensures affordable homes are built by and for New Yorkers.

The Plan: This is how Scott's proposed Revolving Loan Fund can help create a fairer, more affordable city.

- 1. Provides Affordable Financing for Early Costs:** Offers low-interest loans to nonprofits and MWBEs to cover pre-development expenses like architectural planning, permitting, and environmental reviews. Removes barriers for smaller developers, enabling them to compete with private firms.

- 2. Ensures Quick and Transparent Disbursement:** Streamlines loan approvals, cutting bureaucratic delays so projects can break ground faster. Reinvests loan repayments back into the fund to sustain future projects.
- 3. Prioritizes Community-Focused Development:** Prioritizes projects led by nonprofits and MWBEs to ensure investments stay local. Supports housing designed to meet neighborhood needs, preserving affordability and cultural integrity.
- 4. Encourages Innovation in Housing:** Encourages modern construction methods like modular housing to lower costs and speed up timelines without sacrificing quality.

PILLAR 4: FIXING NYCHA TO REVITALIZE PUBLIC HOUSING FOR THE 21st CENTURY

THE GOAL: Secure \$40 billion in funding to repair and modernize NYCHA homes.

NYCHA tenants deserve safe, livable homes—but years of neglect have left public housing in disrepair. Scott will work with state and federal governments to secure the \$40 billion needed to address NYCHA's massive repair backlog. Approximately **400,000 New Yorkers** reside in NYCHA housing, where **83% of inspected apartments** have at least one severe condition, such as mold, lead paint, or pest infestations.⁸ These unsafe and unsanitary conditions pose significant health risks, including asthma and other respiratory issues. New Yorkers deserve better than this!

The Plan: Scott's plan includes tenant-led oversight to ensure repairs happen quickly and fairly, and a rent forgiveness program to help families recover from pandemic-era arrears.

- 1. Unlock \$40 Billion for Repairs and Modernization** Leverage federal and state funding opportunities to address NYCHA's \$40 billion repair backlog. This includes securing infrastructure grants, climate resilience funds, and public housing allocations to make real, transformative improvements.
- 2. Empower Tenants with Oversight Committees** Create tenant-led oversight committees to monitor repair progress, ensure transparency, and hold NYCHA accountable for timelines and quality standards. Tenants know their buildings best—they will have a seat at the table.
- 3. Go Green with Sustainable Upgrades** Prioritize eco-friendly renovations, such as solar panel installations, energy-efficient heating, and sustainable materials. These upgrades will lower utility costs for residents, reduce NYCHA's carbon footprint, and promote environmental justice.
- 4. Rehabilitate 2,600 Vacant Units Immediately** Fast-track repairs on the 2,600 NYCHA units currently uninhabitable due to neglect. These homes will provide urgently needed housing for families in crisis while reducing NYCHA's vacancy rates.
- 5. Eliminate Mold and Lead Hazards Permanently** Deploy a dedicated citywide health task force to eradicate mold and lead from NYCHA properties. Special focus will be given to apartments with children and seniors to ensure safe and healthy living conditions for the most vulnerable.
- 6. Offer Emergency Rent Relief to Stabilize Families** Provide targeted rent forgiveness for public housing residents impacted by pandemic-related economic hardships. This program will help families avoid eviction while stabilizing NYCHA's financial foundation.

By the Numbers

- **\$500 Million:** Initial investment in the Revolving Loan Fund to kick-start affordable housing projects.
- **20,000+ Units:** New affordable housing units projected in the first five years of the fund's implementation.⁶
- **50% Faster:** Expected reduction in project timelines by streamlining pre-development costs.⁷
- **100% Local Focus:** Prioritization of MWBEs and nonprofits ensures funds stay within the community promoting hundreds of construction jobs.

By the Numbers

- **\$40 billion:** The estimated repair backlog needed to restore livability and safety in NYCHA housing.
- **5,500 NYCHA units:** remain vacant across NYCHA properties, with significant delays in repairs and occupancy turnover.⁹
- **2,600 buildings:** Total properties under NYCHA's management.
- **1,500 non-compliant** with Local Law 11 standards due to hazards like water infiltration, mold, and structural issues.
- **40% of households:** Report unsafe conditions such as broken plaster, peeling paint, heating breakdowns, water leaks, or cracked ceilings and walls.¹⁰

SCOTT'S HOUSING WINS

Scott has been a tireless advocate for affordable housing throughout his career. From his early days as a housing organizer for the Mitchell-Lama coalition fighting to protect tenants' rights fighting to protect tenants to his tenure as New York City Comptroller, Scott has consistently delivered results for New Yorkers.

- **Driving Investment in Affordable Housing:** During his time as Comptroller, Scott oversaw initiatives
 - **\$350 Million Affordable Housing Fund (2014):** Partnered with the Community Preservation Corporation and Citi to create a fund supporting the acquisition, construction, and preservation of affordable housing units, contributing to the city's affordable housing goals.¹¹
 - **\$490 Million Construction Financing Facility (2016):** Expanded a revolving lending facility to accelerate the creation and preservation of affordable multifamily housing in underserved communities.¹²
 - **\$450 Million Pension Fund Investment (2017):** Directed NYC pension funds to support affordable housing through non-predatory mortgages, projected to create and preserve tens of thousands of affordable homes across the five boroughs.¹³

that secured approximately **\$1 billion** in financing for affordable housing across the city. Notable achievements include:

- **Auditing NYCHA for Accountability:** Scott conducted comprehensive audits of NYCHA during his tenure, exposing mismanagement and advocating for reforms that prioritized tenant safety and livability.
- **Auditing NYCHA for Accountability:** Scott conducted comprehensive audits of NYCHA during his tenure, exposing mismanagement and advocating for reforms that prioritized tenant safety and livability.
- **Protecting Renters:** Scott's office launched multiple reports and investigations into abusive landlord practices, pushing for stronger enforcement and tenant protections.

SCOTT'S CALL TO ACTION

The City's housing crisis is a turning point. With bold, decisive leadership, we can turn this challenge into a movement for affordable housing that ensures every New Yorker can live with dignity and stability.

Scott's decades of experience and unwavering commitment to working families make him the leader New York needs right now. His Mitchell-Lama 2.0 plan isn't just a vision—it's an approach that's necessary to deliver real solutions.

By unlocking public land, holding bad landlords accountable, and empowering communities to lead, Scott's plan is a proven path to delivering affordable housing at scale. Together, we can build a city where every family has a safe, stable home and neighborhoods thrive.

The stakes couldn't be higher. If we fail to act, rents will keep rising, families will be driven out, and public housing will continue to crumble. Scott has the vision and expertise to guide New York City out of this crisis. With his leadership, we can rebuild New York as a fairer, more affordable city for everyone.

"We've tackled housing crises before, and we can do it again. Together, we can build a New York where every family has a place to call home and a chance to thrive. Let's get to work." – Scott Stringer

Let's get to work.

1 Office of the New York City Comptroller. "Comptroller Stringer Audit Reveals City Owns More than 1,100 Vacant Lots That Could Be Used to Build Affordable Housing." Comptroller.nyc.gov, <https://comptroller.nyc.gov/newsroom/comptroller-stringer-audit-reveals-city-owns-more-than-1100-vacant-lots-that-could-be-used-to-build-affordable-housing>.

2 Office of the New York City Comptroller. "Spotlight on New York City's Rental Housing Market." Comptroller.nyc.gov, <https://comptroller.nyc.gov/reports/spotlight-new-york-citys-rental-housing-market/#:~:text=Our%20findings%20indicate%20that%20a%20majority%20of,50%20of%20their%20pre%20tax%20income%20on%20housing>.

3 Wynne, Alexandra. "NYC's Vacant Land Problem." Curbed NY, 29 Nov. 2016, <https://ny.curbed.com/2016/11/29/13778844/nyc-owned-land-unused-municipal-arts-society>.

4 Municipal Art Society of New York. "Public Assets: Mapping NYC's Vacant Properties." MAS.org, <https://www.mas.org/news/public-assets-map/>.

5 *ibid*

6 Based on NYC HPD data, an estimated 20,000 privately-owned distressed buildings average 1.5 unsafe units each, totaling 30,000 units. Adjusting for legal and logistical challenges with eminent domain, a 67% success rate yields 20,100 reclaimable units under the Robin Hood Plan.

7 New York State Government. "Assessment of NYCHA: Final Report." Governor.ny.gov, https://www.governor.ny.gov/sites/default/files/atoms/files/FINAL_Assessment_of_NYCHA_Report.pdf.

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9 New York City Housing Authority. NYCHA Monitorship Report. 19 Dec. 2024, static1.squarespace.com/static/65ce4d018b46ba0076431f63/t/67646f8fd10d2a12464acb9c/1734635411493/NYCHA+Monitorship+Report+%2812.19.24%29+%28FINAL%29.pdf.

10 Citizens Budget Commission. NYCHA's Physical Conditions Remain the Worst in the City. 2018, <https://cbcny.org/research/nychas-physical-conditions-remain-worst-city>.

11 Office of the New York City Comptroller. "Mayor de Blasio, Comptroller Stringer, Community Preservation Corporation, and Citi Announce New Partnership to Invest \$350 Million in Affordable Housing." Comptroller.nyc.gov, 30 July 2014, <https://comptroller.nyc.gov/newsroom/mayor-de-blasio-comptroller-stringer-community-preservation-corporation-and-citi-announce-new-partnership-to-invest-350-million-in-affordable-housing/>.

12 Community Preservation Corporation. "\$490M Affordable Housing Construction Financing Facility." Communitycp.com, <https://communitycp.com/news-cpc/490m-affordable-housing-construction-financing/>.

13 Office of the New York City Comptroller. "Comptroller Stringer Announces \$450 Million Investment in Affordable Housing." Comptroller.nyc.gov, <https://comptroller.nyc.gov/newsroom/press-releases/comptroller-stringer-nyc-pension-funds-announce-450-million-investment-in-affordable-housing/>.