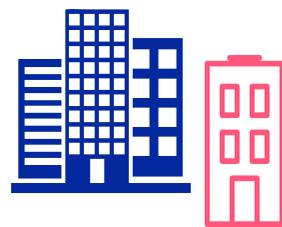


Summary of Mayoral Candidate Policy Platforms



RxHome created a voter guide to give New Yorkers the tools and information they need to determine a mayoral candidate's commitment to ending homelessness. This **Mayoral Candidate Plan Summary** includes a summary of each 2021 NYC mayoral candidate's plan to address housing instability and homelessness. These summaries were created using responses to the questionnaire RxHome sent to all campaigns as well as candidates' public plans and statements for those who did not respond to the questionnaire, noted below. A list of candidates by their response status is below. This includes all 18 candidates in the race as of April 2021, including those that will appear on the Democratic (13) and Republican (2) primary ballots in June 2021, as well as those running as third parties (3) that will appear only in the November 2021 general election.

Please see the full voter guide for the full responses from candidates to RxHome's mayoral candidate questionnaire, background information about the city's existing broken homeless service system and information on how to vote in the 2021 NYC municipal elections.

The questionnaire was sent to all of the candidates running for mayor in February 2021 and all were returned in March 2021. The questions can be found on page 9. The summaries for each candidate provide a snapshot of candidates' long-term plans to address homelessness (question 1), how they will improve access to affordable housing (question 8) and generally do not include short-term COVID-specific proposals. RxHome believes that homelessness is a public health crisis, so our summaries also include when candidates note coordination with the health sector (question 7). Please refer to the full responses for each candidate for more details about their plans and policy priorities. Since candidates' platforms can change over time, RxHome includes the website for each candidate so that voters can view their most up-to-date plans.

In addition to the summaries, we also created eight "badges" indicating key policies candidates included in their platforms (described in more detail on page 8).

Candidates are listed alphabetically by last name.

- Eric Adams*
- Art Chang
- Shaun Donovan
- Aaron Foldenauer**
- Quanda Francis*
- Kathryn Garcia
- Chris Krietchman
- Fernando Mateo***
- Ray McGuire
- Dianne Morales
- Bill Pepitone
- Paperboy Prince*
- Curtis Sliwa***
- Scott Stringer
- Joycelyn Taylor**
- Maya Wiley*
- Isaac Wright**
- Andrew Yang

* Candidate did not respond to the candidate questionnaire, but attended RxHome's educational briefing sessions. RxHome included a summary of their policy position based on publicly available information from the candidate's website and public statements.

**Candidate did not respond to the candidate questionnaire or RxHome's request to hold an educational briefing. RxHome included a summary of their policy position based on publicly available information from the candidate's website and public statements.

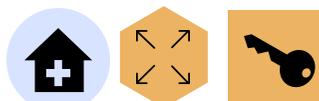
***Candidate had not published a housing plan or a plan to address homelessness on their website at time of publication. Please check the candidate's websites for the most up-to-date policy platform information.



Badge Key; definitions on page 8

ERIC ADAMS*

Party Affiliation: Democrat
 Website: ericadams2021.com



Eric Adams focuses primarily on addressing the city’s housing crisis by creating more affordable housing. His plan includes legalizing micro-units, accessory dwelling units and basement apartments, as well as converting hotels and city-owned office buildings into affordable housing. He also proposes partnering with community land trusts, faith-based institutions and community development corporations to develop more affordable housing. Adams plans to increase the voucher value of city-funded rental assistance subsidies, which he believes do not meet the needs of New Yorkers in the shelter system or those on the brink of homelessness. Adams also makes the connection between homelessness and physical/mental health, and suggests utilizing the extra capacity in public hospitals (Health + Hospitals) to co-locate social services and “offer direct housing help at hospitals through community-based organizations.”

**This summary of Eric Adams’s plan to end and prevent homelessness was drafted using publicly available information from the candidate’s [website](http://ericadams2021.com).*

ART CHANG

Party Affiliation: Democrat
 Website: chang.nyc



Art Chang’s plan focuses first on addressing the urgent housing crisis caused by COVID and treating factors that contribute to homelessness, such as domestic and gender-based violence, “as the public health crises they are.” He aims to do this by extending the eviction/foreclosure moratoriums and canceling the accrued debt for tenants and landlords. Chang also plans to invest in the development of new affordable and supportive housing for low-income New Yorkers on city-owned land. He notes that he would “creatively think about temporary emergency housing, and consider all possible resources to bring people to safe shelter swiftly, including ensuring that all shelters are equipped with broadband access for kids in remote learning.” Chang also states that he would prevent homelessness by improving the city’s technology infrastructure that would better connect New Yorkers to municipal services, including housing.

SHAUN DONOVAN

Party Affiliation: Democrat
 Website: shaunfornyc.com



Shaun Donovan believes that homelessness in NYC is solvable and that the city needs to move “from a right to shelter towards a right to housing.” He plans to use a coordinated, cross-agency approach to reduce the size of the emergency shelter system and provide rental assistance and other services to help New Yorkers remain in or regain permanent, affordable housing. He notes that in order to solve homelessness, his administration will invest in data, accountability and citywide coordination to maximize government resources to place New Yorkers in permanent housing and connect them to resources to help them remain stably housed. Donovan plans to expand the eligibility criteria for and increase the voucher value of city-funded rental assistance subsidies. His administration will “create 2,000 supportive housing units annually for individuals and families living with a serious mental illness, substance use disorder, or other disability, and young adults.” He would also expand affordable housing for low-income New Yorkers by increasing the capital funding available for affordable housing projects and supporting the conversion of distressed properties into affordable housing.

Badge Key; definitions on page 8

AARON FOLDENAUER**

Party Affiliation: Democrat
 Website: aaronfornyc.com



Aaron Foldenauer supports a preventative approach to “keep people in their homes wherever and whenever possible.” He supports building new affordable housing for residents in lower-income brackets, and he would advocate for “rehabilitative homeless shelters or halfway houses that provide mental health, medical, education, and job training services that will strive to get people on their feet and back to leading productive lives.”

**This summary of Aaron Foldenauer’s plan to end and prevent homelessness was drafted using publicly available information from the candidate’s [website](#).

QUANDA FRANCIS*

Party Affiliation: Independent
 Website: quandafrancis.com



Quanda Francis plans to reduce the population of individuals experiencing homelessness and make housing more affordable in New York City. She notes that she would reduce the number of city agencies (currently 19) that work with the homeless population, as it creates for “wasteful spending, and is the least efficient way to adequately service this vulnerable portion of the New York City population.”

*This summary of Quanda Francis’s plan to end and prevent homelessness was drafted using publicly available information from the candidate’s [website](#).

KATHRYN GARCIA

Party Affiliation: Democrat
 Website: kgfornyc.com



Kathryn Garcia’s plan for preventing and ending homelessness emphasizes that “housing heals,” and focuses on placing and keeping people in permanent housing. She intends to track “metrics that matter,” and implement cross-agency coordination to better leverage city assets to prevent and end homelessness, regardless of which city agency’s shelter system New Yorkers are sheltered in. Garcia plans to expand the eligibility criteria for city-funded rental assistance subsidies as a key way to keep people in their homes, although she notes the need for federal and state investment to make the criteria “as broad as needed.” Garcia proposes a “deliberate strategy to provide [affordable] housing for the most severely rent-burdened New Yorkers.” She believes in focusing the city’s financial support for housing development “on supportive housing and deeply affordable housing and mak[ing] it easier for the market to build all types of housing - from basement apartments to accessory dwelling units to SROs.”

CHRIS S. KRIETCHMAN

Party Affiliation: Independent
 Website: csk4mayor.nyc



Christopher S. Krietchman wants to remove institutional corruption and inefficiencies to prevent homelessness in the first place and help New Yorkers experiencing homelessness gain access to permanent, affordable housing. He believes housing is a basic human right, and he plans to expand affordable housing through private-sector partnerships. Krietchman supports increasing access to mental health services for people experiencing homelessness. He also proposes expanding the eligibility criteria for and increasing the voucher value of city-funded rental assistance subsidies as a tool to reduce homelessness across the city.

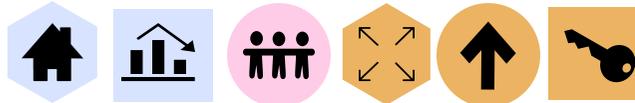
Badge Key; definitions on page 8

FERNANDO MATEO***

Party Affiliation: Republican
 Website: mateothemayor.com

***Fernando Mateo has not yet published a plan to address homelessness or affordable housing in New York City.

RAY MCGUIRE



Party Affiliation: Democrat
 Website: rayformayor.com

Ray McGuire’s plan “focuses first and foremost on preventing people from losing their housing in the first place,” by providing city-funded rental assistance, providing access to free legal counsel and obtaining additional Section 8 vouchers from the federal government. McGuire plans to expand the eligibility criteria for and increase the voucher value of city-funded rental assistance subsidies. He also wants to “ensure people experiencing homelessness have tailored support services,” like job training, mental health treatment, childcare and wifi access, as well as transitional services for those leaving prison. McGuire believes he can use his management experience to “simplify the bureaucracy and streamline services across agencies,” in order to determine what works and scale up. Using these tools, he wants to shorten the amount of time New Yorkers spend in the shelter system by holding service providers responsible for outcomes. McGuire also plans to expand the city’s affordable housing stock through the development of senior and low-income housing, the legalization of basement units, SROs and accessory dwelling units.

DIANNE MORALES



Party Affiliation: Democrat
 Website: dianne.nyc

Dianne Morales believes that “homelessness is a human rights crisis, but it is one that can be solved.” In order to prevent homelessness, Morales would direct her administration to use data to “review, assess, and address disparities throughout the city and to begin tackling these systemic issues through a strong equity & response lens.” Using this approach, she would shift the \$3 billion annual homeless services budget to fund more programs aimed at preventing homelessness and invest in social-public partnerships to more effectively develop affordable housing. She highlights that her administration would use a coordinated approach across city agencies and that she would partner with community groups, like health care organizations, to best serve people experiencing homelessness. Morales also commits to advocating for rent burdened New Yorkers by rolling back rent to pre-pandemic rates. Her administration would expand the eligibility criteria for and increase the voucher value of city-funded rental assistance subsidies so that more New Yorkers in need could qualify.

BILL PEPITONE



Party Affiliation: Conservative
 Website: billpepitonefornycmayor.com

Bill Pepitone’s plan to end and prevent homelessness in New York City would address “drug and alcohol abuse, mental illness, the inability to afford rent, out of work and displaced veterans, and other issues,” which he identifies as the root causes of homelessness. He believes the city needs more funding for counselors and service providers to help prevent New Yorkers from experiencing homelessness. He highlights the need to focus on permanent housing, and notes that “emergency shelters are essential as the first line of assistance for New Yorkers experiencing homelessness,” in order to provide counseling services initially to New Yorkers in need.



Badge Key; definitions on page 8

PAPERBOY PRINCE*

Party Affiliation: Democrat

Website: paperboyprince.com

Paperboy Prince asserts that as mayor, they would [end homelessness](#). They would [cancel rent and mortgages](#) and provide every New Yorker above the age of 18 with “The Freedom Dividend” - an unconditional payment of \$1,000 each month that would not disqualify anyone from existing benefits.

*This summary of Paperboy Prince’s plan to end and prevent homelessness was drafted using publicly available information from the candidate’s [website](#) and public comments that the candidate has shared with the media.

CURTIS SLIWA***

Party Affiliation: Republican

Website: sliwaforny.com

***Curtis Sliwa has not yet published a plan to address homelessness or affordable housing in New York City.

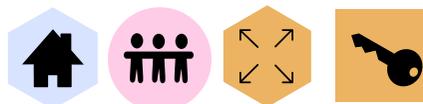


Party Affiliation: Democrat

Website: stringerformayor.com

Scott Stringer proposes using a coordinated, citywide approach to “address our homelessness and housing crisis.” He plans to create more safe haven shelter facilities, improve shelter conditions, invest in programs to prevent housing instability due to domestic/interpersonal violence and increase funding for New Yorkers at risk of or currently experiencing homelessness. Stringer’s plan includes increasing access to mental health support for people experiencing homelessness—specifically for youth/young adults, the LGBTQIA+ community and people who have been involved in the criminal justice system. Stringer also plans to expand the eligibility criteria for and increase the voucher value of city-funded rental assistance subsidies. He proposes expanding permanent affordable housing by subsidizing the development of 30,000 supportive housing beds over the next ten years, redeveloping vacant buildings—such as hotels—into housing, and creating a “Universal Affordable Housing” program. His proposed program would use a needs-based model to allocate subsidies to develop new construction housing that prioritizes funding to support deeply affordable housing for extremely low-income New Yorkers.

JOYCELYN TAYLOR**



Party Affiliation: Democrat

Website: taylorfor2021.com

Joycelyn Taylor supports a housing first model, which she defines as “find[ing] individuals and families permanent housing as the first option before putting them into a shelter system.” Taylor plans to provide all New Yorkers experiencing homelessness with stable housing that includes supportive resources such as employment help and mental health services. She supports expanding affordable housing by converting empty office buildings and vacant real estate into permanent housing, and she plans to make housing affordable by “basing rentals on neighborhood median income and not on greater metro area median income, and mov[ing] away from a lottery system and towards a more needs-based system for housing.” Taylor is also committed to increasing the monetary value of city-funded rental assistance subsidies.

**This summary of Joycelyn Taylor’s plan to end and prevent homelessness was drafted using publicly available information from the candidate’s [website](#).

Badge Key; definitions on page 8

MAYA WILEY*

Party Affiliation: Democrat
 Website: mayawileyformayor.com

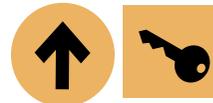


Maya Wiley sees homelessness as an “eviction and affordability crisis” and her housing-related plans focus on protecting New Yorkers from eviction, supporting small and nonprofit landlords who are struggling with nonpayments of rent and rapidly rehousing families experiencing homelessness. Wiley states that she “support[s] a Housing First model, and believe[s] we should build on its success by moving homeless individuals to subsidized housing and then linking them to support services.” Her strategy includes investing in permanent supportive housing and SROs, and she recommends converting about one hundred hotels into permanent supportive housing. She proposes further expanding the city’s affordable housing stock by using vacant and underused property and stimulating nonprofit housing development. Wiley also plans to expand the eligibility criteria for and increase the voucher value of city-funded rental assistance subsidies.

*This summary of Maya Wiley’s plan to end and prevent homelessness was drafted using publicly available information from the candidate’s [website](#) and answers to the UWS Open Hearts [questionnaire](#).

ISAAC WRIGHT**

Party Affiliation: Democrat
 Website: wrightfornyc2021.com



Isaac Wright believes housing is a human right, and that New York City needs a comprehensive system of housing for those experiencing homelessness. He proposes rezoning for the purpose of building new affordable housing and increasing mandates for affordable housing integration in all new residential construction. He plans to convert empty lots and abandoned buildings into subsidized communities for rehabilitation and job placement. Wright also supports the continuation of the current mayor’s plan of “opening 1,000 new ‘safe haven’ beds [and] converting 1,000 privately-owned housing units into new permanent housing.”

**This summary of Isaac Wright’s plan to end and prevent homelessness was drafted using publicly available information from the candidate’s [website](#).

ANDREW YANG

Party Affiliation: Democrat
 Website: yangfornyc.com



Andrew Yang wants to achieve “meaningful gains in reducing our shelter population and street homelessness,” specifically reducing street homelessness by 50 percent and reducing the shelter population by 20 percent. In his first year in office, Yang’s goal is to reduce the average length of stay in the shelter system by a third. Yang also plans to increase the number of drop-in shelter sites by 20 percent. He plans to address homelessness as part of his anti-poverty agenda, including providing universal basic income payments to increase the household income of the 500,000 poorest New Yorkers. Yang also proposes expanding the supply of deeply affordable housing through capital funding and density bonuses for private development. Finally, Yang wants to invest in “diversion” programming to prevent homelessness, including expanding the right to counsel program so more New Yorkers threatened with eviction can obtain legal representation.

Summary of Candidates by Badge Allocation

The presence of a badge does not represent an endorsement of a candidate or imply positive or negative connotations. The badges highlight places of alignment across candidates' platforms. More detail on the badge definitions are on page 9.



HOUSING FIRST



HOUSING = HEALTH



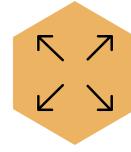
MEASURABLE GOALS



CENTRAL LEADERSHIP



INCLUSIVE LEADERSHIP



EXPAND VOUCHERS



MORE SHELTERS



MORE HOUSING

Candidate	HOUSING FIRST	HOUSING = HEALTH	MEASURABLE GOALS	CENTRAL LEADERSHIP	INCLUSIVE LEADERSHIP	EXPAND VOUCHERS	MORE SHELTERS	MORE HOUSING
ADAMS		●				●		●
CHANG	●		●	●		●		●
DONOVAN	●	●	●	●		●	●	●
FOLDENAUER								●
FRANCIS								●
GARCIA	●	●	●	●	●	●		●
KRIETCHMAN	●		●	●	●	●		●
MATTEO								
MCGUIRE	●		●		●	●	●	●
MORALES	●	●	●	●	●	●		●
PEPITONE				●				
PRINCE								
SLIWA								
STRINGER	●	●	●	●	●	●	●	●
TAYLOR	●				●	●		●
WILEY	●	●		●		●		●
WRIGHT							●	●
YANG	●		●	●		●	●	●

Badges Explained

RxHome created eight badges to highlight the specific policies or issue priorities held by multiple (at least two) candidates throughout their responses to our questionnaire and in public statements. The badges each represent a distilled concept around housing and homelessness policy. The presence of a badge does not represent an endorsement of a candidate or imply positive or negative connotations. We use the badges to simply highlight places of alignment across candidates' platforms.

Strategies & Values



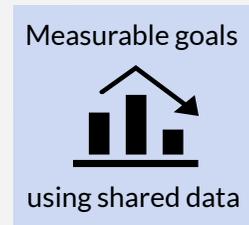
Housing First

A candidate commits to a true housing first model across the homeless response system. We include this badge only if a candidate defines housing first and applies the principles across responses. We do not include this badge if the candidate only said the words "housing first" at some point in their response.



Housing is Health Care

A candidate recognizes that homelessness is a public health crisis and commits to including the health sector in solving homelessness.



Measurable Goals Using Shared Data

A candidate identifies explicit, quantifiable goals around ending and preventing homelessness and commits to transparent data-sharing so that the general public—along with city agencies and nonprofit organizations—can hold the city accountable.

Leadership Structure



Centralized Leadership Managing Housing & Homelessness

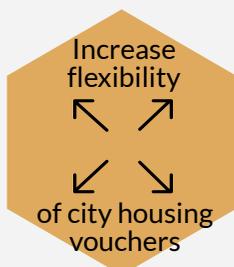
A candidate commits to centralized leadership within City Hall across all agencies that touch housing and homelessness.



Include People with Lived Experience in Leadership

A candidate commits to including people with lived experiences with homelessness in its leadership and decision-making around homelessness and housing policy.

Policies & Procedures



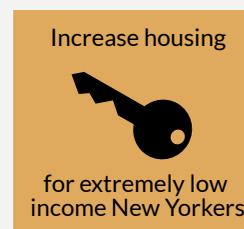
Increase Flexibility of City Housing Vouchers

A candidate commits to increasing the flexibility of the CityFHEPS program (the city's rental assistance voucher) by raising the maximum rent levels and/or expanding eligibility to the program (i.e. availability in the community, elimination of 90-day stay minimum, available to all shelter systems).



Expand Capacity of Safe Havens (Low-Barrier Shelters)

A candidate commits to the expansion of safe havens, a type of low-barrier shelter that has fewer traditional barriers, such as sobriety and curfew restrictions.



Increase Housing for Extremely Low-Income Households

A candidate plans to expand the supply of deeply affordable housing for extremely low-income New Yorkers

Candidate Questionnaire:

Preventing and Ending Homelessness

1. What is your plan for ending and preventing homelessness in New York City?
2. As Mayor, would you commit to ending homelessness and implementing a Housing First approach? In your response, please explain how you define Housing First.
3. As Mayor, would you support setting measurable goals for reducing and ending homelessness in New York City? If so, what metrics will you commit to tracking and publicly sharing as part of your plan to prevent and end homelessness? If not, why?
4. What is the role of emergency shelter in helping New Yorkers at risk of or experiencing homelessness?
5. Right now, most households and individuals experiencing homelessness in New York City have to spend 90 days in a city shelter before becoming eligible for City rental assistance. In your administration, who would be eligible for City rental assistance, and how would these New Yorkers access City rental assistance?
6. The City operates separate emergency shelter systems for different populations, like youth, domestic violence survivors and families having trouble paying rent. These systems have separate processes and do not provide equal access to services, like rental subsidies. As Mayor, how would you ensure that all New Yorkers, such as families, young adults/youth, individuals leaving institutional settings, and people fleeing domestic violence, are able to access City services that can help them maintain or gain access to permanent housing?

Healthy Homes

7. Beyond the housing and social service landscape, which sectors would your administration engage to help prevent and end homelessness? What role can those other sectors play in your administration's work to prevent and end homelessness?

Affordable Housing for Low-Income New Yorkers

8. How would you expand access to affordable housing in New York City for low-income New Yorkers?

Government Operations and Leadership

9. With respect to housing, homelessness and health, how would you structure your senior leadership at City Hall and their agency portfolios? How do you propose to structure cross-agency collaboration and partnership between the agencies serving New Yorkers experiencing homelessness and agencies that develop and operate housing?
10. As Mayor, how would you use our City's administrative tools, such as contracts with service providers, to promote long-term housing stability, prevent homelessness and reduce the number of New Yorkers living in our city's shelter system?