



Candidate Scorecard for Voters New York City Elections 2017

The Primary is September 12, 2017

Update September, 2017

Website: www.humanscale.nyc

Email: coordinator@humanscale.nyc

INTRODUCTION

Who We Are

Human-scale NYC is a nonprofit organization with a mission to promote neighborhood livability, democratic control over the built environment, and human-scale urbanism by means of public education, policy debate, and advocacy. We are not funded by a lobby but are volunteer-based, born out of the petition campaign for a human-scale city that took place in 2016. That petition was supported by 100 civic and neighborhood groups across the city. Our website is still under construction but much of it is accessible at www.humanscale.nyc, *where you can also find our policy agenda and policy framework.*

Who We Scored and How We Scored

Our eight-person steering committee developed a questionnaire to gauge the degree of alignment of a candidate's views relative to our policy agenda on land use, community-based planning, the small business crisis, and campaign finance reform. We invited all those seeking office to fill out the survey. We also sent the survey to those incumbents who faced challengers. Not all candidates took our survey, so we only gave grades to those who filled out our survey. We are not surprised that most incumbents did not bother to fill it out. We urge voters to vote in the primaries and to do their due diligence on the many good newcomers and challengers in various races across the city, including that of Mayor.

For those who responded to our survey, we graded their responses according to a fixed scoring rubric, averaging the scores when our individual grading disagreed. Each question was equally weighted and could get anywhere from 1-4 points. Partial scores (e.g., 2.4) were possible. We then researched local press and the individual campaign websites in search of additional information on the candidate's views. We attended multiple candidate fora and organized a mayoral forum of our own. Last, we interviewed (by phone or in person) as many of the candidates as we could reach. In some cases, we consulted our allies in various neighborhoods to meet the candidate on our behalf. If we did not have time to speak to the candidate personally before the press deadline, that fact is indicated by a * next to their final grade.

The final grade is mostly based on the scorecard, but was sometimes adjusted (by a plus or minus, at most) to reflect additional information obtained through research and interviews. Incumbents who take the survey will also face additional scoring on a sampling of their legislative record relative to our agenda.

Because of the complicated nature of the policy issues, we urge voters to look at the section of our scorecard that reflects "Our Take and Red Flags" on the candidate. ***The scorecard is not an endorsement, but a measure of how aligned the candidate appears to be with the human-scale policy agenda, which can be seen [here](#). A final grade of B+ or higher we see as a fairly good indicator of alignment with our agenda.***

You can read the survey questions on-line, as well as all the candidates responses at the following url: <http://bit.ly/2rGl97V>

Contact us at coordinator@humanscale.nyc for questions or comments.



Sal Albanese Candidate for: MAYOR

BACKGROUND

Attorney at Allegaert, Berger & Vogel. B.A. from CUNY, M.A. from NYU, Law Degree from Brooklyn Law School. Early in career was a teacher at John Jay High School. Former Councilmember from Bay Ridge with a credible and progressive legislative record. Ran for Mayor before. Well known for not taking real estate money. Father of two adult daughters.

**FINAL
GRADE**

A-

**SCORE FROM
OUR SURVEY**

3.64

OUR SUMMARY TAKE + RED FLAGS (If Any)

Now the 'leading' challenger to De Blasio (in the words of journalist Brian Lehrer), Mr. Albanese is not dependent on any lobby or political machine. He appears to be hitting his stride at public fora and in interviews with the press, giving an excellent interview with Brian Lehrer on the WNYC website. He also strikes us as a member of a disappearing political species: an intelligent reformer, a defender of old-fashioned, uncorrupted democracy, and a person who genuinely believes in a public realm untainted by political deal-making that too often makes ugly trade-offs between moneyed interests and the public good. He would be surely a more competent mayor than the incumbent, and much more in favor of the Human-Scale agenda. Mr. Albanese's is a very strong advocate of getting big money out of politics and reducing the influence of wealthy lobbies. Sal Albanese is a superior choice and the kind of politician that would be an asset to the City of New York. We note that Mr. Albanese is the only challenger who met the Campaign Finance Board's (CFB) funding threshold for participation in the mayoral debates.

Revealing Quote(s) From Survey

"My appointments to City Planning will not need the stamp of approval of big real estate and their allies, political machines."



Richard Bashner
Candidate for:
MAYOR

BACKGROUND

Real estate attorney at Becker, Glenn, Muffly, Chassin & Hosinksi. B.A. Harvard, JD from New York University. Member of Brooklyn Community Board 6 since 1999, current chair of that Board's Community Development Committee, past chair of that Board as well. Lives in Park Slope, two children (in high school and college respectively).

**FINAL
GRADE**

A-

**SCORE FROM
OUR SURVEY**

3.58

**OUR SUMMARY TAKE + RED FLAGS (If
Any)**

Similar in most of his positions to Sal Albanese, Mr. Bashner is the former chair of his community board. Mr. Bashner comes to his candidacy from a long history of local involvement in Park Slope. For the most part, as his grade on the survey shows, his positions are well aligned with the Human-Scale policy agenda, with notable exception being his lack of support for the Small Business Jobs Survival Act which is problematic for us. That aside, he is a candidate whose take on the built environment of New York is generally sympathetic to the Human-Scale agenda. He filled out our survey with detail and vigor, although not always with the clarity we sought, for example, writing that "the prospect of hyper-dense city blocks and neighborhoods requires a full-blown analysis from an urban planning perspective". In a personable interview, Mr. Bashner came across as advocate of reform of our criminal justice system, which is not one of the Human-scale issues, but important nonetheless. He noted that too many people at Riker's Island are there for pre-trial detention, an obvious area in need of reform. We note that Bashner came late to the Mayoral race, entering just a few days before the first version of this scorecard came out, and that he did not meet the Campaign Finance Board's (CFB) threshold for participation in the CFB debates.

Revealing Quote(s) From Survey

"I will refocus the direction of our administrative bureaucracy at the Department of Buildings and the City Planning Commission away from the growing skyscraper mentality which has taken over the approval process."



David Eisenbach Candidate for: Public Advocate (citywide)

BACKGROUND

Columbia University history professor, one-time communications director for Democrat Mike Gravel. Wikipedia entry says "Straight historian known for two books, *Gay Power: American Revolution* and *The Kingmakers: How the Media Threatens Our Security and Our Democracy*."

**FINAL
GRADE**

A-

**SCORE FROM
OUR SURVEY**

3.63

OUR SUMMARY TAKE + RED FLAGS (If Any)

Mr. Eisenbach took our candidate survey very seriously, filling every single comment box with pithy and intelligent commentary on the issue presented. For example: "De Blasio's affordable housing plan has developers laughing all the way to the bank." In phone interviews he expanded on the Public Advocate's power to name one appointee to the City Planning Commission: he says he would use that power to increase transparency for community groups struggling with that agency. That is a great new idea, so kudos are due here.

Here is a remarkable candidate and compelling challenger to Letitia James, the incumbent, who endorses the current mayor's anti-Human Scale policies. If Mr. Eisenbach wins, the Public Advocate's office will never be the same – in a way that would be new and useful for the citizens of NYC.

Revealing Quote(s) From Survey

"The Public Advocate Office isn't a stepping stone for me. REBNY won't buy my co-operation or silence."

"We all know that developers and politicians want as little public debate on these issues as possible."



Mel Wymore
Candidate for:
City Council District 6
Manhattan

*Central Park, Lincoln Square, Upper West
Side, Clinton*

BACKGROUND

Parent of two, 17-year, two-term Chair of his Community Board with an impressive volunteer and leadership track record (one-time Chair of the West Side Y, and Chair of the Ethical Culture Fieldston School, and on the Board of Landmark West!) Mr. Wymore ran a close-call race against Helen Rosenthal in last election cycle. Transgender activist with TRANSPAC.

**FINAL
GRADE**

A-

**SCORE FROM
OUR SURVEY**

3.76

**OUR SUMMARY TAKE + RED FLAGS (If
Any)**

Mr. Wymore is a very strong candidate. His impressive and thoughtful responses to our questions show that he has been thinking about his district's problems for a long time and who has come to many of the same conclusions that we have here at Human-Scale NYC. During his last run, *The Times* gave a lot of ink to Mr. Wymore's personal transgender choice in life, but we think what is remarkable about this candidate is his human-scale take on the various issues that define our era in relation to the built environment and land use.

Upper West Siders in District 6 have a great opportunity here to elect a well-qualified and thoughtful candidate who will very likely prove a great fighter for the human-scale agenda.

Revealing Quote(s) From Survey

*"Unbridled development is the
scourge of New York City."*

*"High rise development must be
more strictly regulated in NYC."*

*"As-of-Right is a deleterious and
ineffective approach to urban
design."*



Erin Hussein
Candidate for:
City Council District 2
Manhattan

*East Village, Gramercy Park, Kips Bay,
Lower East Side, Murray Hill, Rose Hill*

BACKGROUND

Trained as a lawyer, Ms. Hussein is a newcomer and welcome outsider to our political scene. She is president of 700+ unit co-op near Astor Place, which is impressive as such roles require serious management and diplomatic skills.

**Ms. Hussein
has withdrawn
from the race
and endorsed
Jorge Vasquez.**

**FINAL
GRADE**

A

**SCORE FROM
OUR SURVEY**

4

**OUR SUMMARY TAKE + RED FLAGS (If
Any)**

Ms. Hussein's answers to our survey made us re-read them a couple of times to make sure we weren't dreaming. Here is a very smart, very thoughtful candidate. We are delighted that she is so strongly aligned with the Human-Scale agenda. Her responses and comments earned her the only perfect score on our survey. Her vision statement at the beginning of our survey was a grand slam. Wow!

She is up against a formidable local candidate, Carlina Rivera. Rivera is not as strong as Ms. Hussein on all the Human-Scale issues, but she has the support of the local political clubs as well as the term-limited incumbent. That is a tough situation for Ms. Hussein: she is in for a real fight.

District 2 voters are very lucky indeed to have a choice between two solid candidates.

Revealing Quote(s) From Survey

"My vision is of a city made of an interwoven tapestry of neighborhoods, each retaining its unique character, where children can walk to a nearby school and the parks and libraries and locally-owned businesses are hubs of activity. I envision historic, structurally sound buildings sitting comfortably side by side with newer buildings that are efficient and complement their block."



Ben Kallos
Incumbent
City Council District 5
Manhattan

Upper East Side, Yorkville, Roosevelt Island, parts of Midtown East and El Barrio in East Harlem

BACKGROUND

Grew up on the Upper East Side, B.A. SUNY Albany, law degree from University at Buffalo Law School. Formerly served on Community Board 8, served as Chief of Staff for Assemblyman Jonathan Bing. He also has experience with coding, an unusual background for a politician.

**FINAL
GRADE**

N/A

**SCORE FROM
OUR SURVEY**

3.36

OUR SUMMARY TAKE + RED FLAGS (If Any)

We were not able to interview Mr. Kallos in time for this version of our scorecard, so did not assign a final grade. That said, Mr. Kallos appears to be a Councilmember full of intriguing ideas on open data and he has the energy to try those ideas out. He appears to us to be the kind of councilmember who is responsive to constituents: when Upper East Siders rattle his phones, he tends to listen. Isn't that what City Council members are supposed to do? Only in New York should we be surprised at this! It means that on the one hand, those fighting supertalls in the East 50's have found in Kallos an advocate of sorts (although those fighting the East 96th Street playground seizure have not). Kallos also supports some campaign finance reforms and even initiated a few of them (minor reforms in our view, but important nonetheless), so he is a potential ally when the wider front opens on that issue. Ostensibly, Kallos is a supporter of the Small Business Jobs Survival Act, but advocates tell us he has not led the charge to get that bill passed. We hope to interview him before the final election.

Revealing Quote(s) From Survey

"I believe in a human-scale New York City that provides for development of commercial only areas while preserving light and air in surrounding residential neighborhoods. Billionaires should not be able to buy the light and air condemning the 99.9% to living in their shadows."



Pierre Gooding Candidate for: City Council District 9 Manhattan

*Harlem, Morningside Heights , part of
East Harlem*

BACKGROUND

Born in Grant Houses in Harlem, public school in Haverhill, B.A. and law degree from Penn, experience in Miami as a corporate litigator, then worked as legal counsel for Success Academy Charter Schools.

**FINAL
GRADE**

B+

**SCORE FROM
OUR SURVEY**

3.2

OUR SUMMARY TAKE + RED FLAGS (If Any)

Mr. Gooding checked yes to in support of many of our questions, but often did not elaborate or comment on the issues, making it hard to gauge the strength of his alignment with our policy positions. However, a lengthy phone call revealed a very smart candidate with a thoughtful approach to our questions and a curious and open mind to policy scenarios he may not know about up front - a good quality for a City Councilmember!. He is very concerned about gentrification and displacement and talked about the importance of advocating for constituents as a council member and his concerns that Harlem residents have little say over their built environment. We think voters with a Human-Scale frame of mind have a good option here in Mr. Gooding.

Revealing Quote(s) From Survey

"Particularly in Harlem, we have a need to ensure that our buildings are LEED certified and clean, as our children are disproportionately afflicted with asthma.....Our district must also fight that its sight line is preserved, as buildings in Harlem are going up at a historic pace with very little current oversight from our City Council leadership."



Carlina Rivera
Candidate for:
City Council District 2
Manhattan

*East Village, Gramercy Park, Kips Bay,
Lower East Side, Murray Hill, Rose Hill*

BACKGROUND

Worked for incumbent Rosie Mendez.
Long-term politico in the clubs, a former
District Leader, active in CB 3. Grew up
in the District.

**FINAL
GRADE**

B-

**SCORE FROM
OUR SURVEY**

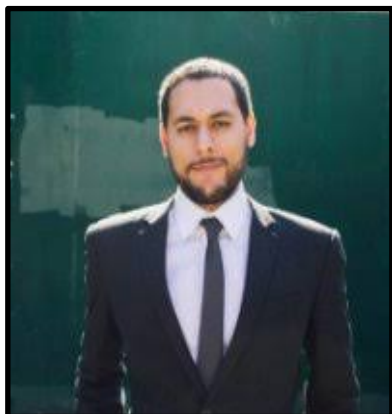
3.23

**OUR SUMMARY TAKE +
RED FLAGS (If Any)**

Ms. Rivera gave a good number of thoughtful responses to our questions, notably about regulating air-rights transfers, the need for Goldilocks density, and improved community-based planning. She also happily came off as a bit of a skeptic on what she called the “usual mixed-use mandates of 70/30” relative to affordable housing, which was refreshing to hear. We applaud her enthusiasm for campaign finance reform to get big money out of politics, but worry that she does not understand the weaknesses in the current system. We also worry that she may equivocate a bit on the problem of tall buildings and how to regulate them better. We do see a red flag in the fact that her husband is chair of Community Board 3, a situation that could keep too much power and influence within a single family.

Revealing Quote(s) From Survey

*“It is imperative that we find ways
to address the rampant spending by
the Real Estate Lobby in New York
City.”*



Christopher Marte Candidate for: City Council, District 1 Manhattan

*Battery Park City, Civic Center, Chinatown,
Financial District, Little Italy, the Lower
East Side, NoHo, SoHo, South Street
Seaport, South Village, Tribeca &
Washington Square*

BACKGROUND

Young Dominican-American, lifelong resident of Lower East Side. Marte's parents were bodega owners displaced by gentrification. He worked at a variety of corporate jobs before joining his brother who owns a chain of fitness studios. Has plenty of credible volunteer service to the community and knows the District very well.

**FINAL
GRADE**

B+

**SCORE FROM
OUR SURVEY**

3.3

OUR SUMMARY TAKE + RED FLAGS (If Any)

Mr. Marte appears to be strongly aligned with most of the Human-Scale agenda - much more so than the incumbent, who did not fill out our survey but whose record is well known. We applaud Marte's notion that voters in District 1 need a City Council member who listens, reflects and fights for the views and concerns of the neighborhoods the Council represents, rather than impose on constituents the unhappy land use compromises that make nobody better off. Marte's critiques of the incumbent, Margaret Chin, about her unwillingness to undertake participatory budgeting or run some local town halls during an 8-year tenure, were new to us, but fell on ripe ground. Yes, it is time for a change in District 1 and Mr. Marte is a very solid choice. Youth and lack of 'machine' political experience are points in Marte's favor here. Faultfinders might say he is young and somewhat dependent on Elizabeth Street Garden backers, but after interviewing Mr. Marte, we believe he has a strong mind of his own and is a great choice in District 1 and youth in the City Council would be an asset, not a liability.

Revealing Quote(s) From Survey

*"Historic and cultural
preservation should not be put
at odds with providing
affordable units in NYC."*



Ede Fox

Candidate for:

City Council District 35

*Fort Greene, Clinton Hill, Crown Heights,
Prospect Heights, Bedford Stuyvesant*

BACKGROUND

Ms. Fox was Director of Economic and Community Development for the City Council Speaker (Mark-Viverito), not a great recommendation from our point of view, but certainly a good place to get political experience.

**FINAL
GRADE**

B+

**SCORE FROM
OUR SURVEY**

3.2

OUR SUMMARY TAKE + RED FLAGS (If Any)

A good candidate overall. The only red flag was Ms. Fox's previous job with City Council Speaker Melissa Mark-Viverito, who as voters know, has been trying to impose an anti-Human-Scale up-zoning plan on East Harlem that many constituents oppose. To her credit, Ms. Fox may realize that such experience was not all to the good.

Ms. Fox made meager use of our comment boxes to elaborate on the issues, which brought her score down a bit. On the other hand, she gave a long and thoughtful answer about the local controversy over the redevelopment of the Bedford Union Armory project in Crown Heights. She also jumped on board with the idea of reducing the influence of Big Real Estate not just on our regulatory agencies, saying we also needed to reduce real estate's influence on "elected officials as well." Brava!

We interviewed Ms. Fox and came back with a very positive report that Ms. Fox would be the kind of councilmember who would listen to and reflect her constituents rather than impose the Mayor's bad land-use policies on them.

Revealing Quote(s) From Survey

"I believe we can design an urban environment that is both human-scale and can accommodate all those who seek to live here."



Cory Provost
Candidate for:
City Council District 41
Brooklyn

*Bedford-Stuyvesant, Ocean Hill-
Brownsville, East Flatbush, Crown Heights*

BACKGROUND

A District Leader for the Democratic Party's 58th Assembly District, Class President of at Brooklyn College. He is also an active member of Community Board 17. Father of a 6-month old. East Flatbush resident.

**FINAL
GRADE**

B

**SCORE FROM
OUR SURVEY**

3.2

**OUR SUMMARY TAKE + RED FLAGS (If
Any)**

Mr. Provost's campaign appears to focus on much needed and important criminal justice reforms and higher education reforms, but he rose to the challenge of responding to our Human-Scale survey. He made some insightful comments that must come from strong belief: "We must have community-led development," and "Hyperdensity is a huge problem for our district," and "One of the largest issues is that the concentration of power is not within the community." A red flag is that he did not answer our question about democracy vouchers, saying he needed more time to research the issue. We were also concerned by his statements to a local paper that only weakly criticized the proposed "Brownsville Plan" (an upzoning ostensibly for affordable housing). Ultimately, the Brownsville Plan issue kept us from keeping Mr. Provost at the B + level.

Revealing Quote(s) From Survey

"We have seen a surge in hotels/motel in otherwise predominantly residential areas. I believe we should have specific requirements for building hotels in neighborhoods that are overwhelmingly residential."



Deirdre Olivera
Candidate for:
City Council District 41
Brooklyn

*Fort Greene, Clinton Hill, Crown Heights,
Prospect Heights, Bedford Stuyvesant*

BACKGROUND

Brooklyn native, longtime member of the Laborers International Union of North America, was PTA President of PS 156 and is now Editor-in-Chief of the Brownsville Collective Community Newspaper

**FINAL
GRADE**

B

**SCORE FROM
OUR SURVEY**

2.86

**OUR SUMMARY TAKE + RED FLAGS (If
Any)**

Ms. Olivera checked most of right boxes for our Human-Scale agenda –which can earn a candidate a solid B. But she did not elaborate in the abundant comment sections we gave to the candidates, except for a bit at the end to say: “Currently, the rezoning and building is not being built 100% affordable and there is a lack of job creation and economic reinvestment in the district.”

After a brief interview, we were impressed, but still not entirely sure she is on board with the Human-Scale agenda. We nonetheless urge voters in the 41st District to hear her out and question her closely. In the local press, she was quoted as offering a few (but just a few) trenchant critiques of the “Brownsville Plan,”, saying any new apartments should be 100% affordable and built by union labor, which nudged her to a solid B rather than a B-. Ms. Olivera has worked as a member of a building trades union (a plus) but then a red flag arose in our minds: many of the construction unions are soft on the Real Estate Industry when it comes to citywide policy issues, a softness our city does not need more of. Hence the final grade.

Revealing Quote(s) From Survey

*“Building in NYC should be
feasible according to the
present neighborhood, the
residents, and the
environment.”*



Randy Abreu
Candidate for:
City Council District 14
Bronx

*Morris Heights, University Heights,
Fordham, KINGSBRIDGE*

BACKGROUND

From the candidate's website: child of Dominican immigrants, born and raised in NYC, B. A. in History and Latin America Studies at Skidmore, law degree from Thomas Jefferson School of Law in San Diego. Worked for NY State Attorney General Eric Schneiderman as an intern, then worked in Washington D.C. at the Federal Communications Commission, then appointed by Obama to a post in the U.S. Department of Energy.

**FINAL
GRADE**

A-

**SCORE FROM
OUR SURVEY**

3.46

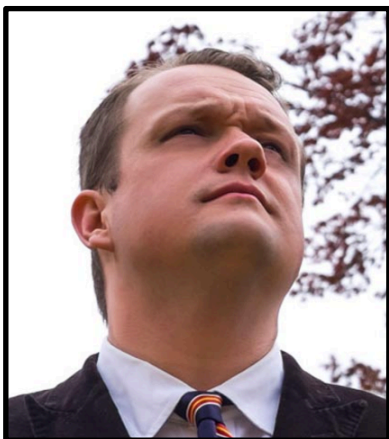
OUR SUMMARY TAKE + RED FLAGS (If Any)

Mr. Abreu is a well-informed candidate who has racked up many endorsements from the usual suspects - which in our camp is a bit of a small red flag. Some of those endorsing him have endorsed de Blasio in the past, a worrisome situation from our point of view. Nonetheless, his responses to our survey and his comments in a phone interview suggest that we have here in Mr. Abreu a strong supporter of the Small Business Jobs Survival Act and someone who does not take real estate money. Bravo! He checked our boxes in the right way for our built environment concerns, but may not hold those issues dear to his heart, as he did not take the chance to comment on any of those issues on the survey. But a phone conversation with us does suggest credible and strong positions on affordable housing, serious opposition to the Jerome Ave rezoning, all views consistent with the Human-scale agenda. Some issues, like the privatization of public assets, may need more nuanced thinking, but voters here in District 14 have a strong choice to consider, someone who would represent much needed 'new blood' on the City Council not dependent on big real estate.

Revealing Quote(s) From Survey

"If Google wants to privatize a public library and turn it into a state-of-the-art library in the Bronx, I will not be opposed as long as the resources continue to be free."

"The Current council member receives REBNY funds and has turned his back on small businesses."



John Doyle
Candidate for:
City Council District 13
Bronx

*Allerton, City Island, Country Club,
Edgewater Park, Ferry Point, Locust Point,
Morris Park, Pelham Bay, Pelham
Gardens, Pelham Parkway, Schuylerville,
Silver Beach, Spencer Estates, Throggs
Neck, Van Nest, Waterbury LaSalle,
Westchester Square, Zerega*

BACKGROUND

Currently Associate Director of Public Affairs at Jocabi. Worked as Community Affairs Director for State Senator Jeff Klein, the controversial founder of the Independent Democratic Caucus. Later served on City Island Civic Association's executive board.

**FINAL
GRADE**

B-

**SCORE FROM
OUR SURVEY**

2.66

**OUR SUMMARY TAKE + RED FLAGS (If
Any)**

Mr. Doyle is fighting a candidate who is heavily funded by real estate interests, so we were impressed and wanted to root for him. However, a bit of a red flag is his past working for a member of the Independent Democratic Caucus, which aligns itself with Republicans in Albany and specializes in blocking progressive legislation. How has that affected Mr. Doyle's thinking? We are not sure. On the other hand, Mr. Doyle ticked the right boxes on issues of small business, community-planning, and ways to get big money out of our campaign finance system. While Doyle may be good for his District on land-use and the built environment issues from a City Island perspective, we also wonder: would he end up one of these City Council members who votes in a manner than suggests that since his neighborhood is protected by low-density zoning, he'd be happy to push all density and new development to someone else's backyard? We don't have the answer to that. Voters should nonetheless take a look, as quite a few of his responses align with the human-scale agenda.

Revealing Quote(s) From Survey

"Most of my district has been downzoned extensively. My vision is to protect those areas by fighting over-development or new development that's been considered out of character with our community."



Tamika Mapp
Candidate for:
City Council, District 8
Manhattan/Bronx

*El Barrio/East Harlem, Mott Haven,
Highbridge, Concourse, Longwood, Port
Morris*

BACKGROUND

Grew up in Pittsburg, owns East Harlem Tax Service, tried to unseat State Assemblyman Robert Rodriguez. Moved to Harlem in 2008. All this hints that she is far from a machine candidate.

**FINAL
GRADE**

B-

**SCORE FROM
OUR SURVEY**

2.85

**OUR SUMMARY TAKE + RED FLAGS (If
Any)**

This was the only candidate in the crowded East Harlem race who bothered to take our survey. While this candidate also checked many of the boxes in the right way, she did not make any comments that would allow us to assess her broader thinking on the issues. Our biggest disappointment is that Ms. Mapp did not provide an answer to our question about District-specific issues, which dinged her final grade considerably.

To Ms. Mapp's credit, her main focus appears to be reform of the family court system. We suggest that voters in District 8 who care about the Human-Scale agenda take a closer look at her and question her more thoroughly on the rezoning plan for East Harlem. Might they have an ally in that David-versus-Goliath fight who is not part of the existing machine?

Her responses to a *City Limit's* interview were acceptable for a newcomer. *City Limits* wrote (to paraphrase): "local business owner Tamika Mapp" says she attended some of the EHNP workshops related to small businesses and education, and is familiar with both the EHNP and the city's plan. Both plans, she says, won't provide enough housing affordable to the many East Harlem residents living on social security and disability. "Where are they going to stay now?" she says. "They've lived in this district all their lives, and now they're going to get displaced." Mapp also says the proposal selected by the city for the redevelopment of the 111th Street ball fields does not include enough low-income units. And she's uncomfortable with "25/75"—a reference to the city's mandatory inclusionary housing policy, which requires that 25 percent of units in market-rate buildings be reserved for low-income families. Rather, she says a "50/50" model would be something she could get behind. Asked whether this was realistic given the city's resistance, Mapp says the city should be spending less on shelters and more on subsidizing low-income rents.

Revealing Quote(s) From Survey

*"My vision will be to turn
city-owned buildings that
are vacant into permanent
affordable housing so each
family can have a place to
call home."*



Bessie Schachter **Candidate for:** **City Council District 4** **Manhattan**

Upper East Side, Carnegie Hill, Yorkville, Central Park South, Midtown East, Times Square, Koreatown, Peter Cooper Village, Stuyvesant Town, Waterside Plaza, Tudor City, Turtle Bay, Murray Hill, Sutton Place

BACKGROUND

A resident of the Upper East Side, Ms. Schachter is from Texas and has a BA from the University of Texas and a MA in politics from NYU. She is a mother, and has worked for State Senator Liz Krueger.

**FINAL
GRADE**

B-

**SCORE FROM
OUR SURVEY**

2.73

OUR SUMMARY TAKE + RED FLAGS (If Any)

There were too many red flags for us in the candidate's long and often complex responses to our questions. She has gotten many machine endorsements and sounds a bit like the Mayor's front woman on affordable housing, despite her own interest in saving rent stabilized units. The most troubling response was major equivocation about our question on the lifting of FAR caps. Given that she is fighting for a seat that covers East Midtown, we see her candidacy as problematic. So Midtown gets turned into Dubai because the exiting Councilmember (Garodnick) gave it his blessing? Please no!

The part of the survey that lifted this candidate's score were her responses indicating enthusiastic support for Democracy Vouchers and reforms of the Campaign Finance Law.

District 4 voters who favor the Human-Scale agenda on land use do not have strong choices.

Revealing Quote(s) From Survey

"Unfortunately, the mixed housing programs with affordable and market rate units are at present the best option to building in our city."

"I have no objection to the gradual change in our city's skyline as a reflection of the natural economic needs of our city"



Marti Speranza **Candidate for:** **City Council District 4** **Manhattan**

Upper East Side, Carnegie Hill, Yorkville, Central Park South, Midtown East, Times Square, Koreatown, Peter Cooper Village, Stuyvesant Town, Waterside Plaza, Tudor City, Turtle Bay, Murray Hill, Sutton Place

BACKGROUND

Native of Rochester, B.A. from University of Pennsylvania and MBA from Harvard. Married, with two children, resident of the East 50's. President of the Grammercy-Stuyvesant Independent Democrats, a political club. Serves on the board of a BID. Worked at a project of New York City's Small Business Services to support female entrepreneurs.

**FINAL
GRADE**

B

**SCORE FROM
OUR SURVEY**

2.6

OUR SUMMARY TAKE + RED FLAGS (If Any)

Ms. Speranza is articulate with a set of thoughtful policy options on her website that we imagine accurately reflect the post-Midtown East rezoning priorities of District 4 residents. Red flags for us are Ms. Speranza's lack of support for improvements to the NYC Campaign Finance Law, weak support for Campaign Finance Reform, and her unequivocal support for the East Midtown Rezoning Plan, a plan which we saw as a disaster for the city. That said, Ms. Speranza may be the best of the pack seeking Garodnik's seat. And to be fair, some of Ms. Speranza's responses indicate an 'openness' toward parts of the Human-Scale agenda, notably on the need for better community planning, and the urgent need for debate about Goldilocks density. Other responses suggest to us that Ms. Speranza is not opposed to what we think of as business-as-usual negotiations with developers, however tough-minded in intent, since in our view the current rules of the game assure only that the public good will lose out in the long run. To this point, she said that "Community boards should be notified when developers assemble air rights to add transparency to the process" whereas we feel that community board deal-making (often with Councilmember guidance) is often part of the problem when bad buildings come to a neighborhood.

Revealing Quote(s) From Survey

"With the land use review process underway, the East Midtown Rezoning Plan is on its way to transforming Midtown... I believe the public's input at the community board meetings and throughout the ULURP is going to improve this plan."



Keith Powers
Candidate for:
City Council District 4
Manhattan

*Upper East Side, Carnegie Hill,
Yorkville, Central Park South,
Midtown East, Times Square,
Koreatown, Peter Cooper Village,
Stuyvesant Town, Waterside Plaza,
Tudor City, Turtle Bay, Murray Hill,
Sutton Place*

BACKGROUND

Lives in Peter Cooper Village. Works for the lobbying firm Constantine and Vallone. Was chief of staff to State Senator Jonathan Bing. Is on Community Board 6 and member of multiple political clubs.

**FINAL
GRADE**

C

**SCORE FROM
OUR SURVEY**

2.06

**OUR SUMMARY TAKE + RED FLAGS (If
Any)**

This candidate's background suggests that he is well embedded in the local political machine. His work as a lobbyist is a major red flag. We stayed open-minded in studying his responses to our survey, but they often read like backtracking and political equivocation relative to our agenda, hence our strong doubts that this candidate is sympathetic to the Human-Scale agenda. Our review of on-line newspaper articles in which the candidate was interviewed and our phone call with him did not alleviate our concerns. District 4 voters in Manhattan do not appear to have a candidate here that strongly supports the Human-Scale agenda.

Revealing Quote(s) From Survey

*"My district is unique as a place
where new development is
common.... We should have
reasonable expectations about the
heights, scale, and density of the
projects."*

Human-Scale NYC
coordinator@humanscale.nyc
www.humanscale.nyc