

# LANDER

## for Mayor

### ***Fix NYCHA, With NYCHA, For NYCHA***

*Brad will leverage resident feedback through a "Yelp for NYCHA Repairs" system to strengthen property management, ensure residents have a majority vote on decisions affecting their homes, and offer multiple pathways for rehabilitation. He will also collaborate closely with public housing residents to improve public safety and expand economic mobility.*

## Introduction

Brad is running for Mayor to deliver a safer, more affordable, and better-run city for all New Yorkers, including the 517,000 residents who call NYCHA home. For nearly a century, NYCHA has been the most deeply affordable housing in our city, stabilizing neighborhoods and providing homes for low-income and working-class families. As Mayor, Brad will keep a strong focus on NYCHA as part of his strategy to confront New York City's housing crisis, while ensuring that NYCHA residents live with dignity, safety, and opportunity. His plan focuses on delivering the repairs and modernization residents deserve, addressing decades of disinvestment, improving public safety, and creating meaningful pathways for economic mobility.

Brad has a decades-long, proven track record of standing up for NYCHA residents and fighting to strengthen public housing. From opposing HOPE VI plans to demolish and privatize public housing, to securing hundreds of millions of dollars for comprehensive modernization at Gowanus and Wyckoff Houses (as part of the Gowanus Rezoning), Brad has consistently prioritized keeping NYCHA homes permanently affordable and publicly owned.

As Comptroller, Brad didn't just talk about oversight—he gave NYCHA residents real power by establishing the first-ever "NYCHA Resident Audit Committee," amplifying resident voices and exposing wasteful spending. His audit of NYCHA vendors revealed millions wasted on broken repair systems, leading his team to design a "Yelp for NYCHA Repairs" system to hold contractors accountable, and empower tenants directly. Another Comptroller audit showed the higher eviction rates in PACT developments, leading Brad to commit to a majority tenant vote before a NYCHA development is transferred to a different status.

With firsthand experience managing housing nonprofits, Brad knows what it takes to deliver safe, well-maintained homes. As Mayor, he'll bring that same commitment to ensuring every NYCHA resident has a safe, dignified home—and a voice in shaping the future of their community.

## The Issue

NYCHA represents one of New York City's most precious public assets, providing the most deeply affordable stock of housing in the city, homes for 517,000 New Yorkers. Yet, after decades of underfunding and neglect by federal, state, and city governments, NYCHA faces a \$78 billion capital backlog, deteriorating living conditions, and systemic management challenges. Although recent programs have funded rehabilitations at NYCHA

developments across the City, billions in repairs remain unfunded and thousands of residents continue to live with deteriorating conditions.

Under a Trump presidency, without a Mayor who will make NYCHA a key priority, NYCHA risks being pushed back into crisis — threatening the stability of 1 in 17 New Yorkers who live in public housing. Public safety in NYCHA developments remains a pressing concern, with residents facing higher rates of gun violence and crime. Economic opportunities for residents are often limited, perpetuating cycles of poverty and inequity.

Brad believes that NYCHA residents deserve safe, modern homes, vibrant communities, and the chance to build better lives. His platform is a bold commitment to public housing—not just preserving it, but elevating it as a central pillar in solving New York City’s housing crisis, advancing racial and economic equity, and delivering a future where NYCHA residents are full partners in the city’s success.

## Brad’s Solution:

### HOUSING: Fully Invest in NYCHA & Empower Residents

- **Better property management & oversight:** Brad will improve day-to-day property management with a focus on quality repairs. He will:
  - Launch a "[Yelp for NYCHA Repairs](#)" system where residents can rate contractors. In a recent Comptroller audit, 44% of invoices from vendors lacked backup documentation to prove the word was done. When Brad is Mayor, before a vendor is paid for work in a resident’s apartment, the resident will have the opportunity to rate their performance, to help ensure the job is done.
  - Utilize the feedback from residents in the “Yelp for NYCHA Repairs” system to quickly establish “Vendor Scorecards” for all vendors doing work in NYCHA units.
  - Create a Vendor Watchlist for underperforming contractors and require corrective action plans.
  - Increase inspections, audits, and public reporting to hold NYCHA accountable.
  - Expedite vacancy turnover by lobbying for an additional \$275M in State funds through the NYCHA INVEST Act sponsored by AM Khaleel Anderson.
- **Majority resident votes, multiple pathways for comprehensive rehabilitation:** Every NYCHA development will have access to transparent, resident-led pathways—whether through PACT, the Preservation Trust, an Infill option, or staying in Section 9 as traditional public housing. Any transfer will require the vote of a majority of the residents of the development, and residents will be empowered with clear, accurate information about their options.
- **Triple City capital investment for housing:** Brad will triple City capital funding for housing over the next decade, prioritizing billions in investment to rehabilitate NYCHA developments. This includes modernizing boilers, elevators, and essential systems while addressing lead, mold, and pest issues.
- **Public sector housing development:** Brad will leverage NYCHA and the Preservation Trust to build mixed-income, permanently affordable housing. He will invest \$1 billion annually to create a revolving loan fund, allowing NYCHA to acquire underused sites and develop new permanently affordable housing that benefits both current NYCHA residents and other low-income New Yorkers.

- **Create new pathways to affordable homeownership for NYCHA residents and working New Yorkers.** Brad will build a *new generation of affordable co-ops* as part of the 50,000 affordable homes on public land (including 4 of the City's 12 municipal golf courses), with a share reserved for NYCHA residents. Through his *Homes for City Workers* program, Brad will specifically empower long-serving City employees, many of whom live in NYCHA, to achieve homeownership by leveraging pension funds to double their purchasing power—cutting both down payments and monthly mortgage costs in half and opening doors to stability and wealth-building.
- **Protect NYCHA residents from the growing threats of flooding, extreme heat, and poor air quality.** Brad's climate plan will safeguard public housing communities while improving quality of life for all New Yorkers. His approach to tackling climate change is grounded in practical benefits: cleaner air, lower energy costs, improved parks and transit, and healthier families. By investing in resilient infrastructure, sustainable energy, and community networks for emergency response, Brad will not only prepare NYCHA developments for the challenges of the future—but also create good-paying green jobs and a stronger, fairer economy.
- **Address the Rat Problem:** Brad will modernize compost management, implement real-time and long-term evaluation frameworks and increase public transparency. He will scale up proven rat reduction methods for the 150+ developments not currently in the Rat Mitigation Zones.

## **SAFETY: Build Safer, Stronger Communities for NYCHA Residents**

- **Expand NeighborhoodStat (NStat):** Brad will modernize CompStat and scale NStat in NYCHA developments. Monthly meetings will bring together law enforcement, social services, and residents to develop localized safety strategies informed by real-time data.
- **Strengthen Community Violence Intervention (CVI) programs:** Brad will overhaul and expand the City's Crisis Management System to ensure NYCHA developments benefit from effective violence interruption programs. He will enhance oversight, improve training, and provide these organizations access to data to better target services.
- **Expand MAP initiatives:** Brad will expand programs like the Mayor's Action Plan (MAP) for Neighborhood Safety to more NYCHA developments. MAP has already led to a 7.5% drop in major felonies by bringing youth employment, health services, community centers, and environmental improvements to high-crime NYCHA areas.
- **Focus policing on gun crimes:** Brad's NYPD will prioritize solving gun crimes and removing illegal firearms, particularly in areas most affected by violence, while emphasizing de-escalation and community-based policing to build trust.
- **Public space activation & lighting:** He will invest in lighting upgrades, after-school programs, sports leagues, and public events to activate NYCHA spaces and create safer environments.

## **ECONOMIC OPPORTUNITY: Deliver Pathways to Mobility for NYCHA Residents**

- **Section 3 enforcement & hiring:** Brad will strengthen enforcement of Section 3 requirements to ensure NYCHA residents are prioritized for jobs and contracts related to public housing construction and

maintenance, with a focus on jobs in growing sectors like green jobs.

- **Workforce development & training:** Brad will prioritize long-term career pathways in high-wage, high-growth industries like green jobs, healthcare, technology, and construction. Programs will be tailored to NYCHA residents, especially young people, ensuring training leads to stable, upwardly mobile careers.
- **Expand Summer & Youth Employment programs:** Brad will guarantee summer jobs for NYCHA youth at risk of involvement in violence and scale programs proven to reduce incarceration and mortality.
- **Free CUNY for key public service fields:** He will expand access to free CUNY degrees for NYCHA residents pursuing careers in teaching, social work, green jobs, and other critical fields.