

### **1. What is your name?**

Marc Landis

### **2. What office are you running for?**

City Council - District 6

### **3. What is your plan for preserving and adding additional units of affordable housing in New York City?**

My plan for preserving and expanding affordable housing in NYC includes the following: (1) strengthening and expanding rent regulation protections to prevent affordable apartments (including “Class B” units, known as SRO housing) from being turned into market-rate and luxury housing; (2) implementing mandatory inclusionary zoning to ensure that new construction includes affordable housing units; (3) creating a new “Mitchell-Lama” program for permanent affordable housing; and (4) offering a variety of affordable housing models by creating incentives to build more affordable limited-equity condominiums and cooperatives and providing subsidies to qualified first-time purchasers.

### **4. Do you support or oppose 421 tax abatements for development in buildings in already highly desirable neighborhoods?**

Oppose

### **5. As a Public Official, what actions would you take to promote the continuation and improvement of rent stabilization In New York City?**

I have organized for many years in support of rent stabilization and rent control laws, as well as the repeal of vacancy deregulation, and I will continue this work as a member of the City Council. The repeal of the Urstadt Law is essential to NYC self-governance; ultimately, I believe it will take Democratic control of the State Senate and meaningful campaign finance reform to ensure that upstate legislators release their stranglehold on NYC policies. In addition to providing sufficient resources to enforce existing laws that govern landlords, I will seek to provide public funds to ensure that tenants in Housing Court who cannot afford an attorney will be provided with one.

### **6. How would you provide housing and mental health services to the homeless?**

The increase in the numbers of homeless individuals and families in NYC is driven primarily by economics – breadwinners who lose their jobs, and families who cannot make ends meet, especially given the lack of available affordable housing. The extraordinary expense of providing “emergency” homeless housing adds insult to injury. The only solution to addressing economically-driven homelessness is improving economic conditions for these individuals and families – providing

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transitional housing while moving people toward permanent affordable housing, providing job training, health care and other support services so that those suffering from homelessness get a helping hand to get back on their feet. For individuals who face the challenge of homeless as a result of mental or physical health issues, enhanced social services outreach, including case workers and health professionals, provided by responsible community organizations such as WSFSSH and The Bridge, are essential to bring the necessary resources to those in need.

**7. What is your position on the leasing of NYCHA property to private developers?**

I am opposed to the sale or long-term lease of NYCHA property and school properties for private development unless these proposals are first presented for community consultation and then subject to the Uniform Land Use Review Procedure (ULURP), with a full opportunity for public review and participation. See my article at: <http://www.votelandis.com/doe-nycha-should-b-subject-to-ulurp/>

**8. What is your position on the leasing of open space that is currently occupied by public schools to private developers?**

See my answer above, which addresses both NYCHA and public school properties.

**9. Do you support the continuation of mayoral control of schools?**

Yes

**10. Do you support or oppose the Mayor appointing a majority of the members on the Public Education Panel?**

Oppose

**11. Do you support or oppose the reappointment of Dennis Walcott as Chancellor?**

Oppose

**12. Do you support ending tenure protection for teachers?**

No

**13. Do you support or oppose a moratorium on school closings?**

Support

**14. Do you support or oppose the co-location of charter schools in public school buildings?**

Oppose

**15. Do you support or oppose a moratorium on new charter schools?**

Support

**16. Do you support or oppose giving local Community Education Councils greater power in determining use of school space?**

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Support

**17. How can you use your office to encourage the use of renewable energy?**

It is essential that NYC invest in renewable energy to reduce our carbon footprint and protect the environment and health of our residents. I support the Progressive Caucus' "21st Century WPA for NYC" that includes the development of a comprehensive plan for investments in clean energy until we completely make the switch to alternative energy, as a community, we need to advocate for green retrofits for public buildings, schools, and residential buildings, which will lower energy costs and consumption. The City Council and the rest of NYC government should move to renewable energy to set an example in its own operations.

**18. Are you in favor of closing the Indian Point Nuclear Power Plant? If so, how will you use your office to support IP's closing?**

I support the closing of Indian Point. Since 2007, I have been a member of a coalition of community groups working closely with Three Parks in calling on the Governor, Senators, and Members of Congress to urge the NRC to deny license extensions to the Indian Point Power Plant. New York City is only 50 miles away from the reactors and is at a serious risk in the event of a radioactive release. As a member of the City Council, I will continue to work to build our community coalitions, and I will seek to hold Indian Point officials accountable at City Council hearings.

**19. Under what conditions, if any, would you support hydraulic fracturing in New York State?**

I am a long-time supporter of a fracking ban in NYS, and have worked closely with allies such as United for Action, Food and Water Watch, Manhattan Borough President Scott Stringer, Assembly Member Linda B. Rosenthal and State Senator Adriano Espaillat to organize direct action campaigns and to co-sponsor educational programs. I recruited Citizen Action of New York and Democratic Party organizations from across Manhattan to join and strengthen the anti-fracking coalition.

**20. Do you favor or oppose commercial rent control?**

Oppose

**21. Do you support zoning regulations that discourage owners of commercial properties from renting to large banks and chain stores?**

Yes

**22. Do you support or oppose the leasing of public parks to raise revenue, such as private tennis courts in Central Park or private development of the Hudson River Park?**

Oppose

**23. Do you think the power of eminent domain has been abused within the city? If so, what examples would you cite?**

The use of eminent domain should be limited to instances where there is a clear public purpose to the taking of private property. I am proud of my work in utilizing eminent domain on behalf of the State of New York in taking title from owners who walked away from their real estate tax obligations on vacant lots -- allowing selected non-for-profit organizations like HELP and the NY Foundation for Senior Citizens to create turnkey homeless housing projects throughout the five boroughs. Eminent domain can be a valuable tool for promoting economic development, but only where the development has a legitimate public purpose and will benefit the broader community rather than private investors. This use of eminent domain should only happen with legislative participation, so legislators can be held accountable for their actions.

**24. Do you support a bill mandating a living wage for anyone who works under a contract with New York City?**

Yes

**25. How do you define a living wage in dollars?**

\$15/hour (annualized \$30,000 per year).

**26. Should the living wage be applied only to NYC contracts or should there be a City minimum wage tied to the cost of living in New York city?**

City Minimum Wage tied to Cost of Living

**27. Would you support the establishment of a City Department of Labor for complaints of violation of fair labor standards?**

Yes

**28. Do you believe there should be mandatory paid sick leave in New York City for all workers regardless of establishment size?**

Yes

Yes – I strongly supported Intro 97-A, and I have worked closely with the WFP, A Better Balance, and many of the other coalition members supporting it. The compromise version of the bill that was adopted by the City Council is not perfect, but it is an important step in the right direction. I will continue to work actively to expand coverage to employees of smaller companies. Some of my efforts have included bringing Democratic clubs into the coalition, circulating information and

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collecting hundreds of signatures at Upper West Side town hall meetings, recruiting small businesses to join the coalition, and blogging. See: <http://www.votelandis.com/putting-people-first-its-time-for-paid-sick-time/> and <http://www.votelandis.com/doctors-and-nurses-know-best-the-struggle-for-paid-sick-time-continues/>

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**29. Under what circumstances, short of probable cause, should a police officer be able to stop and frisk someone?**

In the absence of probable cause, the only circumstances in which a police officer should be able to stop and frisk someone would be under extraordinary circumstances, such as imminent risk of a large-scale terrorism attack.

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**30. Would you continue, change or end the stop and frisk policy of the police department?**

Change stop and Frisk

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I am opposed to the current policy, and believe stop-question-and-frisk requires significant reforms, including an end to racial and other bias-based profiling. I am particularly conscious of the fact that my children and I are unlikely to be stopped because we are white, while New Yorkers of color – especially young men – are stopped for no reason at all. I have spoken out on this subject in public, and my daughter and I participated in the “Silent March to End Stop and Frisk” last year; I also recruited co-sponsors for the march including Citizen Action of New York, and participated in Borough President Scott Stringer’s Manhattan-wide initiative to call attention to the issue.

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**31. Is there something you can do to keep people from getting arrested when, while being searched, they are found to have small amounts of marijuana that would not have been a crime if the marijuana was not in public view?**

Yes

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I support the decriminalization of possession of small amounts of marijuana.

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**32. Who would you appoint or support as police commissioner?**

I would support the appointment of a police commissioner who understands that the job is not just running the NYPD – it is restoring faith in New Yorkers, regardless of race, religion, socioeconomic background, gender, sexual orientation, etc., that the NYPD is there to serve the public, and is accountable to civilian authority.

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**33. What would you do to improve city mental health services?**

We have a special obligation as a community to advocate on behalf of those whose voices may not be heard in the legislative process. Mental health services, particularly for individuals suffering from severe mental illness, are much too

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important to be subject to the annual budget dance where services are cut, or the mayor simply fails to deliver on the funds that are appropriated by the city council. Additionally, I support further expansion of the "New York/New York" agreements that provide funding for housing and services for people suffering from mental illness.

**34. Would you continue (support) Bloomberg's policy of increasing the number of bike lanes?**

Yes

**35. How would you protect transit fares?**

I support the placement of bike lanes in less congested residential areas as well as in parks. However, I believe that the entire community should be involved in the planning and implementation of bike lanes; we must pay attention to the needs of pedestrians (especially seniors and families with young children) as well as the needs of small business owners. The greatest transportation priority is ensuring a dedicated stream of funding for mass transit in general and the MTA in particular. New York State and New York City both need to step up and do their fair share, so that the MTA's budgetary ills are not balanced on the backs of transit riders, many of whom are on limited incomes. The implementation of a sensible congestion pricing program will provide needed financial support to the MTA, while ensuring that the UWS is not turned into a "parking lot" for commuters.

**36. Do you support congestion pricing?**

Yes

**37. What, if anything, do you think should be done to New York City's campaign finance law?**

I am a strong supporter of the Clean Money Clean Elections approach to campaign finance reform, and I believe this type of reform is critical if we are to have any chance of restoring our democracy to the people. Elections need to be owned by voters, not donors! As a long-time Citizen Action activist (and former chair of its NYC chapter), I spearheaded educational, organizing and coalition-building efforts promoting CMCE in both NYC and NYS, and I will continue this work as a member of the City Council. Earlier this month, I was the only candidate that testified in front of the New York State Senate in support of the Fair Elections proposal. We also need to address the impact of money inside the City Council. For too long, "lulus" (salary bonuses for Council Members) and the distribution of member items has been an actual or apparent mechanism for the leadership to exert power over members. I want to reform the Council rules to eliminate lulus and provide for allocation of member items based on community need, not politics. I do not believe corporations are people, and I disagree with the Citizens United

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decision; however, I believe that the greater underlying issue is the Buckley v. Valeo decision that equates money with speech.

**38. Do you favor an increase in City income taxes for residents making more than \$250,000 per year?**

Yes

**39. Do you favor or oppose an increase in the city sales tax?**

Oppose

**40. Would you support a transaction tax on Wall Street trades?**

Oppose

**41. Do you think non-profits, including religious institutions, should be taxed when such institutions sell their property or air rights?**

No

**42. What kind of a commuter tax, if any, would you support?**

I support a commuter tax which reflects the fact that non-residents who work in NYC commute on subsidized mass transit or drive on NYC roads, benefit from people receiving a NYC public education, receive police and other emergency services and should contribute their fair share to the cost of operating NYC.