



**CITIZENS
HOUSING &
PLANNING
COUNCIL
OF NEW YORK INC**

WILLKIE MEMORIAL BUILDING
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QUESTIONNAIRE FOR MAYORAL CANDIDATES
ON HOUSING AND PLANNING ISSUES

CANDIDATE: Edward I. KOCH

(Please return to Allan Talbot no later than August 22, 1977)

1. Do you support Westway? no I am in favor of building a scaled-down West Side Highway for approximately \$100 million and using the remainder of the Westway appropriation for mass transit.

2. Would you favor a city subsidy (some estimate it would have to be on the order of \$20 million annually) as a means of building and operating a new convention and exhibition center in New York City? I support funding the Convention Center at the 44th St. site with capital budget funds, building it with the labor of NYC residents, with agreements with unions in advance to insure reasonable maintenance charges, no strikes in building to insure against cost overruns, and intelligent leasing arrangements

3. The city's major source of housing and development money is the federal Community Development block grant. It has been argued that this annual grant should be administered by an autonomous agency charged with both planning and execution of the program by the Board of Estimate. Do you agree?

no I am not in favor of non-mayoral agencies.

4. Allocating the city's CD program money is filled with difficult choices. Here are two conflicting program demands drawn from last year's CD program application:

NEIGHBORHOOD A is located in the South Bronx. It is badly deteriorated with widespread abandonment and recurring outbreaks of arson. CD funds in the amount of \$200,000 are being sought for emergency repairs to upgrade widely scattered in rem buildings.

NEIGHBORHOOD B in Brooklyn is seeking approximately the same amount to finance various park and maintenance and street repairs. The city has been working for the past few years to stabilize this neighborhood with rehabilitation loans and there has been a significant level of self-help renovation. However, the streets and park, which will be the recipient of CD support, are in poor condition and the subject of continuing community complaints about city services.

Which of these CD requests would you be more liable to support.

A B

Comment?... I lean toward preservation/stabilization but could not make an intelligent decision without all the facts.

(Please go to reverse)

5. Do you support liberalizing the laws under which building owners of rental apartments can convert them into cooperatives?

yes no with adequate protection for tenants who don't want to co-op as well as a reasonable percentage required for co-opping at all.

6. Do you approve generally of the way in which the J-51 tax abatement and exemption program works as an inducement to rehabilitation and building repairs?

yes no

If not... But procedures must be simplified so tax abatements and building approvals are obtainable without too much red tape, lawyers' fees etc.

7. Do you approve of state mortgage insurance as a means of overcoming the effects of bank disinvestment in some city neighborhoods?

yes no

8. Do you favor the city strategy of using zoning to disperse and lower the concentration of adult uses in New York? Or would you opt for the opposite approach of concentrating such uses in one district or zone of the city?

dispersal one zone

9. It has been conservatively estimated that the annual deficits for both city and state Mitchell-Lama housing are approximately \$40 million. Should the tenants in Mitchell-Lama housing be asked to pay higher rents to meet the deficits? Or should the city and/or state meet the gap with government subsidy?

tenants city/state

in which there are presently no residential or commercial establishments such as the deserted Manhattan waterfront

10. Which of the following changes in rent regulation would you support?

- Gradually phasing out all controls.
- Permitting vacated apartments to be rented at market rates.
- A simplified state program for all units patterned after rent stabilization.
- Rent control only for tenants who can demonstrate economic need.
- No change at all.

pending thorough investigation of controls. I am in favor of strong rent controls and a continuation until tenants are placed in equity with landlords as represented by a 5% vacancy rate.