



ANDREW CUOMO: YOUR LANDLORD'S FAVORITE CANDIDATE

**HOW CUOMO RAISED THE RENT, FORCED THOUSANDS INTO HOMELESSNESS,
AND REWARDED HIS REAL ESTATE DONORS WITH GIVEAWAYS**

SUMMARY:

Andrew Cuomo is your landlord's favorite candidate. As Governor, Cuomo created the housing crisis we're in right now. Rents and homelessness skyrocketed under his leadership. For nearly a decade, he repeatedly blocked tenant protections and cut homelessness programs – while rewarding his real estate donors with massive tax breaks. And he has no plan to fix the crisis he created, in fact he outsourced his housing platform to ChatGPT.

KEY FACTS:

- While Cuomo was in office, **rents went up 33%** across New York State and **homelessness increased by 50%** in New York City.
- During Cuomo's time as governor, **over half of all New York City tenants were rent burdened**, spending more than 30% of their paycheck on rent.
- Cuomo's mayoral campaign released **a housing plan drafted by ChatGPT filled with typo-ridden passages** – he cares so little about addressing New York's housing crisis that he's outsourcing housing policy to AI.
- In 2011 and 2015, **Cuomo extended loopholes in New York City's rent laws**, leading the deregulation of tens of thousands of rent stabilized units and helping his real estate cronies get richer.
- Cuomo effectively **killed a critical housing program for homeless families**, cutting \$65 million of its funding, which resulted in the program losing an additional \$27 million in federal funds.
- Cuomo **received 2.3 million dollars from real estate for his mayoral campaign and \$12.3 million from real estate for his gubernatorial campaigns.**
- Cuomo did everything he could to **put Republicans in charge in the state legislature** and hold common-sense legislation, like basic tenant protections, hostage.

CUOMO CREATED THE HOUSING CRISIS WE'RE IN RIGHT NOW – AND HAS NO PLANS TO FIX IT.

- **Andrew Cuomo raised rents and forced thousands into homelessness.**
 - Median rent in NYS went up 33% while Cuomo was in office ([American Community Survey 2021](#))
 - During Cuomo's time as governor, over half of all New York City tenants were rent burdened, spending more than 30% of their paycheck on rent (*Cuomo's Housing Crisis*, [4/3/18](#), p.16).
 - Under Cuomo, the number of homeless New York City residents increased by 50% from 2010 to 2018 — while homelessness nationwide *decreased* (*Cuomo's Housing Crisis*, [4/3/18](#), pg. 4).

- **Andrew Cuomo has no plan to fix the housing crisis we're in right now.**
 - Cuomo's mayoral campaign released a **housing plan drafted by ChatGPT filled with typo-ridden passages** (Hell Gate, [4/13/25](#)).
 - Cuomo called gentrification "great." (Politico, [4/15/25](#)).

- **Cuomo oversaw the deregulation of tens of thousands of rent regulated apartments and blocked progress on reform for years.**
 - **In 2011 and 2015, Cuomo extended loopholes in New York City's rent laws, leading to the deregulation of tens of thousands of units.** A loophole, known as vacancy decontrol, removed rent stabilization from units vacated by a tenant — allowing landlords to force tenants out and then hike the rents (Gothamist, [6/23/15](#); Observer, [5/6/15](#)). The loopholes that he kept in place were written by Republican lawmakers, with support from Koch Brothers-funded think tanks (*Cuomo's Housing Crisis*, [4/3/18](#), pg. 14).
 - **Cuomo failed to deliver on a promise to 50,000 rent regulated apartments that landlords had illegally taken off the market.** Even though those landlords received state tax incentives, Cuomo was only able to get less than half of those 50,000 rent regulated apartments back (ProPublica, [12/28/16](#)). During his last year in office, Cuomo oversaw a loss of 66,000 rent stabilized apartments, an 8 percent decrease (The City, [2/15/23](#)).
 - **Only after the Independent Democratic Conference that Cuomo empowered to give control of the Senate to Republicans was defeated, were tenants able to win reforms to stop the deregulation of rent stabilized units in 2019.** Cuomo was privately "deeply involved" and "made it very clear [he] wanted the IDC to work with the Republicans to run the Senate," according to legislative sources (Politico, [09/02/2014](#)).
 - In March 2025, **Andrew Cuomo told the Real Estate Board of New York that the 2019 rent laws – which kept thousands of New Yorkers in their homes – went too far**, in a bid to court real estate donors (Politico, [3/25/25](#)).

- **Cuomo cut funding for anti-homelessness programs.**
 - **Cuomo effectively killed a critical housing program that transitioned homeless families into stable housing with rent subsidies.** In his first budget in 2011, Cuomo slashed \$65 million from the Advantage program, which caused the program to lose an additional \$27 million in federal funds and forced Mayor Bloomberg to end the program (Times, [1/13/16](#)). Over the next three years "the shelter population grew by about 16,000." Further, the state budget passed in 2016 included just \$16 million from the state for rental assistance in the

five boroughs over the next four years; the rest of the state’s funding commitment came from relief of payments “that the city would have otherwise made to the state.”

- **Cuomo slashed state funding to address homelessness in the five boroughs.** Cuomo refused to split funding with the City on homeless outreach and shelter beds, in effect straining the City’s resources as the crisis spiraled; further, it did not even properly fund the State’s own homeless outreach efforts (City of New York, [3/6/21](#)). Cuomo cut the portion of homelessness funding the state contributed to New York City in half. “Before Mr. Cuomo took office, the state’s share of spending on homelessness was about 29 percent; by this year, it had dropped to 15.6 percent” (Times, [1/13/16](#); [New Yorkers for Better Leadership](#)).
- **Cuomo failed to deliver promised supportive housing units.** Instead of collaborating with the City on developing supportive housing, Cuomo launched his own Empire State Supportive Housing Initiative. It was supposed to build 20,000 units of supportive housing. But eight years after Cuomo’s 2016 announcement, only 5,000 units were ready to house New Yorkers (NYC Comptroller’s Office, [1/13/25](#)).
- **Cuomo underfunded public housing, contributing to the crisis of deteriorating conditions in NYCHA.**
 - **While the Cuomo administration claimed credit for “unprecedented and historic” investments in NYCHA public housing, state aid to NYCHA actually decreased to as low as \$0 during Cuomo’s time in office.** From 2011 through 2019, annual state investment in NYCHA was lower than it had been every year since 1996 under Pataki (City Limits, [3/12/18](#)). Despite the growing list of urgent repairs needed, Cuomo reduced state spending on public housing to as low as \$0 in 2018 and 2019; every state payment to NYCHA for those two years was FEMA disaster relief for the recovery from Hurricane Sandy (City Limits, [3/12/18](#)).
 - **While leading the Housing and Urban Development Department under President Clinton, Cuomo oversaw the demolition of 50,000 public housing units nationwide, without any requirement to replace the lost units.** Through the HOPE VI program, federal grants subsidized the demolition of public housing and the construction of mixed-income housing in its place — while providing vouchers to displaced families. During Cuomo’s stint as secretary, from 1997 to 2000, he “approved 120 demolition grants encompassing at least 50,000 public housing units” (City Limits, [4/20/2018](#)). Overall, the program destroyed 200,000 units of public housing, but only a quarter were replaced. In his launch video, Cuomo says: “Many developments have open areas, we should be transforming them on a large scale basis to modern mixed income communities, *we did it at HUD 25 years ago*” (Cuomo campaign, [3/1/25](#)), indicating that he sees the HOPE VI program as a blueprint for addressing NYCHA’s problems now.

REAL ESTATE INTERESTS ARE BANKROLLING CUOMO'S CAMPAIGN.

- **Cuomo has raised 2.3 million dollars from landlords and developers since beginning his run for mayor.**
 - Landlords and developers such as Douglas Durst of the Durst Organization, Lightstone Real Estate Partners, RXR Realty, and A&E Real Estate have poured millions into the “Fix the City” super PAC backing Cuomo’s run (New York Post, [3/25/25](#); The Real Deal [4/2/25](#)).
 - The Real Estate Board of New York’s president, James Whelan, said “a strong cadre of people... have made clear to me their interest in being supportive of the former governor’s mayoral candidacy” before Cuomo announced his campaign (Times, [2/26/25](#)).

- **Between 2010 and 2018 Cuomo received \$12.3 million from real estate groups, and even as Cuomo faced mounting calls to resign in 2021 real estate continued to pour money into his re-election campaign.**
 - Real-estate groups gave Cuomo \$12.3 million between 2010 and 2018 (The Independent, [8/13/18](#))
 - Developers, landlords, building lenders and other industry associates gave \$500,000 into Cuomo’s re-election campaign in 2021 (New York Post, [8/1/21](#))

- **Real estate tycoons have consistently been among Andrew Cuomo’s top financial backers.**
 - 15 real estate billionaires and their spouses have contributed at least \$1,356,350 to Governor Cuomo’s political campaigns. (LittleSis, [12/4/19](#))
 - Ahead of the 2018 re-election campaign, each of Cuomo’s seven largest donors and of 11 of his top 18 were involved in real estate (Politico, [7/24/17](#))

- **Cuomo raised at least \$16.5 million in shady corporate donations from LLCs — many of which were controlled by real estate interests.**
 - For decades, New York state election law essentially counted Limited Liability Corporations as people — capping their donations to candidates the same way donations from individuals were capped. Real estate interests could exercise particular advantage, given the sheer volume of LLCs they had: For most real estate developers and landlords, each property they owned had its own corresponding LLC. (Politico, [5/6/18](#)).
 - Despite running on closing the infamous ‘LLC loophole,’ Cuomo solicited and received “far more from LLCs since his election than any other New York State politician or committee” during his time as governor (ProPublica, [6/13/14](#)). The Cuomo campaign’s abuse of the LLC loophole even became part of the discussion at the corruption trial of Cuomo aide JoPercoco (City Limits, [9/7/18](#)).
 - Cuomo accepted \$16.5 million through LLCs by May 2018, and much of this came from real estate developers and owners (Politico, [5/6/18](#)). In his first term, \$1 million came from 19 different LLCs controlled by Glenwood Management. In his 2018 re-election campaign, the LLCs of Brookfield Financial, an investment firm which specializes in real estate, pitched in \$400,000 to his campaign.

CUOMO GAVE DEVELOPERS A RETURN ON THEIR INVESTMENT.

- **Cuomo authorized a \$1.7 billion annual tax giveaway to developers.** On two occasions, Cuomo renewed the 421a tax incentive program that cost the City of New York \$1.7 billion per year in tax revenue (NYC Comptroller's Office, [3/16/22](#)). This lost tax revenue was greater than the annual budget of CUNY, more than the city's health department, and more than the city's economic development corporation. Further, the majority of the "affordable" units created by 421-a from 2017 through 2020 were renting for 130% of the Area Median Income, when the median NYC renter household makes 59% of AMI (NYC Comptroller's Office, [3/16/22](#); WNYC, [5/10/24](#)).
- **Cuomo provided massive tax breaks to real estate developers who donated to his campaigns.** On multiple occasions, Cuomo rewarded his campaign donors with big tax breaks. In one case, a real estate development firm gave Cuomo's campaign \$100,000 through multiple opaque LLCs to conceal their identity just days before Cuomo awarded their firm "lucrative new development tax benefits" for a skyscraper, and gave another \$100,000 later that same year (ProPublica, [6/13/14](#)). Cuomo repeated that pattern with several other firms, drawing scrutiny and subpoenas from a public commission on corruption.
- **Cuomo's top aide, Joseph Percoco, was convicted for corrupt dealings with a Syracuse-area developer.** (New York Times, [1/31/28](#)) The Supreme Court later overturned the conviction in a string of cases that raised the prosecution standards for public corruption but did not refute the facts (New York Times, [5/11/23](#)).

CUOMO PUT REPUBLICANS IN POWER TO BLOCK TENANT PROTECTIONS

- **Cuomo did everything he could to put Republicans in charge in the State Senate: supporting gerrymandering, encouraging rogue Democrats to caucus with the Republicans, and attempting to hold common-sense legislation like tenant protections hostage.** Cuomo lent his support to GOP gerrymandering to lock Democrats out of the State Senate majority after the 2010 Census (The Tenant, [12/2012](#)). When Republicans lost their grip on the State Senate in 2012, Cuomo supported a corrupt, behind-the-scenes deal to have rogue Democrats join the Republicans, putting Republicans back in control of the Senate and tenant protections off the agenda (The Tenant, [12/2012](#)).
- **Cuomo privately encouraged Democratic State Senators to caucus with the Republicans through creating the Independent Democratic Conference.** Cuomo was privately "deeply involved" and "made it very clear [he] wanted the IDC to work with the Republicans to run the Senate," according to legislative sources (Politico, [09/02/2014](#)). While lying to the public by trying to maintain some distance and deniability, he refused to call for the rogue Democratic Senators to rejoin the Democrats until he faced a competitive primary challenge from the left in 2018 (Times, [09/11/18](#)).
- **Cuomo repeatedly refused to endorse Democrats who could have flipped the State Senate, often for his own gain.** In 2014, Cuomo allegedly made a secret "pact" to hurt Senate Democrats and boost his own re-election. Cuomo abandoned Democratic candidates in Long Island State Senate races, refusing to even endorse them on paper. In exchange, Cuomo received secret backing from Republican Senate Majority Leader (and later convicted felon) Dean Skelos for his own re-election

campaign (Post, [11/10/14](#)).

- **Cuomo gave away control of the state government to career Republican operatives.** Apparently unsatisfied with handing Republicans control of the State Senate, Cuomo also wanted to give them the keys of his administration. Many of his staffers came from the offices of the State Senate Republican conference; others, like his chief of staff, got their start with Republicans like Rudy Giuliani and George W. Bush (Intercept, [09/11/18](#)). Cuomo's longtime ally who launched a Super PAC to support his mayoral bid included former Trump staffers on planning emails (Times, [2/2/25](#)).