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THIS WEEK IN NEW YORK

COVERING NEW YORK & CITY GOVERNMENT

JUNE 26, 2026 EDITION



"No Man can be a good citizen unless he has a wage more than sufficient to cover the bare cost of living, and hour of labor short enough so that after his day's work is done he will have time and energy to bear his share in the management of the community, to help in carrying the general load" Governor Theodore Roosevelt.

In The News-New York State



Primary Results 2026

As the polls closed on Tuesday's primaries, election night delivered a series of upsets and surprises to incumbent candidates at the federal and state level. All results below are based on unofficial election night results and are subject to change as absentee ballots are counted.

In NY-10's Democratic primary, **Brad Lander** (65.8%) leads over incumbent Dan Golman (34.0%). In NY-13's Democratic primary, **Darializa Avila Chevalier** (49.4%) holds a close lead over incumbent Adriano Espaillat (45.9%), who has conceded the election. In the 61st SD Democratic primary, **Jonathan Rivera** (54.4%) leads over incumbent Jeremy Zellner (44.7%). In the 13th SD Democratic primary, **Jessica Gonzalez Rojas** (47.9%) defeated incumbent Jessica Ramos (37.2%). In the 38th AD Democratic Primary, **David Orkin** (58.8%) defeated incumbent Jenifer Rajkumar (40.9%). In the 54th AD Democratic primary, **Christian Celeste Tate** (61.9%) defeated incumbent Erik Dilan (37.9%). In the 56th AD, **Eon Huntley** (58.3%) defeated incumbent Stefani Zinerman (36.8%). In the 68th AD Democratic primary, **Diana Ayala** (51.9%) defeated incumbent Edward Gibbs (31.2%).

However, a number of incumbents succeeded against challengers. In NY-3's Democratic primary, **Tom Suozzi** (78.1%) defeated Danielle Welch (19.8%). In the NY-6 Democratic primary, **Grace Meng** (56.6%) won against Chuck Park (42.9%). In NY-9, NY-14, and NY-15, incumbents **Yvette Clarke** (68.6%), **Alexandra Ocasio-Cortez** (86.9%), and **Ritchie Torres** (72.0%) all defeated their opponents with margins of 50 to 80 percentage points. In the 15th, 23rd, 25th, and 31st Senate Districts, **Joseph Addabbo** (73.6%), **Jessica Scarcella -Spanton** (72.8%), and **Jabari Brisport** (78.3%), and **Robert Jackson** (71.9%), all defeated their challengers with a margin of over 40 percentage points. In the 70th AD Democratic primary, **Jordan Wright** (53.9%) maintains a lead over Conrad Blackburn (45.7%). In the 28th, 36th, 39th, 43rd, 50th, 72nd, and 75th Assembly districts, **Andrew Hevesi** (75.9%), **Clyde Vanel** (71.1%), **Diana Moreno** (78.3%), **Catalina Cruz** (90.9%), **Brian Cunningham** (80.8%), **Emily Gallagher** (85.5%), **Manny De Los Santos** (75.4%), and **Tony Simone** (76.5%) all defeated their challengers with margins of at least 40 percentage points.

Open seats on the ballot held the most attention leading up to election day and ended with some surprising results. In NY-7's Democratic Primary, **Claire Valdez** (56.1%) leads Antonio Reynoso (35.8%). In NY-12's Democratic primary, **Micah Lasher** (39.1%) holds a narrow lead over Alex Bores (35.0%). In the 12th SD Democratic primary, **Aber Kawa** (60.2%) defeated Steve Raga (39.4%). In the 23rd AD Democratic primary, **Pesach Osina** (60.6%) defeated Mike Scala (38.9%). In the 30th AD Democratic primary, **Patrick Martinez** (44.3%) holds a narrow lead over Shamsul Haque (44.1%). In the 32nd AD Democratic primary, **Nathaniel Hezekiah III** (51.9%) defeated his opponents with a margin of over 30 percentage points. In the 34th AD Democratic primary, **Brian Romero** (66.8%) defeated Rosa Sanchez (32.4%). In the 65th AD Democratic primary, **Illapa Sairitupac** (36.5%) defeated an open field of challengers. In the 69th AD Democratic primary, **Eli Northrup** (60.3%) succeeded over Stephanie Ruskay (39.4%).

This brings us to primary elections where the winner will challenge an incumbent in the general. In NY-4's Republican primary, **Jeanine Driscoll** (88.8%) holds a commanding lead over Marvin Williams (8.7%). In NY-11's Democratic primary, **Mike DeCillis** (61.1%) leads over Allison Ziogas (37.5%), who dropped out of the race earlier this year. The Republican primary in the 22nd Senate District between Carl Caller (43.85%) and Bernard Vaiselberg (43.25%) falls within the margin for an automatic recount, with only 7 votes separating the candidates.

Across the state, this year's primary elections set the stage for a significant number of new faces in office at the start of next year.



Bills on Governor Hochul's Desk

A10338 – Sponsored by AM Lavine/Senator Myrie – Extends the authorization of New York City Marshals to enforce money judgments rendered by the Supreme and Family Courts in New York City to 2028.

A10342 – Sponsored by AM Raga/Senator Ramos – Extends provisions to allow employers, with their employees' consent, to deduct wages from employees' paycheck to cover specified goods and services to 2028.

A10497 – Sponsored by AM Fall/Senator Scarcella-Spanton – Updates the statutory base pilotage tariff schedule used to calculate pilotage fees for vessels navigating through the Port of New York and New Jersey.

A11005 – Sponsored by AM Cunningham/Senator Stavisky – Extends the authorization that provides firefighters and fire officers enrolled at CUNY with a tuition waiver for one course.

A11007 – Sponsored by AM Williams/Senator Stavisky – Extends the authorization of a tuition waiver for one course for police officer students at CUNY.

A11368 – Sponsored by Rules (Cook)/Senator Stavisky – Extends certain provisions allowing physical therapy assistants to provide services without the physical presence of supervising physical therapist in home care settings.

A11487 – Sponsored by Rules (Lavine)/Senator Bynoe – Extends provisions related to the assessment and review of assessments in the county of Nassau.

A11539 – Sponsored by Rules (Alvarez)/Senator Liu – Relates to extending the deadline for reduction in class size under contracts for excellence in a city school district in a city having a population of one million or more.

A11555 – Sponsored by Rules (Pheffer Amato)/Senator Gounardes – Provides a cost of living increase for certain special accidental death benefits paid to widows and orphaned children of members.

A11558 – Sponsored by Rules (Kim)/Senator Gianaris – Extends the effectiveness of certain provisions relating to tickets to places of entertainment for one year.

S3822 – Sponsored by Senator Rivera/AM Paulin – Makes conforming changes reflecting the previously authorized scope of practice of nurse practitioners; allows nurse practitioners to sign return to school reports, job fitness reports, and bus driver health certificates.

S9611 – Sponsored by Senator Mayer/AM Benedetto – Extends provisions related to certified school psychologists and special education services and programs for preschool children with handicapping conditions.

In The News-New York City



Mamdani Administration Unveils New Tools to Build More Housing Via ADUs and Landmark Transferable Development Rights

Mayor Zohran Mamdani and Landmarks Preservation Commission (LPC) Chair Lisa Kersavage unveiled new resources will make it easier for homeowners to build ancillary dwelling units (ADUs) and for landmark property owners to use Landmark Transferable Development Rights (TDRs).

To support the City's housing goals, the LPC is advancing proposed rules that will make it easier to modify building features in historic districts and on individual landmarks. If approved, the rules would expedite the application and review process by expanding the range of projects eligible for staff-level approval, reducing the number that require a vote by the full commission at a public hearing.

The City also expanded and simplified the Landmark TDR process, making it easier to add housing near landmarks. LPC's new [fact sheet](#) and [application guidance](#) will help property owners navigate that new process.

These new tools are part of [Block by Block](#), the Mamdani administration's housing plan to build and preserve affordable housing across New York City. The plan ensures that every neighborhood contributes to meeting the city's housing needs and includes investments in affordable housing, tenant protections, code enforcement and public housing.

The launch includes a [searchable map](#) showing where homeowners can create ADUs in historic districts, a [new ADU fact sheet](#), and a dedicated LPC team to help property owners navigate the approval process. The City is also releasing a [fact sheet](#) and [detailed guidance](#) on landmark transferable development rights, making it easier for landmarked properties to generate revenue for maintenance and preservation while enabling new housing nearby.



Governor and Brooklyn DA Gonzalez Announce Criminal Charges in Brooklyn Gang Takedown

Governor Kathy Hochul and Brooklyn District Attorney Eric Gonzalez, together with New York City Police Commissioner Jessica Tisch, announced that 22 alleged members of a Brooklyn-based gang have been charged in a 176-count indictment with conspiracy to commit murder, weapons possession, and related offenses.

The defendants, who were arraigned in Brooklyn Supreme Court, are charged in connection with 26 shootings, including one homicide and 12 non-fatal shootings across Brooklyn and Manhattan that resulted in 23 victims.



The indictment is the result of a long-term investigation by the District Attorney's Violent Criminal Enterprises Bureau and the NYPD's Gun Violence Suppression Division into violence allegedly committed by two subsets of the Folk Nation street gang ("Renegade Goons" and "OOs") beginning in October 2022. The individuals named in the indictment are variously charged with second- and fourth-degree conspiracy, second-degree murder, second-degree attempted murder, and second-degree criminal possession of a weapon. All but five defendants are charged with attempted murder for allegedly pulling the trigger during a

shooting, and have been remanded or held on high bail.

"In Brooklyn and across our entire city, residents and visitors deserve to feel safe and protected from the threat of gang and gun violence," State Senator Jessica Scarcella-Spanton said. "I am grateful that Governor Hochul and District Attorney Gonzalez are prioritizing these efforts and continue investing into law enforcement and the tools they need to fight crime and keep our communities safe."



Summary of Guidelines Adopted on June 25, 2026

The New York City Rent Guidelines Board yesterday adopted the new lease guidelines for rent stabilized apartments, lofts and hotels, approving no rent increases for 2026-2027 by a 7-1 vote.

Arpit Gupta, a public representative on the board, cast the lone dissenting vote. Chantella Mitchell, chair and public member; Lauren Melodia, public member; Brandon Mancilla, public member; Sina Sinai, public member; Maksim Wynn, owner member; Sagar Sharma, tenant member; and Adán Soltren, tenant member, voted in the affirmative. Owner member Christina Smyth resigned from the Board earlier in the day.

RENT STABILIZED APARTMENT GUIDELINES

Together with such further adjustments as may be authorized by law, the annual adjustment for leases for apartments shall be:

- For a **one**-year lease commencing on or after **October 1, 2026** and on or before **September 30, 2027: 0%**
- For a **two**-year lease commencing on or after **October 1, 2026** and on or before **September 30, 2027: 0%**

RENT STABILIZED LOFT GUIDELINES

- For **one**-year increase periods commencing on or after **October 1, 2026** and on or before **September 30, 2027: 0%**
- For **two**-year increase periods commencing on or after **October 1, 2026** and on or before **September 30, 2027: 0%**

SPECIAL GUIDELINE

For dwelling units subject to the Rent and Rehabilitation Law on **September 30, 2026**, which become vacant after **September 30, 2026**, the special guideline shall be **49%** above the maximum base rent (MBR).

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a, which become decontrolled after **September 30, 2026**, shall be **49%** above the maximum base rent.

RENT STABILIZED HOTEL GUIDELINES

The allowable level of rent adjustment over the lawful rent actually charged and paid on **September 30, 2026** shall be:

- 1) Residential Class A (apartment) hotels – **0%**
- 2) Lodging houses – **0%**
- 3) Rooming houses (Class B buildings containing less than 30 units) – **0%**
- 4) Class B hotels – **0%**
- 5) Single Room Occupancy buildings (MDL section 248 SRO's) – **0%**

According to the Board, the summary of the guidelines is “solely for the informal use of the public” and should not be substituted for the full text of the Apartment and Loft Order 58 and Hotel Order 56. The full text of these orders will be made available to the public in the coming days.

Briefs

Speaker Menin Delays Budget Agreement Over CityFHEPS Expansion

New York City Council Speaker Julie Menin delayed a final budget agreement with Mayor Zohran Mamdani as negotiations continue over expanding the City's CityFHEPS rental voucher program. There had been optimism that the Speaker and Mayor would reach a budget handshake on Friday, June 26, 2026. However, the Council is seeking approximately \$300 million annually to settle ongoing litigation and expand eligibility for the housing assistance program.

The dispute centers on a 2023 City Council law that broadened eligibility for CityFHEPS. Former Mayor Eric Adams declined to implement the expansion due to its projected cost, leading to litigation that remains pending. Although Mayor Mamdani successfully campaigned on implementing the expansion, his administration has since sought to overturn a court ruling requiring implementation, citing the City's significant budget constraints.

CityFHEPS has grown rapidly in cost—from approximately \$25 million when it launched in 2019 to an estimated \$1.7 billion in FY2027. Earlier projections estimated that the full expansion adopted by the Council could cost as much as \$22 billion over five years. The Council is now pursuing a more limited, less costly expansion through a negotiated settlement.

Mayor Mamdani's administration maintains that CityFHEPS is a critical tool for helping families transition out of the shelter system but argues that reforms are necessary to place the program on a sustainable financial footing before any expansion moves forward.

The City of New York is required to adopt its budget by June 30. The City Council is currently scheduled to hold its next Stated Meeting on that date, providing the remaining window for the Mayor and Council leadership to reach a final budget agreement.

New York State Continues Public Workforce Hiring Program

Governor Kathy Hochul this week announced the extension of the New York Hiring for Emergency Limited Placement Statewide (NY HELPS), a public service hiring program that has accelerated the ability of New York State and municipal government agencies to appoint and hire employees to fill vacancies open to the public.

NY HELPS, which has been extended by the New York State Civil Service Commission until June 30, 2028, temporarily waives exams for many government jobs available to the public. Jobseekers can apply for positions that are open to the general public for which they meet the minimum qualifications and other conditions of employment.

Since the inception of the original HELP program in 2023 — expanded and renamed NY HELPS in 2024 — more than 60,000 appointments have been made to both state and local government positions.

Attorney General James Issues Guidance to New Yorkers Facing Health Insurance Changes

Amid Changes to New York's Essential Plan Effective July 1st, AG James Offers Tips on Shopping for Coverage and Avoiding Scams

New York Attorney General Letitia James this week released guidance to help New Yorkers understand their health insurance options and avoid scams as major changes to New York's Essential Plan take effect.

Beginning July 1, 2026, New Yorkers enrolled in the Essential Plan with household incomes over 200 percent of the federal poverty level will no longer be eligible for that coverage. In the guidance, the Office of the Attorney General (OAG) explains the different health insurance options available to New Yorkers when they can enroll or change plans, key terms to understand when shopping for coverage, and common scams to avoid.

The Essential Plan is an Affordable Care Act (ACA) marketplace plan available to some low- and middle-income New Yorkers who are not eligible for employer-sponsored insurance or Medicaid. New York State of Health has announced plans to eliminate Essential Plan eligibility for New Yorkers earning between 200 and 250 percent of the federal poverty level. This impacts single New Yorkers making between \$31,920 and \$39,900, two-person households making \$43,280 to \$54,100, three-person households making \$54,640 to \$68,300, and four-person households making \$66,000 to \$82,500.

Approximately 450,000 New Yorkers are set to lose Essential Plan coverage on July 1, 2026. As the guidance explains, New Yorkers can only purchase or change health insurance plans during open enrollment and special enrollment periods triggered by qualifying life events such as losing coverage, moving, getting married, having a baby, or experiencing certain changes in income. The loss of Essential Plan coverage is considered a qualifying event, meaning impacted New Yorkers can enroll in a new health insurance plan through the New York State of Health marketplace any time before September 1, 2026.

New York State Launches Center for Cannabis Care and Health

The State Office of Cannabis Management (OCM) on Thursday announced the launch of its Center of Excellence for Cannabis Care and Health Equity.

Announced in Governor Kathy Hochul's 2026 State of the State, the new center will educate healthcare providers and public health professionals about cannabis. The center "brings together healthcare providers, public health experts and researchers to improve cannabis education and strengthen health outcomes," according to OCM.

OCM is launching the Center of Excellence in collaboration with medical institutions statewide, including:

- SUNY Upstate Medical University
- Stony Brook Medicine
- University of Rochester Medical Center
- New York Institute of Technology College of Osteopathic Medicine

- Albany Medical Center
- CUNY School of Public Health
- University at Albany College of Integrated Health Sciences
- New York State Office of Mental Health

"When New York legalized cannabis, we chose a different path than many other states from the beginning," said John Kagia, executive director of the state Office of Cannabis Management. "Our approach was about more than creating a new market. It's always been about building a framework rooted in public health, safety, education and equity."

The office issued a Request for Proposals (RFP) to develop clinician training courses. OCM is seeking vendors to design and deliver online, asynchronous training focused on the endocannabinoid system, medical cannabis, cannabis science, consumer health, and health equity.

Public Partnerships, LLC, NY Medicaid's Home Health Administrator, Agrees to \$160M Wage Settlement

New York's Consumer Directed Personal Assistance Program (CDPAP) administrator has agreed to pay out \$160 million to thousands of home health care aides as part of a class-action settlement over unpaid wages.

The settlement, [announced](#) by the Legal Aid and reported by *Gothamist*, is pending a judge's approval. It is the result of lawsuit filed against Public Partnerships, LLC (PPL) in April 2025, brought by home care workers in the state's CDPAP. PPL became New York's single administrator of the CDPAP program in January 2025 and Medicaid recipients and their caregivers transitioned to the program.

The workers alleged that, in the transition, they received paychecks that were late or inaccurate, or didn't get paid at all. According to the complaint, tens of thousands of home care workers in New York City, Westchester and Long Island experienced payment errors because of PPL's mismanagement.

"The personal assistants in CDPAP provide essential care that allows tens of thousands of older and disabled New Yorkers to remain safely in their homes," said Richard Blum, an attorney in the Employment Law Unit at Legal Aid. "This proposed settlement returns money to the workers. We are proud to stand with these caregivers."

According to published reports, a PPL spokesperson indicated that "settlement reflects no admission of liability or wrongdoing."

CDPAP serves more than 200,000 New Yorkers with disabilities, allowing them to use Medicaid funds to hire friends or family as assistants. Last week, the Department of Justice sued PPL and multiple state health officials, alleging that the company was selected through a "sham" bidding process and misrepresented its ability to administer the home care service.

Mayor Mamdani Appoints Annie Elisa Miguez as Executive Director of Mayor's Office of Nonprofit Services

Annie Elisa Miguez has been tapped as the Executive Director of Mayor Zohran Mamdani's Office of Nonprofit Services. The Mayor's Office of Nonprofit Services (MONS) is dedicated to strengthening New York City's nonprofit sector.

Miguez most recently served as the Vice President of Government and Community Relations at Good Shepherd Services. She also held leadership positions in several child, youth and family-focused coalitions, including the Campaign for Children, Council of Family and Child Caring Agencies (COFCCA), the Fostering Youth Success Alliance, Coalition for Equitable Education Funding, the Coalition for Community Schools Excellence and the Learning to Work Coalition. Her experience includes positions in the U.S. Department of Labor, the U.S. House of Representatives, the America Initiative of the Clinton Global Initiative, and ACCION U.S. Network.

She holds a bachelor's degree in business management with a minor in communications from George Mason University.

Mamdani Administration Launches City-Backed Housing Insurance Program

Mayor Zohran Kwame Mamdani and New York City Economic Development Corporation (NYCEDC) Interim President & CEO Jeanny Pak announced the next step toward launching a City-backed housing insurance program, with NYCEDC releasing a Request for Expressions of Interest (RFEI) to help design the initiative. The City-backed insurance program is included in the Block by Block program and the administration is investing \$100 million over the next three years to launch the program.

Developed in partnership with the Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC), the RFEI seeks proposals to design, structure and operate an insurance program capable of reducing premiums by at least 20% for a meaningful share of the City's affordable and rent-stabilized housing stock.

Coming Up

New York State

Thursday, July 2nd

Cannabis Control Board Meeting, Empire State Plaza Concourse – Meeting Room 6 – Albany, 11 a.m.

New York City

Monday, June 29th

Committee on Small Business, 250 Broadway – 8th Floor – Hearing Room 3, 10 a.m.

Subcommittee on Early Childhood Education, 250 Broadway – 8th Floor – Hearing Room 2, 10 a.m.

Committee on Sanitation and Solid Waste Management, 250 Broadway – 8th Floor – Hearing Room 1, 10 a.m.

Committee on Women and Gender Equity, 250 Broadway – 8th Floor – Hearing Room 1, 10:30 a.m.

Committee on Education, 250 Broadway – 8th Floor – Hearing Room 2, 10:30 a.m.

Committee on Cultural Affairs, Libraries, and International Relations, 250 Broadway – 8th Floor – Hearing Room 3, 10:30 a.m.

Committee on Parks and Recreation, 250 Broadway – 8th Floor – Hearing Room 2, 11 a.m.

Committee on Public Safety, 250 Broadway – 8th Floor – Hearing Room 1, 11 a.m.

City Council Stated Meeting, Council Chambers – City Hall, 1:30 p.m.

Tuesday, June 30th

Committee on Civil and Human Rights, 250 Broadway – 8th Floor – Hearing Room 1, 10 a.m.

Committee on Sanitation and Solid Waste Management, 250 Broadway – 8th Floor – Hearing Room 2, 12 p.m.

Wednesday, July 1st

Subcommittee on Zoning and Franchises, 250 Broadway – 8th Floor – Hearing Room 1, 11 a.m.

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