

A FEW WEEKS AGO, GOVERNOR KATHY HOCHUL GAVE HER TELEVISED STATE OF THE STATE ADDRESS TO THE CITIZENS OF NEW YORK. THE ONE-HOUR SPEECH, WHICH SPELLED OUT THE OFFICIAL AGENDA OF THE HOCHUL ADMINISTRATION FOR 2022, DISCUSSED A WIDE RANGE OF TOPICS, INCLUDING HOUSING.

HOCHUL'S SPOKEN STATEMENT ON HOUSING WAS LIMITED TO TWO SENTENCES: "WE'LL FIX OUTDATED LAND USE LAWS THAT HOLD BACK HOUSING SUPPLY. WE'LL ENCOURAGE TRANSIT-ORIENTED DEVELOPMENT AND THE CONVERSION OF HOTELS AND OFFICES TO HOUSING IS ALSO PART OF OUR HOUSING STRATEGY."

THE VAGUE LANGUAGE USED IN HOCHUL'S SPEECH DOES NOT REVEAL ITS TRUE INTENT: THE IMMEDIATE ELIMINATION OF ONE-FAMILY ZONING ACROSS NEW YORK STATE!

IF GOVERNOR HOCHUL'S PROPOSED LEGISLATION BECOMES LAW IT WILL:

- **REQUIRE THE ALLOWANCE OF AT LEAST ONE ACCESSORY DWELLING UNIT (ADUs) ON EVERY OWNER-OCCUPIED PROPERTY IN SINGLE-FAMILY ZONES, EFFECTIVELY ELIMINATING ONE-FAMILY ZONING ACROSS NEW YORK STATE**
- **TAKE AWAY "HOME RULE" FROM LOCAL MUNICIPALITIES – THE VILLAGES, TOWNS AND CITIES OF NEW YORK STATE – BY REMOVING THEIR ABILITY TO AUTHOR AND CONTROL THEIR OWN LOCAL LAND USE REGULATIONS**
- **MANDATE A BLANKET "AMNESTY" PROGRAM FOR THE TENS OF THOUSANDS OF ILLEGALLY CONVERTED HOUSES IN NEW YORK CITY, REWARDING DECADES OF CRIMINAL BEHAVIOR BY UNSCRUPULOUS PROPERTY OWNERS WHO**
  - 1) CHARGE MARKET-RATE RENTS WITH NO PROTECTIONS FOR TENANTS;**
  - 2) CREATE DANGEROUS AND SOMETIMES DEADLY CONDITIONS; AND**
  - 3) NEGATIVELY IMPACT THE QUALITY OF LIFE**

SHOULD THIS PROPOSED LEGISLATION BE ADOPTED, THERE IS NO QUESTION THAT IT WILL RADICALLY CHANGE NEW YORK STATE – AND NOT FOR THE BETTER.

GOVERNOR HOCHUL'S PROPOSAL WILL NEGATIVELY IMPACT THE MORE THAN 60% OF NEW YORKERS WHO SPECIFICALLY CHOOSE TO LIVE IN ONE-FAMILY ZONED NEIGHBORHOODS, TOWNS AND VILLAGES ACROSS OUR STATE. AND, ANY NEW HOUSING CREATED BY ADUs WILL NOT BE AFFORDABLE – IT WILL BE MARKET-RATE.

IN ADDITION, IT WILL PUNISH THE MANY PROPERTY OWNERS IN NEW YORK CITY WHO HAVE LEGALLY CONVERTED HOUSES, SPENDING TENS OF THOUSANDS OF DOLLARS TO DO IT THE RIGHT WAY – AND PAYING INCREASED PROPERTY TAXES AS A RESULT.

**SAY "NO" TO KATHY HOCHUL'S ADUs/AMNESTY PROPOSAL & PROTECT NY STATE!**