



**IMPORTANT MESSAGE FROM THE SUFFOLK COUNTY VILLAGE OFFICIALS ASSOCIATION:  
Governor's New York "Housing Compact"**

TO ALL LONG ISLAND RESIDENTS AND HOMEOWNERS:

With the *New York Housing Compact* inserted into the 2023-24 budget, Governor Hochul has re-launched a really alarming attack on local zoning control and on her constituents. **This is a deliberate, outrageous and targeted assault on "Home Rule", a concept imbedded in the NYS Constitution (Article IX) which guarantees villages, towns, and municipal entities control over local zoning, "property affairs and government."** **This assault will silence your voice and the voice of local government.**

The *New York Housing Compact* will **MANDATE** multi-family housing and density requirements across NY State. It will impose target dates and penalties for non-compliance. Within 3 years 38,000 new housing units will be mandated in Nassau/Suffolk alone. To achieve the State set "goals" for increasing affordable housing stock the Governor has proposed that local zoning codes be overridden. Of interest, these "goals" include a 3% target housing increase on Long Island and only 1% increase in upstate communities. Failure to meet such "goals" will allow developers to obtain State authorization to ignore local zoning codes and build without local permission. Zoning code items that may be ignored include placement of otherwise illegal housing stock in village/town residential areas, i.e., multi-family housing in single-family zones, without regard to local zoning density, height, and plot coverage requirements, let alone consideration of any environmental, sanitation or other items. The Governor has made only vague suggestions for Long Island villages/towns to "voluntarily" meet her housing goals, such as "repurposing underutilized office parks and strip malls to offer new incentives towards multi-family buildings..." (Governor's NYS webpage 1/10/23). Of course, if the "goals" are not realized by the villages/towns, the State can simply give permission to a developer to build wherever and whatever the developer and State want – and village/town zoning codes can be ignored. The Governor's webpage adds: "To expedite rezoning and development of new homes, **specific relief from environmental review** will be included in the new Home Targets & Transit Oriented Development proposals."

The Governor, despite being a former town councilwoman, clearly knows NOTHING about your local community and cares less. There has not been the slightest thought given to items such as environmental implications, utilities, emergency services, traffic, parking, sanitation, sewer systems, school system capacity, etc; etc... let alone the type of community in which you want to live. The level of condescension and attitude that constituents are either too ignorant to know what is best for them, or too distracted by the demands of making a living on Long Island to notice the Governor's intention, is appalling. Your Governor pretends that "out-migration" from NYS is the result of a housing crunch that a "one size fits all" mandate can fix. She would be far better advised to confront the real reasons for "out-migration." Among these are the progressive criminal justice agenda that she either feels powerless to control or unable to rein in; the extreme tax load that constituents shoulder; and the fact that NYS ranks 49th in the State Business Climate Index.

Predictably, the Governor has linked her *New York Housing Compact* to an increase in school aid – obviously an attempt to get legislators to vote for the budget, despite the fact that the mandatory compliance items contained therein will have serious negative impacts on their suburban

constituents. **Going to war with constituents is not the way for the Governor to address the issues of either housing or out-migration from New York State. This approach will only breed further distrust and resentment. The New York Housing Compact should be removed from the proposed 2023-24 NY State budget.**

SCVOA Counsel Peter Bee, Bee Ready Fishbein Hatter & Donovan, consulted on this message.

***About the Suffolk County Village Officials Association: SCVOA's mission is to inform, support, and advocate on behalf of the 32 villages of Suffolk County. The Executive Board of village mayors works tirelessly in its commitment to create a strong, effective, cohesive organization that promotes an exchange of ideas and strategies that enable village government to faithfully serve the more than 130,000 Suffolk County village residents.***