
“We will also fix outdated
land use laws that hold back
housing supply.”

- Governor Kathy Hochul, State of the State 2022

Newspaper Headlines – February 2022

“Governor Hochul declared war on the suburbs”

“Hochul’s housing plan ignites backlash”

“... elected officials oppose Hochul’s plan to eliminate single family neighborhoods”

1970s



Good Homes

Safe Streets Fresh Air



Open Space

1972 NYS Court of Appeals

“ . . . zoning enabling legislation is burdened by the largely antiquated notion . . . ” that

“ . . . the regulation of land use and development is uniquely a function of local government . . . ”

- *Golden v. Planning Board of Ramapo*

Municipalities Acknowledge Racist Land Use Policies

NYC—2019 Comprehensive Plan

“The legacy of segregation and racist policies continues to cast a shadow. . . .”

“Fifty years [later] . . . many neighborhoods . . . are still segregated along racial lines.”

“[P]olicies . . . based on institutionalized racism led to an unfair distribution of resources”

- *OneNYC2050*

Municipalities Acknowledge Racist Land Use Policies

Charlotte, NC– 2021 Comprehensive Plan

“The City believes it must take responsibility for its role in creating, perpetuating, and otherwise turning a blind eye to this system of structural racism . . . ”

– *CharlotteFuture 2040*

Municipalities Acknowledge Racist Land Use Policies

Richmond, VA-2020 Comprehensive Plan

“ . . . local, state and federal policies and ordinances did much to shape Richmond, especially laws based on racial segregation and policies . . . ”

– *Richmond 300: A Guide for Growth*

Westchester County ADU Statistics

1,212,005

Population 2020

1,833

Number of ADUs

9 States Have ADU Laws

1. California
2. Connecticut
3. Maine
4. New Hampshire
5. Oregon
6. Rhode Island
7. Utah
8. Vermont
9. Washington

Rhode Island ADU Law Development

2008	SF lots for family members w/disabilities
2017	SF lots for family members w/disabilities or >62 years old
2019	"Family" expanded to "related by blood, marriage or other legal means"
2022	SF or Multi lots, family requirement removed

California ADU Law– Highlights

• 1 ADU & JADU per lot

• Min. 800 sq. ft & 16' high

• 4' side/rear setbacks

39 years in the making...

California ADU Homeowner Survey- 2021

‰ Majority are 1 Bedroom

‰ 86% have 1-2 people residing

‰ 50% are income generating

‰ 18% serve as no cost housing
for family and friends

Westchester County ADU Statistics

Current ADUs	1,833
Double ADUs	3,666
Triple ADUs	5,499

Population: 1,212,005

-Governor Kathy Hochul re: withdrawal of her
