



Incorporated Village of LLOYD HARBOR

February 2023

MAYOR'S MESSAGE

Governor's Deliberate Assault on "Home Rule" & Local Zoning

I write to alert you to a really alarming provision that your Governor intends to insert into the 2023-24 NY State budget. Dubbed the "New York Housing Compact", it is targeted at destroying local zoning control. It would **MANDATE** multi-family housing & density requirements across NY State and impose target dates & penalties for non-compliance. Within 3 years 800,000 new homes in NY State - 38,000 in Nassau/Suffolk alone - will be mandated. **This is a deliberate, outrageous and targeted assault on "Home Rule," a concept embedded 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.**



MAYOR
JEAN M. THATCHER

You should know that State government "mandates" are a deadly slippery slope. This "NYS Housing Compact" is last year's proposed ADU (accessory dwelling unit) mandate on steroids. Your Governor's underhanded stealth technique is to add an amendment to the budget, forcing legislators to vote against the entire budget in order to eliminate a single provision. Once the State gets into the "mandate" business **anything** with regard to local government is fair game. Mandating dissolution of your local Police; public access to your Village Park; control & (lack of) maintenance/plowing of your roads; whether local officials are forced to run on a national party line as opposed to independently... the list of abusive mandates is endless. **These and so much more are local issues which should be decided by local residents and local governments who know and care about the needs and desires of the local community.**

In the case of the proposed "NY Housing Compact" the State 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. Governor Kathy Hochul is a former Town Councilwoman who, had she learned anything, would understand the fundamental importance of local control in response to the needs of local residents. Clearly, the lure of raw power trumps any modicum of comprehension, common sense or regard for the desires of her constituents. 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, and the fact that NYS ranks #49 in the State Business Climate Index. →



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GITTO



TRUSTEE
MATTHEW
STRUNK

SCVOA (Suffolk County Village Officials Association) and its Counsel Peter Bee (Bee Ready Fishbein, Hatter & Donovan) have alerted all 32 Villages in Suffolk County to this matter. SCVOA is working with NCVOA, municipalities in Nassau County and across the State in opposition to this budget item and its ramifications.

NYS Senator Mario Mattera & Assemblyman Keith Brown have registered vehement and articulate opposition to the “New York Housing Compact,” and to any attempt to insert it into the NYS Budget.

Your voice is critical to preserving local control over the character of local communities. Please help us protect your interests by doing one or both of the following:

- *Sign & return enclosed letter to Governor Hochul (envelope provided.) We will batch & ship to Albany.**
- *Sign letter on Village Website (www.lloydharbor.org)**

Sincerely,

Jean M. Thatcher
Mayor



February 2023

Honorable Kathy Hochul
Governor, State of New York
NYS State Capitol Building
Albany, NY 12224

Dear Governor Hochul:

I (we) write to express our extreme opposition to the "New York Housing Compact " and any effort to " backdoor" this provision into the 2023-24 State budget. This is targeted at undermining local zoning control. It is a deliberate and outrageous assault on "Home Rule," a concept embedded in the NY State constitution.

I (we) ask that you respect the desire of your constituents to govern their local zoning and other affairs. Local issues should be the purview of local residents and local governments who know the needs and desires of local communities. Mandating a "one size fits all" approach to housing or any other local issue is doomed to failure, and will only breed resentment and distrust on the part of your constituents.

I (we) ask that you remove the "New York Housing Compact" or any similar measures from the 2023-24 State budget.

Sincerely yours,

Signature

Name (Print)

Address

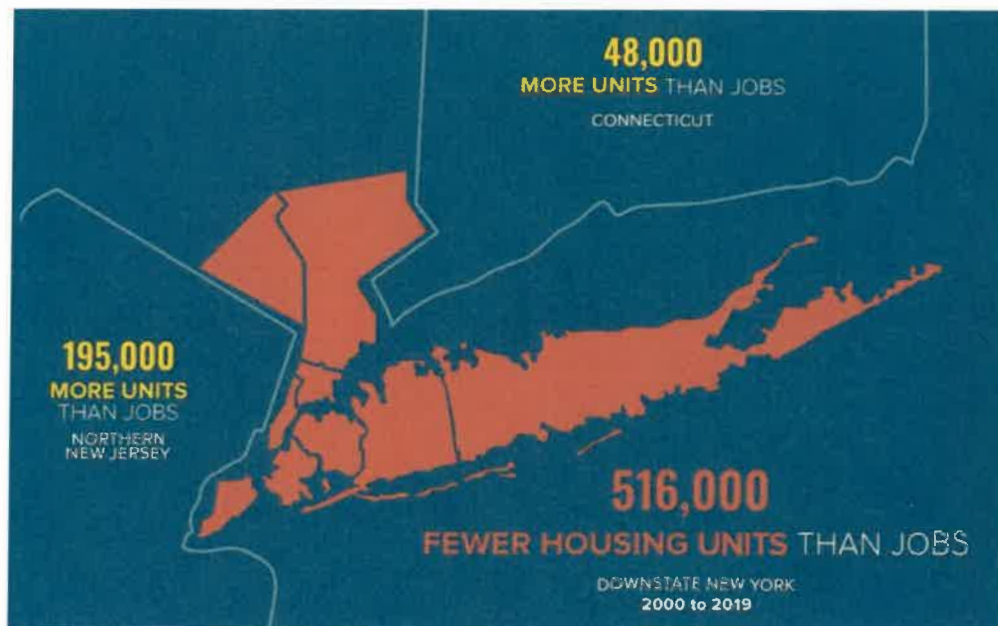
Signature

Name (Print)

Address

THE NEW YORK HOUSING COMPACT

New York faces a housing crisis decades in the making, but **we're all in this together**. We will all share in making the changes that will fix our shared challenges.



BOLD ACTION FOR THE FUTURE – HOW WE’LL REACH 800,000 NEW HOMES

Everyone Does Their Part

Statewide New Home Targets
and Fast Track Approvals

New Homes Near Transit

Transit Oriented Development
throughout MTA Region

Tax Relief

New statewide tax exemption
to support mixed-income
housing near transit and new
ADUs

ONGOING SUPPORT FOR VULNERABLE NEW YORKERS

Build & Preserve Affordable Housing

Ongoing \$25 billion investment in
creating new and preserving
existing affordable housing

Reduce Childhood Lead Poisoning Upstate

\$60 million to fund health
department inspectors and landlord
remediation in high risk areas



THE NEW YORK HOUSING COMPACT

What does this mean for my town? Long Island

Sharing Information

Beginning next year, all towns and villages will gather and submit their housing and zoning data to create a Statewide zoning map and database.



Setting a Floor for Density near Transit

Municipalities with a rail stop must update their zoning for the land within half a mile of each stop to allow increased density; municipalities can request funding for planning assistance.

New Home Growth Targets

On a three-year cycle starting in 2024, all villages, towns and cities served by the MTA will have a growth target of 3% over the three years.

What this means is that from 2024 – 2026, Long Island would need to permit approximately 38,000 new homes overall.

Both Nassau and Suffolk Counties would need to permit roughly 19,000 homes each. For a sense of scale, villages in Nassau would need to permit on average roughly 80 homes, with proportional targets tied to existing total homes, with towns and cities having higher targets proportional to size.

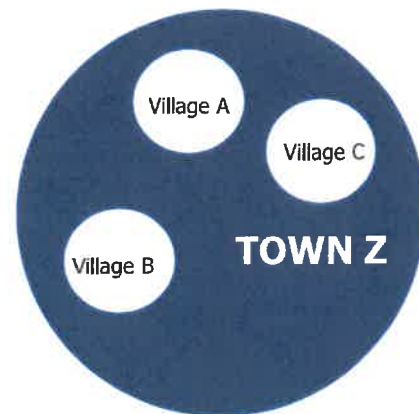
Municipalities have the first three years to make any changes needed to achieve the targets, such as collecting baseline data and expanding the capacity for housing through rezonings. After the first three years, if capacity isn't expanded, new multifamily mixed income housing may be subject to a Fast Track Approval Process.

Funding Opportunities

Municipalities will have the opportunity to apply for funding both for planning support and for critical infrastructure needs.



25 homes per acre



Who Needs to Take Action?

For any property, the municipality with zoning jurisdiction will have the target. In the example above, Villages A, B and C would all have their own targets; any land outside of those villages would count in Town Z's target.

THE NEW YORK HOUSING COMPACT

Frequently Asked Questions

Q: What about affordable housing for low-income residents?

A: Affordable housing plays a critical role in our plan. NYS will continue to invest billions into affordable housing development and preservation. As well, only projects that include affordable housing will qualify for the fast track approval process.

Q: Shouldn't local communities get to decide on their own zoning or density?

A: Local communities throughout the state will still get to decide on both their own zoning and density, with the addition of a floor for density near transit. Only if local governments choose not to make any changes, then individual projects may move forward outside of zoning.

Q: What if this new housing growth causes displacement or gentrification?

A: One of the cornerstones of our proposal is that growth is required particularly in places that have not seen growth previously. Unlocking new, desirable areas for home building will ease pressures on neighborhoods that have seen recent growth, while providing new access to well resourced communities for more people.

Q: What if our municipality doesn't have the staff or the school, sewer or parking capacity?

A: We understand these changes will involve resources, and the State will be ready to assist. Planning and technical assistance grants will be available, as well as capital funding to finance key infrastructure needs.

Q: What if all these new people make my taxes go up?

A: The proposals focus on dense, walkable, climate friendly developments, which can serve more people with the same infrastructure (i.e, one block of electrical line can serve 10 homes the same as 1 home). By spreading the costs over more homes paying into the property tax fund, taxes can stay stable or even go down, rather than going up to pay for rising costs with the same number of homes.

Q: What if I don't want newcomers in my small community?

A: We need housing for all kinds of people, including people who want to stay where they grew up or raised their family. It's often illegal to build smaller, more dense homes today, but these types of home can allow downsizing seniors or fledgling young adults to find a new home at the scale they need.

SECTION I: BUILDING 800,000 NEW HOMES: THE NEW YORK HOUSING COMPACT

New York is our shared home, but for too many residents, the struggle to not only find but also keep safe and affordable housing threatens their future in our state. New York has failed to build the housing we need to support families, grow our economy, and ensure everyone has the opportunity to succeed. As a result, rents are at record highs, home prices are out of reach, homeless shelters are under strain, workers are decamping to more affordable states, and young families are shut out of too many of our communities.

More than half of New York renters are rent burdened (paying more than 30 percent of their income towards rent), the second highest rate in the nation.¹ A third of mortgage holders in the state are also cost burdened.² In the New York City Metro area, home prices are up 50 percent since 2015, while rents have increased by 30 percent. And the crisis is not confined to the state's biggest city. Outside New York City, home prices are up 50 to 80 percent since 2015, while rents have increased

40 to 60 percent over the same period in cities across the state. The spiraling costs of housing translate to less money for everything else: less food in the fridge; lower thermostats during the winter; fewer opportunities to save for an emergency — forcing families across New York to make too many hard choices.

Families that have worked hard for generations to build communities and make New York their home are now watching their children and grandchildren move further and further away in search of housing they can afford. We need more housing that allows New Yorkers across all income levels to put down roots and thrive. We need more housing that provides families and children with opportunities and connects more New Yorkers to schools, job centers, transit systems, parks, and vibrant communities. We need more housing to reduce the rising costs that make it harder for all families to stay. And we need more housing to offer new opportunities for people to join our communities and contribute to New York's economy.

Our housing crisis reflects our success: more people want to live in New York than there are homes. A growing New York is a vibrant New York. We have the

jobs to employ current residents and attract more people to help build the economy — New York created more than 1.2 million jobs in the past decade. By contrast, in that same time frame, we only built 400,000 new homes.³ Our inability to house our workers means that New York jobs are increasingly filled by workers who can only afford housing in neighboring states. By failing to expand our housing choices, New York effectively forfeits potential economic growth that could strengthen our communities. Reversing this trend was recently identified as critical to the recovery of the region by the *New New York* Panel convened by Governor Hochul and New York City Mayor Eric Adams, which proposed an array of policy solutions, many of which are reflected in the plan herein.

Big problems require bold action. To face this crisis head on, Governor Hochul proposes the New York Housing Compact. The Compact, a statewide strategy to reduce barriers to housing for all places and all people, will align all levels of government to meet this challenge. Everyone will do their part: every region, every county, every community, every New Yorker.

We're all in this together, and we all have a vital role to play.

At the heart of the Compact, Governor Hochul proposes a framework that will empower our localities to achieve a bold goal of creating 800,000 new homes over the next 10 years. Our target is aggressive but realistic. What is unrealistic is to believe that the state — and its people — will continue to flourish unless we change our trajectory when it comes to housing. With a bold new approach to ensuring everyone has access to housing, we will work to ensure New York remains a place where families can live and thrive for generations while continuing to be a beacon for those who want to join our communities for decades into the future.

At its root, our housing crisis unfolded because we did not build enough new homes to house everyone who wants to live here. New York City ranks behind Los Angeles, San Francisco, Boston, Houston, Washington D.C., Seattle, and almost every other peer city in how much housing per capita we produce.⁴ With the expiration of 421a, New York City's principal driver of new rental housing, the rate of new production will fall even more.

Even with its slower construction rate, New York City has outpaced its suburbs when it comes to building new homes. Within the metro area, the northernmost New Jersey counties have permitted nearly five times as many homes per capita as Long Island and nearly three times as many homes per capita as the lower Hudson Valley.⁵ The result is markedly fewer homes within New York State, and the lack of housing choices makes it hard for residents transitioning through life stages to find what they need to stay in their communities. From an economic perspective, as we compete with places like Virginia, New Jersey, Connecticut, Massachusetts, Pennsylvania, and California for the best and brightest, New York is at a distinct disadvantage due to our housing crunch, in danger of losing its talent, and failing to attract vibrant newcomers to help maintain and grow our economy.

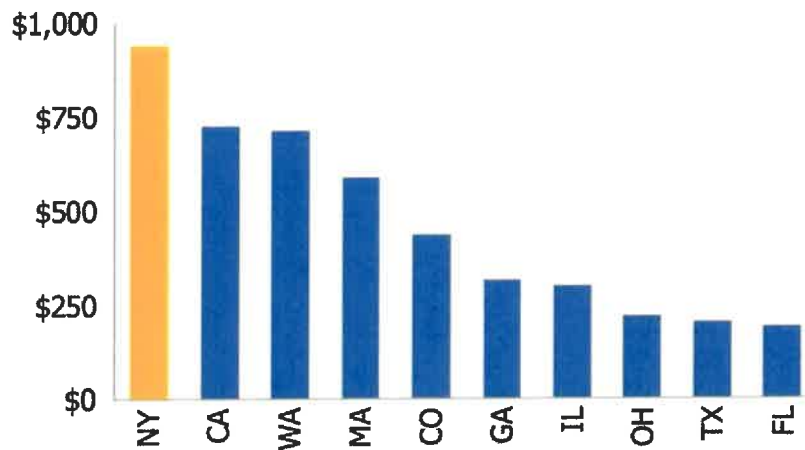


Source: NYC Department of City Planning; Us Census Housing Starts Survey; Furman Center

New York City and its suburbs fare poorly when it comes to building new housing

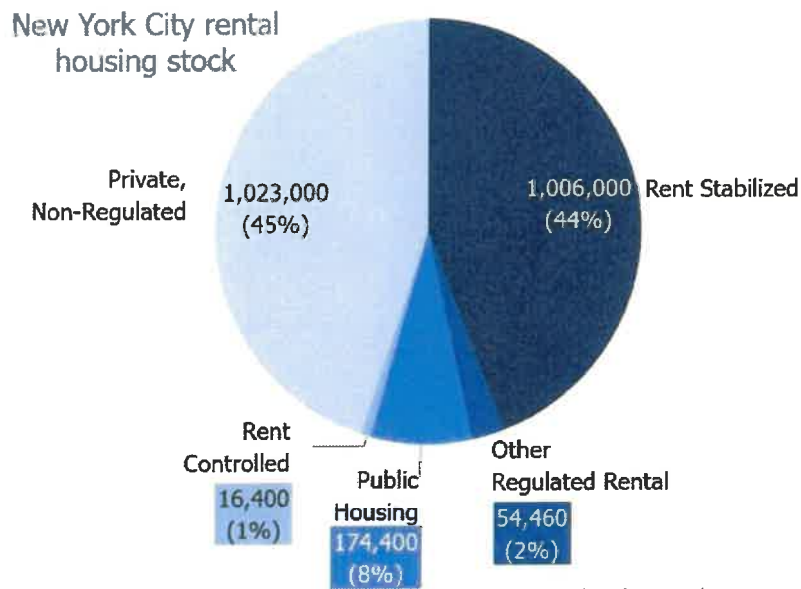
Our stunted housing growth does not stem from inaction on the State's part to fund new affordable housing. New York spends more per capita on affordable housing than any other state, between bond financing and direct State spending. Last year, Governor Hochul reaffirmed the State's commitment to affordable housing with a five-year, \$25 billion commitment to create and preserve 100,000 units of affordable housing.

Affordable housing bond funding per capita, 2011-2020



New York State leads the way when it comes to funding affordable housing

New York also leads the nation in how many of our residents live in rental housing and how much of that housing stock consists of regulated and public housing. More than 55 percent of the rental housing in New York City is either rent regulated or public housing, and throughout New York State, 44 percent of rental housing is rent regulated or public.



More than half of New York City's rental stock is public or regulated housing

Along with being a national leader in affordable housing, New York has the unenviable distinction of also leading the nation in restrictive land use policies and building approval processes that stymie growth, inhibit the development of multi-family housing, and add significant costs to building homes. From convoluted permitting cycles that can take years to resolve to outright prohibitions on building duplexes and numerous other types of housing, many areas around the state have effectively made it illegal to build

new housing or different types of housing. New York's strict land-use policies have been well documented by researchers:

- The only metro area with more restrictive zoning than the New York City metro area is San Francisco, which is also facing a housing crisis.⁶
- More than two thirds of localities in the New York City metro area are classified as highly regulated, with three or more entities that review and can veto projects, and average review times that can stretch into years.⁷
- Nationwide, land use regulations account for more than 30 percent of the cost of multifamily development; in highly regulated markets like Manhattan, regulations can account for up to 50 percent of the cost of housing.⁸

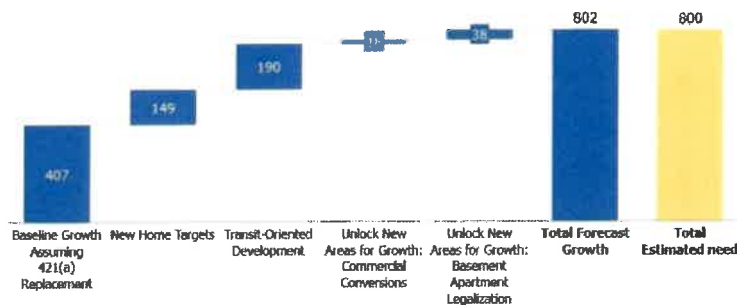
Researchers have long demonstrated that stricter land use regulations and procedures translate directly into higher housing prices and less construction.⁹ They also correlate with less economic growth. Economists from the University of Chicago and University of California, Berkeley concluded that the effect of loosening housing

supply regulations only in New York, San Jose, and San Francisco to that of the median US city in the decades between 1964 and 2009 would have significantly boosted Gross Domestic Product (GDP) for the entire nation.¹⁰ Growth in and around our cities has outsized economic benefits. Just as important, however, are the immediate benefits for the young family who can achieve their dream of a home near a good school in a welcoming community.

Over time, building more housing will provide New Yorkers with more options and loosen the pressures squeezing residents at all income levels.¹¹ Building new housing will help lower rents for New Yorkers currently struggling with housing costs, help residents purchase their first home, and enable the newcomers who strengthen our communities and economy to find a place here to call home. Without adding to our housing stock, families have nowhere to go to meet their changing needs; freezing our housing stock only makes the pressure on current homes more intense, particularly for young adults starting out, new families, and seniors.

Over the next 10 years, New York will need an estimated 800,000 new homes — double what we built in the last decade — to make up for years of underproduction, support a growing economy, and provide affordable housing for New York families. The New York Housing Compact will create a fundamental shift in housing production to meet this vital benchmark. The proposed initiatives combine goals that all parts of the state will need to meet with real world flexibility to allow local governments to shape changes in ways that work for their communities and will create the conditions needed for our housing production to double over the next decade. Combined with necessary action by the Legislature to enact a successor to the 421a tax incentive that can yield further affordable growth in New York City, these strategies will jumpstart construction across the state.

Estimated housing units over 10 years across portfolio of initiatives (thousands)



The above chart shows how the component parts of the Housing Compact will allow New York to respond to our housing shortage by creating a path for 800,000 new units of housing. (The 407,000 units of projected “baseline growth” assumes that the Legislature enacts a replacement for 421a.)

Set Goals for New Home Construction Across the State

The keystone of the New York Housing Compact will be targets for new home creation on a three-year cycle that will apply to all municipalities (villages, towns, and cities). The new home targets balance different levels of demand — both upstate and downstate — recognize the diversity in size and character of different

communities, and emphasize simplicity in applicability. They seek to make municipalities partners in either meeting or exceeding the targets for permitting new homes.

Municipalities in the region serviced by the Metropolitan Transportation Authority (MTA), including New York City, where the housing need is most acute, will have a three percent new homes target over three years. In municipalities located in upstate counties, the new homes target will be one percent over three years. Setting new home targets as percentages of existing housing stock has the effect of tailoring the targets to the existing size of each locality.

Many localities already build homes at the pace necessary to reach their new homes target or come close. Census data for the North Country region, for instance, showed that nearly half of its localities met a one percent target over the last three years. Looking forward, based on current census data, roughly 80 percent of all localities in the state need to permit approximately 50 new homes or fewer over the next three years to achieve their respective goals.

Some regions and localities, however, have historically fallen short of their targets. Over the last three years, the number of homes in the lower Hudson Valley grew by roughly 1.65 percent. New York City recorded close to two percent growth. In Long Island, the number of homes increased by just 0.56 percent, the lowest percentage of any region in the state.

Localities will have discretion on how to meet their new home targets. From repurposing underutilized office parks and strip malls to offering new incentives towards multifamily buildings, localities can choose how they tailor their strategies to build the homes we need. To encourage the inclusion of affordable housing as part of the new growth, affordable units will be assigned extra weight in calculating localities' progress toward their goals.

The design of new home targets, as well as the policies and actions described below that are an outgrowth of those targets, accounts for the possibility that some localities may not meet their targets simply because of a lack of local economic demand for new housing, rather than because of restrictive zoning or onerous approval processes. With this in mind, the resulting actions

triggered by a failure to meet a new homes target will have no practical effect in places where there is no demand to build housing, as described below.

Facilitate Housing Approval When Localities Do Not Meet Goals

New Fast Track Approval mechanisms will be available for mixed-income, multifamily projects only in localities that do not meet their targets (and that also fail to adopt certain targeted approaches with a proven record for facilitating housing growth). In these localities, for the subsequent three-year cycle, if a proposed housing project meets key criteria, including a minimum number of homes and a minimum affordability requirement, and also does not violate health and safety requirements, it must be approved even if existing zoning restrictions do not allow it. A new appeals process that will be available at the State administrative level and through the court system will be established to provide approvals where localities do not.

Localities may choose to take actions that substantially increase capacity for new housing and mixed-use developments, which will exempt them from the Fast

Track Approval mechanisms for the subsequent three-year cycle even if they do not meet the new homes target. In a locality where a lack of demand for new housing results in a failure to meet the new homes target, that same lack of demand will effectively preclude its use of Fast Track Approval.

This novel approach combines lessons learned from other states which have implemented similar programs, while providing flexibility to meet New York's unique needs. Massachusetts, Connecticut, California, Oregon, New Jersey, Washington, and other states are all equipped with state-level tools to promote development.¹² None of these states have been successful in attempts to drive housing growth solely by providing financial incentives to localities.

Encourage New Housing Near Transit

Over the past two decades, New York has made unprecedented investments in creating a world-class commuter rail infrastructure, totaling billions of dollars in Long Island and the Hudson Valley. Roughly 3.2 million New Yorkers live within a half mile of a subway or commuter rail station, but there remains significant

capacity to support many more residents to live near transit. Given the unrivaled opportunities these communities enjoy and the well-established climate benefits that derive from mixed-use, walkable developments near transit, under the Housing Compact neighborhoods within half a mile of all rail stations run by the MTA — both subway and commuter trains — will locally rezone to allow for certain levels of housing density.

Within three years, localities will rezone the areas immediately surrounding these transit stops for a minimum average density unless the existing density already meets that level. Mixed-use, walkable developments will be encouraged, and municipalities will have flexibility in how they distribute the density. Given the scale of this undertaking, municipalities will have the opportunity to obtain funding for planning assistance from the State.



New York State has invested billions in creating a world-class commuter rail infrastructure

Provide \$250 Million to Support Planning and Infrastructure Needs

To support local governments in achieving our housing goals, Governor Hochul will create a \$250 million fund to aid critical infrastructure projects triggered by plans for increased housing, such as sewer and water infrastructure, structured parking facilities that allow existing lots to be repurposed, potential school infrastructure needs, and improvements to the public

realm to accommodate neighborhood growth and livability. The proposed fund would supplement existing sources of State infrastructure support for localities, including Water Infrastructure Improvement Act funding, Environmental Bond Act funding, the Clean Water State Revolving Fund, the Consolidated Local Street and Highway Improvement Program, and other programs.

An additional \$20 million fund will be established to support local governments as they pursue rezoning, collect critical housing data, and engage in other important planning activities tied to achieving the new home targets.

Establish Statewide Database to Promote Transparency

The State will create a New York-wide database of housing permit data, zoning maps, and zoning requirements for all our localities. This publicly available database will allow the State to better serve local communities on a wide range of issues. The information will be used to track localities' progress

towards their goals, and will be available as a valuable resource for all localities. The State will work with county or regional entities to provide support for localities collecting the initial data and setting up systems to submit the information on an ongoing basis.

Remove Obstacles to Housing Approvals

In order to facilitate the swift implementation of rezoning actions and development of new homes, specific relief from environmental review will be included in the New Homes Targets and Transit Oriented Development (TOD) proposals. As a reflection of the clear environmental and community benefits associated with targeting smart growth around low-emissions transit systems and in existing communities, TOD and housing capacity rezonings will have an expedited environmental review process, as will projects built within these rezoned areas that meet the criteria set forth for such rezonings in the Housing Compact. The State will still exercise crucial safeguards that prevent environmental harm and ensure that public health remains our highest priority. Similarly, in localities that have not achieved their housing targets,

projects eligible for the Fast Track Approval process will have the option to undergo an environmental review process that still retains focus on health and safety concerns.

Give the City of New York the Flexibility to Increase Residential Capacity

For decades, the State has imposed a limitation on residential density in New York City. Governor Hochul will propose an amendment removing this antiquated limitation that restricts maximum density of residential floor area to 12.0, returning to the City of New York the ability to undertake local processes to allow for denser residential development where appropriate.

Create Greater Opportunities to Convert Office Spaces to Residential Housing

New York State has always pursued bold creative strategies to reinvent itself in the face of challenges. With the rise of remote work at this key time in our housing crisis, it is incumbent upon us to do all we can

to tackle these dual needs to transform this moment into an opportunity. Governor Hochul will propose legislation to expand the universe of commercial buildings eligible for conversion to residential use and provide necessary regulatory relief for such conversions. This would make an estimated additional 120 million square feet newly eligible for conversion.

Authorize the City of New York to Legalize Basement Apartments

Following the devastation wrought by Hurricane Ida, it was clear to all that there was an urgent need to create a pathway to legalize basement dwellings currently barred by law, bringing these homes out of the shadows. Governor Hochul will propose providing the City of New York with the local authority to provide amnesty by local law for existing basement units that meet health and safety standards to be determined by the City. This change builds on the Fiscal Year 2023 \$85 million capital program in the Governor's housing plan to assist with these conversions in New York State.

Offer Critical Incentives to Build and Rehabilitate Housing

Tax incentive programs, when well designed, can play a critical role in promoting the development of new housing, particularly below-market housing that would not otherwise be economically feasible.

To support the development of mixed-income housing outside of New York City, Governor Hochul will direct Homes and Community Renewal (HCR) to make \$5 million in State Low Income Housing Tax Credits (SLIHC) available to mixed-income projects. Such a tax credit can equip communities around the state with a new tool to encourage affordability.

Governor Hochul will also propose a new property tax exemption in New York City to incentivize the inclusion of affordable housing in commercial buildings that are converted to residential use.

To support homeowners who build out Accessory Dwelling Units (ADUs), Governor Hochul will propose to expand an existing property tax exemption that localities can opt into to explicitly cover these units, increasing the size of the exemption to better support

the creation of ADUs and extending the time frame to incentivize their development.

Governor Hochul will also propose a new property tax exemption that localities can opt into to encourage mixed income housing development near train stations.

While new construction is critical, preserving existing affordable housing is also a vital tool, particularly in New York City. Governor Hochul will propose an updated tax exemption to support property owners who need support for undertaking major capital repairs.

Governor Hochul will make the necessary changes to ensure that localities where new housing developments utilize Payment in Lieu of Taxes (PILOT) agreements are not penalized in tax cap calculations. The status quo accounting methodology can discourage the use of PILOT agreements by putting more downward pressure on a locality's overall tax levy.

Finally, Governor Hochul will work with the Legislature to fashion and enact a replacement for the 421a property tax exemption program that expired last year. A well-structured incentive is necessary to stimulate the

production of new rental housing in New York City sufficient to meet the overall goals of this plan.

Address Childhood Lead Poisoning in High-Risk Areas Outside of New York City

Each year, nearly 7,000 children in New York are diagnosed with dangerously elevated blood lead levels. Exposure to lead causes pernicious health effects that can continue through adulthood. The burden of lead exposure exacts an economic as well as a personal toll. In Buffalo alone, the approximately 450 children tragically diagnosed with lead exposure in 2019 are expected to face a lifetime economic burden of \$94 million in lost wages, higher health care costs, and social assistance spending. By some estimates, lead exposure results in as much as \$3.4 billion in societal costs for New York each year.

To protect our children from the harms of lead exposure, Governor Hochul is proposing a program to drastically reduce the risk of lead exposure in rental properties. Under her direction, the State will apply an inspection requirement in the 24 highest risk zip codes

outside of New York City, which utilizes its own program for lead abatement. Rental units built before 1980 will be required to be assessed on a three-year cycle to try and identify any hazards that may pose an imminent risk to children. Homes that fail the inspections will be required to remediate the lead hazards in order to keep their certificate of occupancy. To help assist landlords, State funding will be provided to defray the costs of inspections as well as to support renovations when dangerous conditions are identified. Local governments can leverage further funding from federal programs to provide additional support to property owners. Similar program models have delivered sharp drops in lead exposure in communities like Rochester.

Taking a proactive, rigorous approach to rooting out lead will help put New York on a trajectory to finally eradicate lead exposure.

Support Homeowners in High-Need Communities of Color

Governor Hochul is proposing to create a Homeowner Stabilization Fund, based on the work her administration has done in the city of Buffalo, to focus

on 10 key communities in the state with a high concentration of low-income homeowners of color who have an urgent need for home repairs. The program would provide \$50 million for critical home repairs, reaching as many as 200 homes in each community. Local governments would work with local nonprofit organizations to provide the grants, with the overarching goal of stabilizing both homeowners and neighborhoods, increasing property values, and preserving equity and generational wealth-building.

Expand the Tenant Protection Unit

New York State HCR created the Tenant Protection Unit (TPU) 10 years ago to provide more targeted support for tenants throughout New York State. TPU provides guidance, advocacy, and legal assistance for many types of tenants. To build on the team's success, Governor Hochul will expand staffing upstate to provide on-the-ground support for manufactured home tenants, farmworkers, and other populations in need.

Reclaim Vacant and Abandoned Homes

Governor Hochul will propose legislation to update the law that enables localities to put certain abandoned properties to good use. Her proposal will make it easier for cities and towns to take ownership of dangerous multifamily properties, including for the purpose of rebuilding safe and habitable homes. Change is necessary to permit municipalities to reduce public health risks, improve neighboring property values, increase property tax revenues, and expand the stock of housing available for new rental and first-time homeownership opportunities.

Include Child Care in New Residential Construction

Affordable child care is essential for both children and parents, boosting childhood development and freeing parents to work. Child care centers across the state struggle to afford high rents and compete for space in a market that is limited by strict but important safety rules.

Building off an unprecedented investment of \$100 million to increase the capacity of programs in child

care deserts, the State will take further action to ensure child care facilities are integrated into the fabric of our communities. Governor Hochul is directing HCR to incentivize housing developments to include dedicated child care space. HCR will expressly favor applications for its Low-Income Housing Tax Credit that incorporate child care facility space.

Create a Housing Planning Office

Implementing the Housing Compact will require dedicated staffing and leadership within New York State's HCR. A new Housing Planning Office will support localities in meeting their goals, including in gathering and transmitting New Homes Targets documentation. It will help establish and manage the Fast Track Approval process, zoning and housing databases, and planning and technical assistance grants for localities, in addition to providing other support as needed to ensure the success of the New York Housing Compact.