



HGAR 2026 Legislative Priorities: Hudson Valley

Issues we are advocating for:

Land Use Board Education:

- **Focus:**
Strengthen education and training for local planning and zoning board members to ensure they have the knowledge and tools needed to make informed land use decisions.
- **Impact:**
Better-equipped volunteer board members will make more consistent, transparent, and equitable decisions that support responsible development and balanced community growth.

Incentives for For-Owner Unit Development:

- **Focus:**
Advocate for state-level incentives that encourage the development of for-sale housing, not solely rental units, by building strong public–private partnerships with government leaders and aligned organizations.
- **Impact:**
Expanding incentives for homeownership development will increase access to attainable ownership opportunities, promote long-term community stability, and create a more balanced housing supply that supports wealth-building for residents and sustainable economic growth.

Digitized Building Department: (HGAR is working with Westchester County Clerk Tom Roach)

- **Focus:**
Drive collaboration among Westchester municipalities to codify and centralize individual building department data.
- **Impact:**
Centralized and codified building department data transforms fragmented local systems into a transparent, accountable, and data-driven framework—supporting smarter growth, stronger communities, and a more stable development environment.

Housing Inventory: Last year, the state established the Pro-Housing Communities Program to reward cities, towns, and villages that have chosen to be part of the solution to the housing shortage by committing to growing their housing stock by 1% per year.

- **Focus:**
Encourage municipalities to utilize the new state-provided tools and the Pro Housing Communities program.
- **Impact:**
Broader participation strengthens regional housing production, improves affordability, supports workforce needs, and reinforces a collaborative public-private approach to solving New York's housing challenges.

Promote Accessory Dwelling Units (ADUs) and Transit-Oriented Development (TODs):

- **Focus:**
Advance local policies that promote Accessory Dwelling Units (ADUs) and Transit-Oriented Development (TOD) as practical, community-based solutions to housing supply and affordability challenges. Support Hudson Valley municipalities in adopting and refining ordinances that allow ADUs and encourage higher-density, mixed-use development near transit hubs—while providing education, model zoning language, and best practices to ensure thoughtful implementation.
- **Impact:**
Together, ADUs and TODs help:
 - Expand housing supply without dramatically altering neighborhood character.
 - Improve affordability and workforce housing options.
 - Strengthen local tax bases and economic vitality.
 - Support sustainable growth and smart land-use planning.

The long-term result is more resilient, inclusive communities that can meet housing demand while preserving quality of life.

Sustainability/Development;

- **Focus:**
Advance policies that establish a streamlined or fast-track environmental review process for sustainable, energy-efficient housing and transit-oriented development projects. Advocate for clear timelines, objective standards, and accountability measures to ensure that environmentally beneficial projects are not delayed by procedural inefficiencies or unnecessary local barriers
- **Impact:**
Creating a fast-track pathway for sustainable development would:
 - **Accelerate climate-positive projects** that reduce emissions, promote energy efficiency, and encourage transit use.
 - **Increase housing supply more quickly**, particularly in walkable, infrastructure-supported locations.
 - **Reduce uncertainty and carrying costs** for developers pursuing green building standards.

- **Align environmental policy with housing goals**, ensuring review processes support — rather than hinder — projects with clear net environmental benefits.
- **Improve public trust** by distinguishing between legitimate environmental concerns and delay tactics.

The long-term impact is a more predictable, transparent system that rewards responsible development, advances climate goals, and supports smart growth without sacrificing environmental integrity.

Issues we are monitoring.

Taxes on Realty Transactions: Active defense of Local officials enacting taxes and fees on realty transactions.

Good Cause Eviction: GCE puts restrictions on multi-family units built before 2009. Local municipalities have the ability to opt into GCE. While hard to stop, local concessions, like educational opportunities for Land Lords or a unit improvement fund for small landlords, can be parlayed or joined with this legislation.