



**CITY OF SYRACUSE COMMON COUNCIL**

**MICHAEL GREENE**  
**Councilor-at-Large**

February 3, 2022

Hon. Liz Krueger  
New York State Senator, District 28  
Chair, Senate Standing Finance Committee  
District Office  
211 East 43<sup>rd</sup> Street, Suite 1201  
New York, NY 10017

Hon. Helene E. Weinstein  
NYS Assemblywoman, District 41  
Chair, Assembly Standing Committee on Ways and Means  
District Office  
3520 Nostrand Avenue  
Brooklyn, NY 11229

**RE: 2022 Joint Legislative Budget Hearing Witness Testimony**

Dear Senator Krueger and Assemblywoman Weinstein:

My name is Michael Greene, I serve the City of Syracuse as a Councilor-at-Large on the City's Common Council, and I am writing to voice my support for state-level legislation to legalize Accessory Dwelling Units (ADUs) statewide.

We support ADUs in Syracuse. They provide small-scale, low-cost, infill housing that can make neighborhoods more affordable and expand housing opportunity. ADUs also allow homeowners—many of whom may be house rich but cash poor—to generate new income from their home, and they can be an important tool in allowing senior citizens to age in place. For these reasons, Syracuse is including ADUs in ReZone—the comprehensive rewrite of our local municipal zoning ordinance.

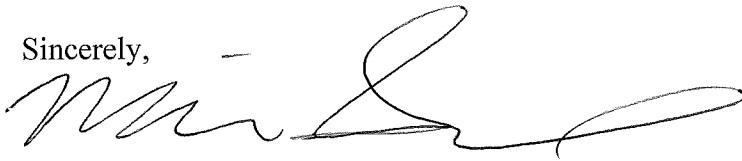
But in order for ADUs to have the greatest positive impact, they need to be cheap to build. Syracuse is not a wealthy city, and many of the households that could benefit from building an ADU cannot afford to hire an architect and construction company to design and build a bespoke ADU that would meet the specific zoning requirements that we, as a municipality, adopt.

California has shown how state-level action can help solve this local problem. There, a single statewide regulatory environment has allowed for the creation of ADU designs that meet zoning requirements in any municipality in the state. Builders can replicate these designs to achieve economies of scale that lower the cost of constructing any individual ADU. That means more households can afford to build an ADU, and it also means more households can afford to offer an ADU at lower rents. State-level action solved a problem that no locality could possibly tackle on its own.

New York needs to follow a similar approach. Localities like Syracuse need for New York to legalize ADUs at the state level in order to create a single statewide regulatory environment that will bring down the costs of building ADUs and make their benefits more accessible to more households in our communities.

So in order to achieve local goals, I support state-level action to legalize ADUs. Thank you for your attention in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Greene', with a long horizontal flourish extending to the right.

Michael Greene  
Councilor-at-Large