



History is Forgotten and the Lies they Tell to Make us Forget It

BY: Mindy Rader, Rockland Post Contributor

We hear about over development in New City and the Democrats have led the charge to halt development in New City. However, it was during the Obama administration that they passed rules that has led to this over development. While the Federal government has no control over zoning, it can by using its fiscal purse strings to force municipalities into accepting zoning changes. The purpose of which is to urbanize the suburbs by eliminating barriers to high density and multifamily developments. The issue is clear. They want to change the suburbs into cities in order to promote diversity. They see as a way of doing this is to eliminate single family houses.

It started with the Fair Housing Rule under the Fair Housing Act of 1968. Obama's HUD issued AFH Final Rule which required cities and counties receiving federal funds to analyze local demographic and housing patterns and to publicly address how restrictive local land use policies and single-family zoning rules promoted segregation or restricted low-income residences for higher opportunity areas. This put pressure on municipalities to permit and develop high density housing.

In addition, in 2016, the White House issued the Housing Development Tool Kit. They did this because they said zoning barriers in the United States led to wealth and inequality. It required enabling high density and multifamily zoning, buy right development to bypass local zoning variance approvals, eliminate off street parking requirements, grant density bonuses to developers who develop mixed income or affordable units and allowing accessory dwelling units in single family residential areas.

Finally, the Obama administration used federal grants and funding strings to promote high density housing. They gave money to mayors and local planners to re-write zoning codes to support high density development. Local multifamily growth was required by the Department of Transportation before approving federal infrastructure funding.

There are new bills in 2026 which promote these policies. For example, the YIMBY ACT passed in 2026 promotes these early Obama era policies. Any low-income housing will raise our taxes because we will have to support the social services that low-income people need. Proposal for low-income housing at the Palisades Mall or any other location will be Clarkstown and Rockland County becoming just like New York City or Chicago or any other big urban center.

You can't blame the current Clarkstown Administration for the development that is happening. Obama and the Democrat Party started this and now the Democrat's rail against it. So, my question is, what do you believe? My guess, you can fool some of the people all the time if you live in Clarkstown and you read nothing but social media or signs at the side of the road. Don't be fooled.



Re-Elect BOB AXELROD for CLARKSTOWN TOWN COUNCIL

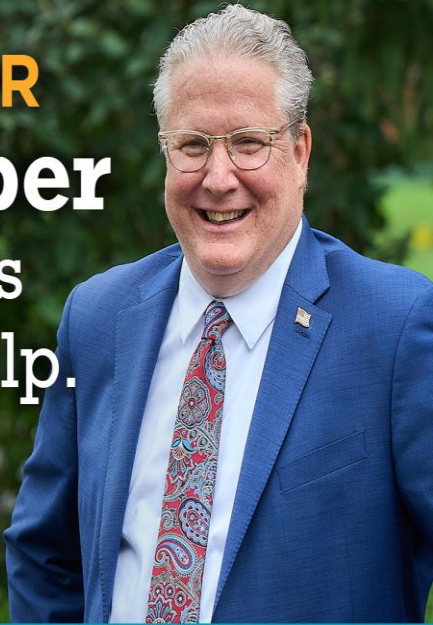
**COUNCILMAN BOB AXELROD'S
Recent Major Achievements**

- ★ Lead sponsor of the **Deputy Town Attorney Designation Act**, that strengthens code enforcement in the Town of Clarkstown.
- ★ Sponsored and helped pass the "**Clarkstown Community Preservation Act**", to preserve open space and historic land marks.
- ★ Passed a resolution on **September 15, 2026**, calling for a moratorium on development in the Town of Clarkstown.

***Delivering Results,
Leading With Integrity***

 Friends of Bob Axelrod
 AxelrodForUs.com

PAID FOR BY FRIENDS OF BOB AXELROD.
NOT AT TAXPAYER EXPENSE.



SENATOR Bill Weber is always here to help.

★★★★ BILL WEBER
STATE SENATE

REACH OUT ANYTIME.
PAID FOR BY BILL WEBER FOR SENATE 2026