

# STATE OF NEW YORK

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7174

2021-2022 Regular Sessions

## IN ASSEMBLY

April 23, 2021

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Introduced by M. of A. WALKER -- read once and referred to the Committee  
on Local Governments

AN ACT to amend the general municipal law, in relation to urban develop-  
ment action areas

The People of the State of New York, represented in Senate and Assem-  
bly, do enact as follows:

1 Section 1. Section 693 of the general municipal law, as amended by  
2 chapter 88 of the laws of 2018, is amended to read as follows:

3 § 693. Area designation. An urban development action area shall by  
4 resolution be designated by the governing body, or by the commission  
5 where so authorized to act by the governing body, on its own initiative  
6 or upon recommendation of the agency, provided at least sixty percent of  
7 such area is an eligible area. Any such designation shall be in conform-  
8 ance with the standards and procedures required for all land use deter-  
9 minations pursuant to general, special or local law or charter.  
10 Provided, however, that if a proposed urban development action area  
11 project is to be developed on an eligible area and consists solely of  
12 the rehabilitation or conservation of existing private or multiple  
13 dwellings or the construction of one to four unit dwellings or, until  
14 June thirtieth, two thousand ~~twenty-one~~ twenty-four, for up to six  
15 urban development action area projects in any calendar year, the  
16 construction of up to ninety dwelling units financed by the federal  
17 government and restricted to occupancy by the elderly or by persons with  
18 disabilities without any change in land use permitted by local zoning,  
19 the governing body, or the commission where so authorized to act by the  
20 governing body, may waive the area designation requirement.

21 § 2. Subdivision 5 of section 694 of the general municipal law, as  
22 amended by chapter 88 of the laws of 2018, is amended to read as  
23 follows:

24 5. Any approval of an urban development action area project shall be  
25 in conformance with the standards and procedures required for all land

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 use determinations pursuant to general, special or local law or charter.  
2 In a city having a population of one million or more, the governing body  
3 may require that the agency incorporate into the project any or all of  
4 the following: (i) the proposed number of residential units; (ii) wheth-  
5 er such units are home ownership units, rental units or condominium or  
6 cooperative units; (iii) a best estimate of the initial rents or selling  
7 prices for such units; (iv) the proposed income restrictions, if any, on  
8 renters or purchasers of such units; and (v) the basis on which the  
9 consideration for the sale or lease of the property is to be determined.  
10 Provided, however, that if the proposed urban development action area  
11 project consists solely of the rehabilitation or conservation of exist-  
12 ing private or multiple dwellings or the construction of one to four  
13 unit dwellings or, until June thirtieth, two thousand [~~twenty-one~~ twen-  
14 ty-four, for up to six urban development action area projects in any  
15 calendar year, the construction of up to ninety dwelling units financed  
16 by the federal government and restricted to occupancy by the elderly or  
17 by persons with disabilities without any change in land use permitted by  
18 local zoning, the governing body, or the commission where so authorized  
19 to act by the governing body, may waive any such standards and proce-  
20 dures required by local law or charter.

21 § 3. Paragraph (d) of subdivision 6 of section 695 of the general  
22 municipal law, as amended by chapter 88 of the laws of 2018, is amended  
23 to read as follows:

24 (d) Notwithstanding any standards or procedures established for land  
25 disposition by general, special or local law or charter, if an urban  
26 development action area project is to be developed on an eligible area  
27 and consists solely of the rehabilitation or conservation of existing  
28 private or multiple dwellings or the construction of one to four unit  
29 dwellings or, until June thirtieth, two thousand [~~twenty-one~~ twenty-  
30 four, for up to six urban development action area projects in any calen-  
31 dar year, the construction of up to ninety dwelling units financed by  
32 the federal government and restricted to occupancy by the elderly or by  
33 persons with disabilities without any change in land use permitted by  
34 local zoning, a municipality may dispose of the real property constitut-  
35 ing such urban development action project to any person, firm, or corpo-  
36 ration qualified pursuant to this subdivision by resolution of its  
37 governing body or, in any city having a population of one million or  
38 more, by action of the mayor, provided that such disposition is in  
39 accordance with the requirements of this subdivision. Disposition of  
40 real property acquired by condemnation shall be in accordance with the  
41 requirements of section four hundred six of the eminent domain procedure  
42 law, if applicable.

43 § 4. This act shall take effect immediately; provided, however, that  
44 if this act shall have become a law after June 30, 2021, this act shall  
45 take effect immediately and shall be retroactive to and shall be deemed  
46 to have been in full force and effect on and after June 30, 2021.