

# STATE OF NEW YORK

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4485--A

Cal. No. 817

2021-2022 Regular Sessions

## IN SENATE

February 5, 2021

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Introduced by Sens. HARCKHAM, MANNION -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, passed by Senate and delivered to the Assembly, recalled, vote reconsidered, restored to third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the private housing finance law, in relation to including landlord training classes in the definitions of neighborhood preservation activities and housing preservation and community renewal activities

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

1 Section 1. Subdivision 5 of section 902 of the private housing finance  
2 law, as amended by chapter 295 of the laws of 2012, is amended to read  
3 as follows:

4 5. "Neighborhood preservation activities" shall mean activities  
5 engaged in by a neighborhood preservation company within a geograph-  
6 ically defined neighborhood of a municipality, provided, however, that  
7 the division may fund a neighborhood preservation company to engage in  
8 such activities in unserved and underserved areas of the municipality  
9 lying outside of its initially designated neighborhood area, that are  
10 designed (a) to construct, maintain, preserve, repair, renovate,  
11 upgrade, improve, modernize, rehabilitate or otherwise prolong the  
12 useful life and to manage and coordinate the rehabilitation of residen-  
13 tial dwelling accommodations within such neighborhood, to restore aban-  
14 doned and vacant as well as occupied housing accommodations to habitable  
15 condition; to demolish structurally unsound or unsafe or otherwise  
16 unsightly or unhealthy structures which no longer serve or can econom-  
17 ically be made to serve a useful purpose consistent with stabilizing or  
18 improving a neighborhood; to seal and maintain vacant but structurally

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

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1 sound structures which are capable of being rehabilitated at a future  
2 time and used for housing purposes; to acquire, where appropriate,  
3 buildings which contain housing accommodations; to facilitate the dispo-  
4 sition of buildings containing housing accommodations to individual  
5 occupants thereof or to cooperative groups whose members shall be occu-  
6 pants thereof; to assist owners, occupants and tenants of housing accom-  
7 modations to obtain improvements in the physical conditions thereof and  
8 in the maintenance and management thereof; to administer landlord train-  
9 ing classes; and to manage housing accommodations as agents for the  
10 owners thereof or administrators or receivers appointed or designated  
11 pursuant to any law of the state; and (b) to accomplish similar purposes  
12 and meet similar needs with respect to retail and service establishments  
13 within such neighborhoods when carried out in connection with and inci-  
14 dental to a program of housing related activities.

15 § 2. Subdivision 5 of section 1002 of the private housing finance law,  
16 as amended by chapter 668 of the laws of 1985, is amended to read as  
17 follows:

18 5. "Housing preservation and community renewal activities" include (a)  
19 the new construction or the acquisition, maintenance, preservation,  
20 repair, rehabilitation or other improvement of vacant or occupied hous-  
21 ing accommodations; demolition or sealing of vacant structures where  
22 necessary or appropriate; disposition of housing accommodations to pres-  
23 ent or potential occupants or co-operative organizations; training or  
24 other forms of assistance to occupants of housing accommodations; admin-  
25 istration of landlord training classes; and management of housing accom-  
26 modations as agent for the owners, receivers, administrators or munici-  
27 palities; (b) activities, similar to those specified in paragraph (a) of  
28 this subdivision, aimed at accomplishing similar purposes and meeting  
29 similar needs with respect to retail and service establishments within a  
30 region when carried out in connection with and incidental to a program  
31 of housing related activities.

32 § 3. This act shall take effect immediately.