S T A T E O F N E W Y O R K

3457

2009-2010 Regular Sessions

I N S E N A T E

March 19, 2009

Introduced by Sen. ESPADA -- (at request of the New York State Housing Finance Agency) -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the private housing finance law, in relation to the powers of the New York state housing finance agency to finance certain multi-family housing

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Subdivision 29-a of section 44 of the private housing finance law is amended by adding a new paragraph 4 to read as follows:

(4) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SUBDIVISION, IN THE EVENT OBLIGATIONS OF THE AGENCY ISSUED TO FUND THE LOAN MADE OR PURCHASED BY THE AGENCY PURSUANT TO THIS SECTION ARE PURCHASED BY A SOPHISTICATED INVESTOR WITH SUBSTANTIAL NET WORTH, INCOME AND EXPERIENCE IN THE MARKET PLACE FOR SUCH OBLIGATIONS, THEN SUCH OBLIGATIONS NEED NOT RECEIVE A RATING FROM A RECOGNIZED RATING AGENCY, AND SUCH LOANS FINANCED WITH SUCH OBLIGATIONS NEED NOT BE FULLY SECURED AS TO PRINCIPAL AND INTEREST BY INSURANCE OR A COMMITMENT TO INSURE ISSUED BY THE STATE OF NEW YORK MORTGAGE AGENCY OR BY THE GENERAL CREDIT OF A BANK, NATIONAL BANK, TRUST COMPANY, SAVINGS BANK, SAVINGS AND LOAN ASSOCIATION, INSURANCE COMPANY, GOVERNMENTAL AGENCY OF THE UNITED STATES, OR ANY COMBINATION THEREOF.

S 2. This act shall take effect immediately; provided that the amendments to subdivision 29-a of section 44 of the private housing finance law made by section one of this act shall not affect the repeal of such subdivision and shall be deemed to be repealed therewith.

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

LBD09039-01-9