

3994

2015-2016 Regular Sessions

I N   A S S E M B L Y

January 28, 2015

---

Introduced by M. of A. FITZPATRICK -- read once and referred to the  
Committee on Housing

AN ACT to amend the public housing law, in relation to the purchase of  
dwelling units by residents of public housing projects

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

1     Section 1.     Section 58-a of the public housing law is amended by  
2 adding a new subdivision 3 to read as follows:  
3     3. (A) SUBJECT TO THE APPROVAL OF THE COMMISSIONER IN THE CASE OF A  
4 STATE PROJECT OR IN THE CASE OF DWELLING UNITS OPERATED AS PUBLIC OR  
5 INDIAN HOUSING PURSUANT TO THE PROVISIONS OF THE UNITED STATES HOUSING  
6 ACT OF 1937, AS AMENDED, AND THE LOCAL LEGISLATIVE BODY IN THE CASE OF  
7 MUNICIPAL PROJECTS AN AUTHORITY SHALL PROVIDE TO THOSE RESIDENTS OF A  
8 PROJECT THE OPPORTUNITY TO PURCHASE DWELLING UNITS IN A PROJECT PROVIDED  
9 THAT:  
10     (I) THE RESIDENT HAS RESIDED IN PUBLIC HOUSING PROJECTS FOR NOT LESS  
11 THAN TWENTY-FOUR CONSECUTIVE MONTHS; AND  
12     (II) IS DETERMINED BY THE AUTHORITY TO BE CAPABLE OF ASSUMING THE  
13 RESPONSIBILITIES OF HOMEOWNERSHIP; AND  
14     (III) COMPLIES WITH SUCH ADDITIONAL REQUIREMENTS AS THE COMMISSIONER  
15 OR THE AUTHORITY MAY ESTABLISH IN THE CASE OF A STATE OR A MUNICIPAL  
16 PROJECT.  
17     (B) ANY RESIDENT MEETING THE REQUIREMENTS OF PARAGRAPH (A) OF THIS  
18 SUBDIVISION MAY PURCHASE HIS OR HER DWELLING UNIT DIRECTLY FROM THE  
19 AUTHORITY IF THE AUTHORITY DETERMINES THAT SUCH PURCHASE WILL NOT INTER-  
20 FERE WITH THE RIGHTS OF OTHER RESIDENTS RESIDING IN THE PROJECT OR HARM  
21 THE EFFICIENT OPERATION OF SUCH PROJECT. SUCH PURCHASE OF A DWELLING  
22 UNIT BY A RESIDENT SHALL ALSO INCLUDE A FIXED PERCENTAGE OF THE COMMON  
23 ELEMENTS OF THE PROJECT AS DETERMINED BY THE AUTHORITY. THE PRICE FOR  
24 ANY SUCH PURCHASE SHALL NOT BE MORE THAN THE FAIR MARKET VALUE OF THE  
25 DWELLING UNIT AS DETERMINED BY THE AUTHORITY.

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

LBD05756-01-5

1 (C) FOR THE PURPOSE OF ASSISTING ANY PURCHASE BY A RESIDENT PURSUANT  
2 TO THIS SUBDIVISION THE AUTHORITY INVOLVED OR ANY SUBSIDIARY CORPORATION  
3 OF SUCH AUTHORITY MAY MAKE A LOAN ON THE SECURITY OF THE PROPERTY  
4 INVOLVED TO SUCH PURCHASING RESIDENT AT A RATE OF INTEREST DETERMINED BY  
5 THE AUTHORITY TO BE APPROPRIATE.

6 (D) IF ANY RESIDENT PURCHASER OF A DWELLING UNIT PURSUANT TO THIS  
7 SUBDIVISION SELLS SUCH DWELLING UNIT BEFORE THE EXPIRATION OF A FIVE  
8 YEAR PERIOD, SUCH PURCHASER SHALL PAY THE FOLLOWING PERCENTAGE OF THE  
9 SALE PRICE TO THE AUTHORITY INVOLVED:

10 (I) SEVENTY-FIVE PERCENT, IF SUCH SALE OCCURS DURING THE FIRST ONE  
11 YEAR PERIOD FOLLOWING SUCH DATE;

12 (II) SIXTY PERCENT, IF SUCH SALE OCCURS DURING THE SECOND ONE YEAR  
13 PERIOD FOLLOWING SUCH DATE;

14 (III) FORTY-FIVE PERCENT, IF SUCH SALE OCCURS DURING THE THIRD ONE  
15 YEAR PERIOD FOLLOWING SUCH DATE;

16 (IV) THIRTY PERCENT, IF SUCH SALE OCCURS DURING THE FOURTH ONE YEAR  
17 PERIOD FOLLOWING SUCH DATE; AND

18 (V) FIFTEEN PERCENT, IF SUCH SALE OCCURS DURING THE FIFTH ONE YEAR  
19 PERIOD FOLLOWING SUCH DATE.

20 (E) THE AUTHORITY OR ANY EXISTING TENANT MANAGEMENT CORPORATION OR  
21 ASSOCIATION SHALL CONTINUE TO MANAGE THE PROJECT AND PROVIDE MAINTENANCE  
22 FOR THE PROJECT UNTIL SUCH TIME AS ALL OF THE DWELLING UNITS ARE  
23 PURCHASED BY PROJECT RESIDENTS AT WHICH TIME THE AFOREMENTIONED FUNC-  
24 TIONS SHALL BE TRANSFERRED TO A RESIDENT MANAGEMENT ASSOCIATION OR TO A  
25 PRIVATE MANAGEMENT COMPANY.

26 (F) THE COMMISSIONER AND THE AUTHORITY INVOLVED SHALL PROVIDE SUCH  
27 TRAINING, TECHNICAL ASSISTANCE AND EDUCATION AS MAY BE NECESSARY TO  
28 PREPARE THE RESIDENT MANAGEMENT ASSOCIATION TO UNDERTAKE THE MANAGEMENT  
29 AND MAINTENANCE OF SUCH PROJECT AND TO PREPARE THE RESIDENTS FOR THE  
30 RESPONSIBILITY OF HOMEOWNERSHIP.

31 (G) THE COMMISSIONER SHALL ISSUE SUCH REGULATIONS AS MAY BE NECESSARY  
32 TO CARRY OUT THE PROVISIONS OF THIS SUBDIVISION. SUCH REGULATIONS MAY  
33 ESTABLISH ANY ADDITIONAL TERMS AND CONDITIONS FOR HOMEOWNERSHIP OR RESI-  
34 DENT MANAGEMENT PURSUANT TO THIS SUBDIVISION THAT ARE DETERMINED BY THE  
35 COMMISSIONER TO BE APPROPRIATE.

36 S 2. This act shall take effect immediately.