

5722

2015-2016 Regular Sessions

I N A S S E M B L Y

March 3, 2015

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

AN ACT to amend the general municipal law, in relation to creating the
Long Island workforce housing incentive program

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

1 Section 1. Legislative findings. The legislature hereby finds that it
2 is the public policy of the state of New York to foster the goal of home
3 ownership and the provision of affordable workforce housing in areas of
4 the state, such as Long Island, where there is a shortage of such hous-
5 ing. It is further found by this legislature that local governments have
6 a responsibility to assist in the providing of a fair share of the
7 regional need for affordable housing. Further, each local government has
8 the responsibility to establish a land use plan for its community that
9 provides balanced and diverse housing options for all segments of the
10 community.

11 This act shall provide that when five or more residential units or
12 mixed-use development with five or more residential units are seeking
13 approval to be built, Long Island's local governments in exchange for a
14 density bonus on site shall require that as a condition of approval for
15 such site plans and subdivisions the provision of affordable workforce
16 housing in an amount equal to at least ten percent of the housing units
17 be set aside. In the alternative, where a local government determines
18 that the provision of suitable affordable workforce housing may not be
19 provided on site, that in lieu of said requirement, in exchange for a
20 density bonus, either a payment may be made of a reasonable sum to be
21 determined by the local government for the purpose of affordable work-
22 force housing, which sum shall constitute a trust fund for that purpose,
23 or other land and affordable workforce housing units constructed thereon
24 may be provided off-site. It is the intent of the legislature that the
25 density bonus offered by local governments pursuant to this act shall

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

LBD09235-01-5

1 contribute significantly to the economic feasibility of affordable work-
2 force housing in new residential or mixed-use developments.

3 S 2. The general municipal law is amended by adding a new article 16-B
4 to read as follows:

5 ARTICLE 16-B

6 LONG ISLAND WORKFORCE HOUSING INCENTIVE PROGRAM

7 SECTION 699-D. DEFINITIONS.

8 699-E. LONG ISLAND WORKFORCE HOUSING INCENTIVE PROGRAM.

9 699-F. TECHNICAL ASSISTANCE FOR LONG ISLAND WORKFORCE HOUSING
10 INCENTIVE PROGRAM.

11 S 699-D. DEFINITIONS. AS USED IN THIS ARTICLE THE FOLLOWING TERMS
12 SHALL MEAN:

13 1. "AFFORDABLE WORKFORCE HOUSING" MEANS HOUSING FOR INDIVIDUALS OR
14 FAMILIES BETWEEN EIGHTY AND ONE HUNDRED TWENTY PERCENT OF THE MEDIAN
15 INCOME FOR THE NASSAU SUFFOLK PRIMARY METROPOLITAN STATISTICAL AREA AS
16 DEFINED BY THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. FOR
17 THE PURPOSES OF THIS SECTION, THE AFFORDABLE WORKFORCE HOUSING UNITS
18 SHALL BE OF CONSISTENT DESIGN TO THOSE OF THE REST OF THE DEVELOPMENT.

19 2. "DENSITY BONUS" MEANS A DENSITY INCREASE OF AT LEAST TEN PERCENT,
20 UNLESS A LESSER PERCENTAGE IS ELECTED BY THE APPLICANT OVER THE OTHER-
21 WISE MAXIMUM ALLOWABLE RESIDENTIAL DENSITY OR FLOOR AREA RATIO IF PART
22 OF A MIXED-USE DEVELOPMENT UNDER THE APPLICABLE ZONING ORDINANCE AND
23 COMPREHENSIVE PLAN AS OF THE DATE OF APPLICATION BY THE APPLICANT TO THE
24 LOCAL GOVERNMENT. ALL DENSITY CALCULATIONS RESULTING IN FRACTIONAL UNITS
25 SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER. THE GRANTING OF A DENSITY
26 BONUS SHALL NOT REQUIRE, IN AND OF ITSELF, A COMPREHENSIVE PLAN AMEND-
27 MENT, ZONING CHANGE OR OTHER DISCRETIONARY APPROVAL. THE DENSITY BONUS
28 SHALL NOT BE INCLUDED WHEN DETERMINING THE NUMBER OF AFFORDABLE WORK-
29 FORCE HOUSING UNITS THAT CONSTITUTE TWENTY PERCENT OF THE TOTAL.

30 3. "LOCAL GOVERNMENT" MEANS THE COUNTY OF NASSAU OR SUFFOLK, OR ANY
31 VILLAGE, CITY OR TOWN WITHIN THE COUNTY OF NASSAU OR SUFFOLK.

32 S 699-E. LONG ISLAND WORKFORCE HOUSING INCENTIVE PROGRAM. 1. WHEN A
33 LOCAL GOVERNMENT APPROVES A SUBDIVISION PLAT OR SITE PLAN FOR FIVE OR
34 MORE RESIDENTIAL UNITS OR A MIXED-USE DEVELOPMENT THAT INCORPORATES FIVE
35 OR MORE RESIDENTIAL UNITS, SUCH LOCAL GOVERNMENT SHALL REQUIRE OF THE
36 APPLICANT:

37 A. IN EXCHANGE FOR A DENSITY BONUS, THE SET ASIDE OF AT LEAST TEN
38 PERCENT OF SUCH UNITS FOR AFFORDABLE WORKFORCE HOUSING ON SITE; OR

39 B. UPON THE LOCAL GOVERNMENT MAKING A FINDING THAT THE SET ASIDE OF
40 TEN PERCENT OF SUCH UNITS FOR AFFORDABLE WORKFORCE HOUSING WOULD HAVE A
41 SPECIFIC ADVERSE IMPACT UPON HEALTH, SAFETY OR THE ENVIRONMENT FOR WHICH
42 THERE IS NO FEASIBLE METHOD TO SATISFACTORILY MITIGATE OR AVOID THE
43 SPECIFIC ADVERSE IMPACT, THE PAYMENT OF A REASONABLE FEE, BASED UPON THE
44 AFFORDABLE VALUE OF THE ADDITIONAL LOTS OR UNITS RESULTING FROM THE
45 DENSITY BONUS, TO THE LOCAL GOVERNMENT THAT SHALL CONSTITUTE A TRUST
46 FUND TO BE USED EXCLUSIVELY BY THE LOCAL GOVERNMENT FOR THE PURPOSE OF
47 PROVIDING AFFORDABLE WORKFORCE HOUSING BY ACQUIRING LAND FOR THE SPECIF-
48 IC PURPOSE OF PROVIDING AFFORDABLE WORKFORCE HOUSING OR CONSTRUCTING
49 AFFORDABLE WORKFORCE HOUSING; OR REHABILITATING STRUCTURES FOR THE
50 SPECIFIC PURPOSE OF AFFORDABLE WORKFORCE HOUSING. ALL FEES COLLECTED BY
51 THE LOCAL GOVERNMENT AS PROVIDED IN THIS SECTION SHALL BE IN EXCHANGE
52 FOR A DENSITY BONUS AND SHALL BE DEPOSITED IN A SINGLE TRUST FUND FOR
53 THE LOCAL GOVERNMENT AND SHALL BE KEPT IN TRUST AND SEPARATE AND APART
54 FROM ALL OTHER MONIES. MONEYS IN SUCH TRUST FUND SHALL BE DEPOSITED AND
55 SECURED IN THE MANNER PROVIDED BY SECTION TEN OF THIS CHAPTER. PENDING
56 EXPENDITURES FROM SUCH TRUST FUND, MONEYS THEREIN MAY BE INVESTED IN THE

1 MANNER PROVIDED IN SECTION ELEVEN OF THIS CHAPTER. ANY INTEREST EARNED
2 OR CAPITAL GAIN REALIZED ON THE MONEYS SO DEPOSITED OR INVESTED SHALL
3 ACCRUE TO AND BECOME PART OF SUCH TRUST FUND; OR

4 C. IN EXCHANGE FOR A DENSITY BONUS, THE PROVISION OF OTHER LANDS AND
5 CONSTRUCTION OF THE AFFORDABLE WORKFORCE HOUSING UNITS THAT ARE NOT PART
6 OF THE SITE PLAN OR SUBDIVISION PLAT WHERE IT IS DETERMINED BY THE LOCAL
7 GOVERNMENT THAT SUITABLE AFFORDABLE WORKFORCE HOUSING CANNOT BE PROVIDED
8 ON SITE.

9 2. THE LOCAL GOVERNMENT SHALL PROVIDE AN APPLICANT, SUBJECT TO THE
10 PROVISIONS OF THIS ARTICLE, A DENSITY BONUS FOR PROVIDING THE REQUIRED
11 AFFORDABLE WORKFORCE HOUSING UNITS. THE LOCAL GOVERNMENT SHALL GRANT THE
12 ADDITIONAL DENSITY BONUS UNLESS SUCH LOCAL GOVERNMENT MAKES A WRITTEN
13 FINDING, BASED UPON SUBSTANTIAL EVIDENCE, THAT THE DENSITY BONUS IS NOT
14 REQUIRED IN ORDER TO PROVIDE AFFORDABLE WORKFORCE HOUSING OR THAT THE
15 DENSITY BONUS WOULD HAVE A SPECIFIC ADVERSE IMPACT UPON HEALTH, SAFETY
16 OR THE ENVIRONMENT FOR WHICH THERE IS NO FEASIBLE METHOD TO SATISFAC-
17 TORILY MITIGATE OR AVOID THE SPECIFIC ADVERSE IMPACT.

18 3. WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS ARTICLE, THE LOCAL
19 GOVERNMENT SHALL ADOPT AN ORDINANCE OR LOCAL LAW THAT SPECIFIES HOW THE
20 LOCAL GOVERNMENT SHALL IMPLEMENT THIS ARTICLE, INCLUDING PROVISIONS
21 SPECIFYING HOW DENSITY BONUSES WILL BE PROVIDED. THE LOCAL GOVERNMENT
22 SHALL ALSO ESTABLISH PROCEDURES FOR WAIVING OR MODIFYING DEVELOPMENT AND
23 ZONING STANDARDS THAT WOULD OTHERWISE INHIBIT THE UTILIZATION OF DENSITY
24 BONUSES ON SPECIFIC SITES. THE LOCAL GOVERNMENT'S ORDINANCE OR LOCAL
25 LAW SHALL ENSURE THE CONTINUED AFFORDABILITY OF ALL AFFORDABLE WORKFORCE
26 HOUSING UNITS FOR A PERIOD OF THIRTY YEARS, OR A LONGER PERIOD OF TIME
27 IF REQUIRED BY A MORTGAGE FINANCING ASSISTANCE PROGRAM, A MORTGAGE
28 INSURANCE PROGRAM OR A RENTAL SUBSIDY PROGRAM.

29 4. WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS ARTICLE, THE LOCAL
30 GOVERNMENT WILL DEVELOP A STRATEGY FOR UTILIZING THE MONIES IN THE TRUST
31 FUND WITHIN THREE YEARS OF SUCH MONEYS BEING COLLECTED.

32 5. A LOCAL GOVERNMENT MAY ENTER INTO INTERMUNICIPAL AGREEMENTS WITH
33 CONTIGUOUS LOCAL GOVERNMENTS TO MEET THE PURPOSES OF THIS ARTICLE.

34 S 699-F. TECHNICAL ASSISTANCE FOR LONG ISLAND WORKFORCE HOUSING INCEN-
35 TIVE PROGRAM. THE DEPARTMENT OF STATE SHALL PROVIDE, THROUGH ITS OFFICE
36 OF LOCAL GOVERNMENTS SERVICES, TECHNICAL ASSISTANCE TO LOCAL GOVERNMENTS
37 THAT ARE DRAFTING ORDINANCES AND LOCAL LAWS TO COMPLY WITH THE
38 PROVISIONS OF THIS ARTICLE.

39 S 3. This act shall take effect on the first of November next succeed-
40 ing the date on which it shall have become a law.