

STATE OF NEW YORK

7466

2019-2020 Regular Sessions

IN ASSEMBLY

May 6, 2019

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

AN ACT to amend the public housing law, in relation to enacting the rent
regulation reporting act of 2019

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

1 Section 1. Short title. This act shall be known and may be cited as
2 the "rent regulation reporting act of 2019".

3 § 2. Section 20 of the public housing law, as added by chapter 576 of
4 the laws of 1989, is amended to read as follows:

5 § 20. Annual reports. 1. The commissioner shall, on or before October
6 first in each year, beginning in nineteen hundred ninety, submit one or
7 more reports to the governor, the temporary president of the senate, the
8 speaker of the assembly, the minority leader of the senate and minority
9 leader of the assembly on the activity and implementation of the state
10 housing assistance programs for the previous fiscal year. In addition,
11 the commissioner shall, on or before February first in each year, begin-
12 ning in nineteen hundred ninety-one, submit an interim report which
13 contains, in tabular format only, the non-narrative data compiled
14 through November thirtieth of each year. The commissioner shall submit
15 on or before February first, nineteen hundred ninety a report for the
16 fiscal year commencing April first, nineteen hundred eighty-eight and
17 the most up to date non-narrative data, in tabular format only, but in
18 no event less than the data compiled through September thirtieth, nine-
19 teen hundred eighty-nine. All such reports shall include, but not be
20 limited to the low income housing trust fund program, the affordable
21 home ownership development program, the urban initiatives program, the
22 rural area revitalization program, the rural rental assistance program,
23 the homeless housing and assistance program, the housing opportunities
24 program for the elderly, the state of New York mortgage agency forward
25 commitment and mortgage insurance programs, the housing finance agency

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

LBD10981-01-9

1 secured loan rental program, the turnkey/enhanced housing trust fund
2 program, the special needs housing program, the permanent housing for
3 the homeless program, the infrastructure development demonstration
4 program and the mobile home cooperative fund program. For the purpose
5 of producing such report or reports, the commissioner shall be author-
6 ized to rely on information provided by each administering agency or
7 authority. Such report or reports shall, to the extent applicable to a
8 specific program, include but not be limited to: (i) a narrative for
9 each program reported describing the program purpose, eligible appli-
10 cants, eligible areas, income population to be served, and limitations
11 on funding; (ii) for each eligible applicant receiving funding under the
12 Housing Trust Fund or the Affordable Home Ownership Development programs
13 during the year specified herein, such applicant's name and address, a
14 description of the applicant's contract amount, a narrative description
15 of the specific activities performed by such applicant, and the income
16 levels of the occupants to be served by the units all as proposed by the
17 applicant at the time the contract is awarded; (iii) a description of
18 the distribution of funds for each category of project funded under each
19 program; (iv) the number of units or beds under award, under contract,
20 under construction and completed based on a change in project status
21 during the year for each program; (v) the number of units or beds
22 assisted during the year under each program; (vi) the amount and type of
23 assistance provided for such units or beds placed under contract; (vii)
24 based on total project costs, the number of units or beds under contract
25 and assisted through new construction, substantial rehabilitation,
26 moderate rehabilitation, improvements to existing units or beds, and
27 through acquisition only for each program; (viii) for the number of
28 units or beds under contract assisted through new construction, substan-
29 tial rehabilitation, moderate rehabilitation, improvements to existing
30 units or beds, and through acquisition only, the level of state assist-
31 ance expressed as a percentage of total project cost; (ix) for those
32 units and beds under contract a calculation of the amount of non-state
33 funds provided expressed as a percentage of total project cost; (x) the
34 number of units or beds completed and under award, under contract and
35 under construction for each program based on the current program pipe-
36 line; (xi) for units or beds for which mortgage assistance was provided
37 by the state of New York mortgage agency, the number of existing and
38 newly constructed units; and (xii) a list, by program, of units or beds
39 assisted within each county. To the extent that any law establishing or
40 appropriating funds for any of the aforementioned programs requires the
41 commissioner to produce a report containing data substantially similar
42 to that required herein, this report shall be deemed to satisfy such
43 other requirements.

44 2. The commissioner shall, on or before May first, two thousand nine-
45 teen, and on or before October first in each subsequent year, submit a
46 report to the governor, the temporary president of the senate, the
47 speaker of the assembly, the minority leader of the senate and the
48 minority leader of the assembly on the implementation of the system of
49 rent regulation pursuant to chapter five hundred seventy-six of the laws
50 of nineteen hundred seventy-four, chapter two hundred seventy four of
51 the laws of nineteen hundred forty-six, chapter three hundred twenty-
52 nine of the laws of nineteen hundred sixty-three, chapter five hundred
53 fifty-five of the laws of nineteen hundred eighty-two, chapter four
54 hundred two of the laws of nineteen hundred eighty-three, chapter one
55 hundred sixteen of the laws of nineteen hundred ninety-seven, and
56 sections 26-501, 26-502, and 26-520 of the administrative code of the

1 city of New York. Such report shall include but not be limited to: a
2 narrative describing the programs and activities undertaken by the
3 office of rent administration and the tenant protection unit, and any
4 other programs or activities undertaken by the division to implement,
5 administer, and enforce the system of rent regulation; and in tabular
6 format, for each of the three fiscal years immediately preceding the
7 date the report is due: (i) the number of rent stabilized housing accom-
8 modations within each county; (ii) the number of rent controlled housing
9 accommodations within each county; (iii) the number of applications for
10 major capital improvements filed with the division, the number of such
11 applications approved as submitted, the number of such applications
12 approved with modifications, and the number of such applications
13 rejected; (iv) the median and mean value of applications for major capi-
14 tal improvements approved; (v) the number of units which were registered
15 with the division where the amount charged to and paid by the tenant was
16 less than the registered rent for the housing accommodation; (vi) for
17 housing accommodations that were registered with the division where the
18 amount charged to and paid by the tenant was less than the registered
19 rent for the housing accommodation, the median and mean difference
20 between the registered rent for a housing accommodation and the amount
21 charged to and paid by the tenant; (vii) the median and mean registered
22 rent for housing accommodations for which the lease was renewed by an
23 existing tenant; (viii) the median and mean registered rent for housing
24 accommodations for which a lease was signed by a new tenant after a
25 vacancy; (ix) the median and mean increase, in dollars and as a percent-
26 age, in the registered rent for housing accommodations where the lease
27 was signed by a new tenant after a vacancy; (x) the median and mean
28 increase, in dollars and as a percentage, in the registered rent for
29 housing accommodations where the lease was signed by a new tenant after
30 a vacancy, where the amount charged to and paid by the prior tenant was
31 the full registered rent; (xi) the median and mean increase, in dollars
32 and as a percentage, in the registered rent for housing accommodations
33 where the lease was signed by a new tenant after a vacancy, where the
34 amount charged to and paid by the prior tenant was less than the regis-
35 tered rent; (xii) the number of rent overcharge complaints processed by
36 the division; (xiii) the number of final overcharge orders granting an
37 overcharge; (xiv) the number of investigations commenced by the tenant
38 protection unit, the aggregate number of rent stabilized or rent
39 controlled housing accommodations in each county that were the subject
40 of such investigations, and the dispositions of such investigations. At
41 the time the report is due, the commissioner shall make available to the
42 governor, the temporary president of the senate, the speaker of the
43 assembly, the minority leader of the senate and the minority leader of
44 the assembly, in machine readable format, the data used to tabulate the
45 figures required to be included in the report, taking any steps neces-
46 sary to protect confidential information regarding individual buildings,
47 housing accommodations, property owners, and tenants.

48 § 3. This act shall take effect immediately.