STATE OF NEW YORK

7839

2021-2022 Regular Sessions

IN ASSEMBLY

May 27, 2021

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

AN ACT to amend the public housing law, in relation to physical needs assessments for public housing authorities

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

Section 1. Section 37 of the public housing law is amended by adding a new subdivision 3-a to read as follows:

3-a. (a) An authority shall file in the office of the commissioner and with the temporary president of the senate and the speaker of the assembly a physical needs assessment. Each authority shall file the physical needs assessment every five years.

(b) For purposes of this section, a "physical needs assessment" shall mean a standard operating procedure for real estate management consisting of a periodic examination and evaluation of real estate to determine a long-term schedule and cost for replacement of major property components. The physical needs assessment shall provide data to evaluate the viability of the real estate to continue serving its intended purpose into the future. The physical needs assessment shall be deemed a foundational document which may be useful for a number of real estate management functions, including: determining a replacement reserve schedule; developing preventative maintenance plans; performing due diligence at sale, purchase, or financing; marketing and repositioning strategy planning; budgeting; and obtaining or providing grant support.

§ 2. This act shall take effect immediately.

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

LBD02928-01-1