

# STATE OF NEW YORK

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7265

2021-2022 Regular Sessions

## IN ASSEMBLY

April 29, 2021

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

AN ACT to amend the public housing law, in relation to directing the  
commissioner of housing and community renewal to conduct annual audits  
of compliance with the affordable New York housing program

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

1 Section 1. Section 14 of the public housing law is amended by adding a  
2 new subdivision 8 to read as follows:

3 8. The commissioner shall conduct an annual audit of the affordable  
4 New York housing program established pursuant to section four hundred  
5 twenty-one-a of the real property tax law to measure compliance with the  
6 requirements of such section. The audit shall review properties which  
7 receive benefits pursuant to the affordable New York housing program to  
8 confirm that owners of such properties are complying with the rent  
9 registration, affordability, rent overcharge and application require-  
10 ments of such program. The audit shall also review units within the  
11 geographic exclusion area, including any expanded geographic exclusion  
12 areas, such as the one added in two thousand seven, to ensure compliance  
13 with the affordability requirements. The commissioner shall publish the  
14 results of the audit annually on or before December thirty-first and  
15 shall make such results publicly available on the division's website.  
16 The initial audit shall be completed by the commissioner, in consulta-  
17 tion with the state comptroller, and shall include all properties which  
18 are receiving or have received benefits pursuant to the affordable New  
19 York housing program or prior programs established pursuant to section  
20 four hundred twenty-one-a of the real property tax law; provided, howev-  
21 er, that all subsequent audits need only include properties which  
22 received benefits during the prior year. In the event that the afforda-  
23 ble New York housing program is terminated or otherwise discontinued, a  
24 final audit of the program shall be submitted one year after such termi-  
25 nation or discontinuance.

26 § 2. This act shall take effect immediately.

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

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