

STATE OF NEW YORK

547

2023-2024 Regular Sessions

IN SENATE

January 5, 2023

Introduced by Sen. HOYLMAN -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

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 Assembly, 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 stabilization 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

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

LBD00166-01-3

1 final audit of the program shall be submitted one year after the last
2 property subject to rent registration, affordability, rent stabilization
3 and application requirements of the program is no longer subject to such
4 requirements.

5 § 2. This act shall take effect immediately.