

STATE OF NEW YORK

10404

IN ASSEMBLY

May 22, 2024

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Bichotte Hermelyn) -- read once and referred to the Committee on Local Governments

AN ACT to amend the general municipal law, in relation to extending provisions of law relating to urban development action areas

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

1 Section 1. Section 693 of the general municipal law, as amended by
2 chapter 161 of the laws of 2021, is amended to read as follows:
3 § 693. Area designation. An urban development action area shall by
4 resolution be designated by the governing body, or by the commission
5 where so authorized to act by the governing body, on its own initiative
6 or upon recommendation of the agency, provided at least sixty percent of
7 such area is an eligible area. Any such designation shall be in conform-
8 ance with the standards and procedures required for all land use deter-
9 minations pursuant to general, special or local law or charter.
10 Provided, however, that if a proposed urban development action area
11 project is to be developed on an eligible area and consists solely of
12 the rehabilitation or conservation of existing private or multiple
13 dwellings or the construction of one to four unit dwellings or, until
14 June thirtieth, two thousand [~~twenty-four~~] twenty-seven, for up to six
15 urban development action area projects in any calendar year, the
16 construction of up to ninety dwelling units financed by the federal
17 government and restricted to occupancy by the elderly or by persons with
18 disabilities without any change in land use permitted by local zoning,
19 the governing body, or the commission where so authorized to act by the
20 governing body, may waive the area designation requirement.
21 § 2. Subdivision 5 of section 694 of the general municipal law, as
22 amended by chapter 161 of the laws of 2021, is amended to read as
23 follows:
24 5. Any approval of an urban development action area project shall be
25 in conformance with the standards and procedures required for all land
26 use determinations pursuant to general, special or local law or charter.
27 In a city having a population of one million or more, the governing body

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

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1 may require that the agency incorporate into the project any or all of
2 the following: (i) the proposed number of residential units; (ii) wheth-
3 er such units are home ownership units, rental units or condominium or
4 cooperative units; (iii) a best estimate of the initial rents or selling
5 prices for such units; (iv) the proposed income restrictions, if any, on
6 renters or purchasers of such units; and (v) the basis on which the
7 consideration for the sale or lease of the property is to be determined.
8 Provided, however, that if the proposed urban development action area
9 project consists solely of the rehabilitation or conservation of exist-
10 ing private or multiple dwellings or the construction of one to four
11 unit dwellings or, until June thirtieth, two thousand [~~twenty-four~~
12 twenty-seven], for up to six urban development action area projects in
13 any calendar year, the construction of up to ninety dwelling units
14 financed by the federal government and restricted to occupancy by the
15 elderly or by persons with disabilities without any change in land use
16 permitted by local zoning, the governing body, or the commission where
17 so authorized to act by the governing body, may waive any such standards
18 and procedures required by local law or charter.

19 § 3. Paragraph (d) of subdivision 6 of section 695 of the general
20 municipal law, as amended by chapter 161 of the laws of 2021, is amended
21 to read as follows:

22 (d) Notwithstanding any standards or procedures established for land
23 disposition by general, special or local law or charter, if an urban
24 development action area project is to be developed on an eligible area
25 and consists solely of the rehabilitation or conservation of existing
26 private or multiple dwellings or the construction of one to four unit
27 dwellings or, until June thirtieth, two thousand [~~twenty-four~~ twenty-
28 seven], for up to six urban development action area projects in any
29 calendar year, the construction of up to ninety dwelling units financed
30 by the federal government and restricted to occupancy by the elderly or
31 by persons with disabilities without any change in land use permitted by
32 local zoning, a municipality may dispose of the real property constitut-
33 ing such urban development action project to any person, firm, or corpo-
34 ration qualified pursuant to this subdivision by resolution of its
35 governing body or, in any city having a population of one million or
36 more, by action of the mayor, provided that such disposition is in
37 accordance with the requirements of this subdivision. Disposition of
38 real property acquired by condemnation shall be in accordance with the
39 requirements of section four hundred six of the eminent domain procedure
40 law, if applicable.

41 § 4. This act shall take effect immediately; provided, however, that
42 if this act shall have become a law after June 30, 2024, this act shall
43 take effect immediately and shall be deemed to have been in full force
44 and effect on and after June 30, 2024.