

# STATE OF NEW YORK

9415

## IN SENATE

May 15, 2024

Introduced by Sen. SEPULVEDA -- (at request of the NYC H.P.D.) -- read twice and ordered printed, and when printed to be committed to the Committee on Cities 1

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.