STATE OF NEW YORK

11137

IN ASSEMBLY

April 24, 2026

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

AN ACT in relation to requiring community median income be used by certain affordable housing programs in a city having a population of one million or more

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

Section 1. 1. For the purposes of this act, "community median income" means the median income for individual zip codes as determined by the most recent federal census.

2. Notwithstanding any law, rule or regulation to the contrary, within cities having a population of one million or more, any affordable housing program, utilizing state funding to cover 33 percent or more of the construction cost of a building or buildings initiated after the effective date of this act shall use community median income to determine income eligibility and rent levels for affordable housing lotteries and programs within such buildings. The utilization of federal funding sources shall exempt such programs from the provisions of this act.

§ 2. This act shall take effect on the first of January next succeeding the date on which it shall have become a law.

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

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