STATE OF NEW YORK

2741

2025-2026 Regular Sessions

IN ASSEMBLY

January 22, 2025

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

AN ACT to amend the private housing finance law, in relation to review of certain contracts of limited-profit housing companies

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

Section 1. Section 32-a of the private housing finance law is amended by adding two new subdivisions 15 and 16 to read as follows:

15. Review any bids for a contract to be entered into by a limited-profit housing company for an amount over fifty thousand dollars.

(a) Bids shall be reviewed in a manner so as to assure the prudent and economical use of moneys and in the best interest of shareholders, to facilitate the acquisition of materials, supplies and services of maximum quality at the lowest possible cost under the circumstances and to guard against favoritism, improvidence, extravagance, fraud and corruption. To further such objectives, an authority shall adopt internal policies and procedures governing all procurements of materials, supplies and services over fifty thousand dollars.

(b) Such policies and procedures shall contain provisions which, at minimum:

(i) prescribe a procedure for determining whether a procurement of materials, supplies, and services is subject to a sealed bid and documenting the basis for any determination that a sealed bid is not required by law;

(ii) set forth when each such method of procurement will be utilized, taking into account which method will best further the purposes of this subdivision and the cost-effectiveness of the method;

(iii) require adequate documentation of actions taken in connection with each such method of procurement; and

(iv) identify the respective titles of persons responsible for purchasing. Such information shall be updated biennially.

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

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16. The division of housing and community renewal and the New York city department of housing preservation and development shall collaborate to develop a procurement and bid corruption prevention training program. Such procurement corruption prevention training program shall be interactive, given to board members of Mitchell-Lama developments as a part of their required training and include:

(i) information concerning the federal, state, and local statues and regulations related to gratuities and bribes;

(ii) information concerning criminal liabilities related to gratuities and bribes;

(iii) examples of conduct that would constitute gratuities and bribes; and

(iv) examples of favoritism, improvidence, extravagance, fraud and corruption that may undermine the bidding process.

§ 2. This act shall take effect on the ninetieth day after it shall have become a law.