

# STATE OF NEW YORK

5648

2025-2026 Regular Sessions

## IN ASSEMBLY

February 19, 2025

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

AN ACT to amend the public housing law, in relation to physical needs assessments for public housing authorities

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

1 Section 1. Section 37 of the public housing law is amended by adding a  
2 new subdivision 3-a to read as follows:

3 3-a. (a) An authority shall file in the office of the commissioner and  
4 with the temporary president of the senate and the speaker of the assem-  
5 bly a physical needs assessment. Each authority shall file the physical  
6 needs assessment every five years.

7 (b) For purposes of this section, a "physical needs assessment" shall  
8 mean a standard operating procedure for real estate management consist-  
9 ing of a periodic examination and evaluation of real estate to determine  
10 a long-term schedule and cost for replacement of major property compo-  
11 ments. The physical needs assessment shall provide data to evaluate the  
12 viability of the real estate to continue serving its intended purpose  
13 into the future. The physical needs assessment shall be deemed a founda-  
14 tional document which may be useful for a number of real estate manage-  
15 ment functions, including: determining a replacement reserve schedule;  
16 developing preventative maintenance plans; performing due diligence at  
17 sale, purchase, or financing; marketing and repositioning strategy plan-  
18 ning; budgeting; and obtaining or providing grant support.

19 § 2. This act shall take effect immediately.

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

LBD09279-01-5