STATE OF NEW YORK

6135

2025-2026 Regular Sessions

IN ASSEMBLY

February 26, 2025

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

AN ACT to amend the private housing finance law, in relation to creating a new acquisition fund for community land trusts located in New York state

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

Section 1. Subdivision 2 of section 1111 of the private housing finance law, as amended by chapter 202 of the laws of 2010, is amended and a new subdivision 9 is added to read as follows:

2. "Eligible applicant" shall mean a city, a town, a village, a housing development fund company incorporated pursuant to article eleven of this chapter, any not-for-profit corporation or charitable organization which has as one of its primary purposes the improvement of housing or a municipal housing authority created pursuant to the public housing law, a community land trust as defined in subdivision nine of this section, or a public benefit corporation formed to assist particular municipalities with their housing, community development or renewal needs, or a county, provided, however, that the county acts as an administrator of a program under which projects are constructed, rehabilitated or improved by other eligible applicants or acts in any other capacity as permitted by law.

9. For the purposes of this subdivision, "community land trust" shall mean a corporation organized pursuant to the not-for-profit corporation law and exempt from taxation pursuant to section 501(c)(3) of the internal revenue code that satisfies the following criteria:

(a) such nonprofit corporation's primary purpose is the creation and preservation of permanently affordable single-family or multi-family residences;

(b) all dwellings and units located on land owned by such nonprofit corporation is sold to a qualified owner to be occupied as the qualified

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

LBD08745-01-5

owner's primary residence or rented to persons or families of low income as defined in subdivision nineteen of section two of this chapter; and

(c) the land owned by the nonprofit corporation, on which a dwelling or unit sold to a qualified owner is situated, is leased by such corporation to the qualified owner for the convenient occupation and use of such dwelling or unit for an initial term of ninety-nine years with renewal rights under the same initial terms and conditions.

§ 2. The private housing finance law is amended by adding a new section 59-j to read as follows:

§ 59-j. The New York state community land trust acquisition fund. The affordable housing corporation, created by section forty-five-b of this article, shall create and establish a special fund known as the New York state community land trust acquisition fund and shall pay into this fund any moneys which may be made available to such corporation for the purposes of this fund from any source including but not limited to moneys appropriated by and made available pursuant to appropriation by the state and any income or interest earned by, or increment to, the account due to the investment thereof or loans made pursuant to article nineteen of this chapter. The moneys held in or credited to the acquisition fund established under this section shall be expended solely to carry out the provisions of article nineteen of this chapter exclusively for community land trusts as defined in subdivision nine of section eleven hundred eleven of this chapter.

§ 3. This act shall take effect immediately.