

# STATE OF NEW YORK

1654

2025-2026 Regular Sessions

## IN SENATE

January 13, 2025

Introduced by Sens. BAILEY, SEPULVEDA -- read twice and ordered printed,  
and when printed to be committed to the Committee on Housing,  
Construction and Community Development

AN ACT in relation to establishing the "New York City Housing Authority  
Facilities Modernization Act"; and providing for the repeal of such  
provisions upon expiration thereof (Part A); and to amend the public  
housing law, in relation to reporting on lead-based paint poisoning  
prevention (Part B)

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

1 Section 1. This act enacts into law major components of legislation  
2 which are necessary to promote and protect the health and safety of New  
3 York residents relating to housing. Each component is wholly contained  
4 within a Part identified as Parts A through B. The effective date for  
5 each particular provision contained within such Part is set forth in the  
6 last section of such Part. Any provision in any section contained within  
7 a Part, including the effective date of the Part, which makes reference  
8 to a section "of this act", when used in connection with that particular  
9 component, shall be deemed to mean and refer to the corresponding  
10 section of the Part in which it is found. Section three of this act sets  
11 forth the general effective date of this act.

12 PART A

13 Section 1. This act shall be known and may be cited as the "New York  
14 City Housing Authority Facilities Modernization Act".

15 § 2. Definitions. For the purposes of this act, the following terms  
16 shall have the following meanings:

17 1. "Project" shall mean any installation, construction, demolition,  
18 reconstruction, excavation, rehabilitation, renovation, and repair  
19 contracted out by the authorized authority pursuant to this act.

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

LBD04688-01-5

1 2. "Authorized authority" shall mean the New York City Housing Author-  
2 ity.

3 3. "Best value" shall mean the basis for awarding contracts for  
4 services to the bidder that optimize quality, cost and efficiency, price  
5 and performance criteria, which may include, but is not limited to:

6 (a) The quality of the contractor's performance on previous projects;

7 (b) The timeliness of the contractor's performance on previous  
8 projects;

9 (c) The level of customer satisfaction with the contractor's perform-  
10 ance on previous projects;

11 (d) The contractor's record of performing previous projects on budget  
12 and ability to minimize cost overruns;

13 (e) The contractor's ability to limit change orders;

14 (f) The contractor's ability to prepare appropriate project plans;

15 (g) The contractor's technical capacities;

16 (h) The individual qualifications of the contractor's key personnel;

17 (i) The contractor's ability to assess and manage risk and minimize  
18 risk impact;

19 (j) The contractor's past record of encouraging minority and women-  
20 owned business enterprise participation and compliance with article 15-A  
21 of the executive law and any other applicable laws concerning minority  
22 and women-owned business enterprise participation.

23 (k) A quantitative factor to be used in evaluation of bids or offers  
24 for awarding of contracts for bidders or offerers that are certified as  
25 minority or women-owned business enterprises as defined in article 15-A  
26 of the executive law, or certified pursuant to local law as minority or  
27 women-owned business enterprises.

28 Such basis shall reflect, wherever possible, objective and quantifi-  
29 able analysis.

30 4. "Design-build contract" shall mean, in conformity with the require-  
31 ments of this act, a contract for the design and construction of the  
32 projects with a single entity, which may be a team comprised of separate  
33 entities.

34 5. "Procurement record" shall mean documentation of the decisions made  
35 and the approach taken in the procurement process.

36 6. "Project labor agreement" shall mean a pre-hire collective bargain-  
37 ing agreement between a contractor and a bona fide building and  
38 construction trade labor organization establishing the labor organiza-  
39 tion as the collective bargaining representative for all persons who  
40 will perform work on the project, and which provides that only contrac-  
41 tors and subcontractors who sign a pre-negotiated agreement with the  
42 labor organization can perform project work.

43 § 3. Notwithstanding section 103 of the general municipal law, section  
44 151 of the public housing law, or the provisions of any other law to the  
45 contrary, in conformity with the requirements of this act, and only when  
46 a project labor agreement is performed, the authorized authority may  
47 utilize the alternative delivery method referred to as a design-build  
48 contract for the project provided that each such project shall not be  
49 less than one million two hundred thousand dollars (\$1,200,000). The  
50 authorized authority shall ensure that its procurement record reflects  
51 the design-build contract process authorized by this act.

52 § 4. An entity selected by the authorized authority to enter into a  
53 design-build contract for the project shall be selected through a two-  
54 step method, as follows:

55 1. Step one. Generation of a list of entities that have demonstrated  
56 the general capability to perform a design-build contract for the

1 project. Such list shall consist of a specified number of entities, as  
2 determined by the authorized authority, and shall be generated based  
3 upon the authorized authority's review of responses to a publicly adver-  
4 tised request for qualifications for the project. The authorized author-  
5 ity's request for qualifications for the project shall include a general  
6 description of the project, the maximum number of entities to be  
7 included on the list, and the selection criteria to be used in generat-  
8 ing the list. Such selection criteria shall include the qualifications  
9 and experience of the design and construction team, organization, demon-  
10 strated responsibility, ability of the team or of a member or members of  
11 the team to comply with applicable requirements, including the  
12 provisions of articles 145, 147 and 148 of the education law, past  
13 record of compliance with the labor law including prevailing wage  
14 requirements under state and federal law; the past record of compliance  
15 with existing labor standards and maintaining harmonious labor  
16 relations; the record of protecting the health and safety of workers on  
17 public works projects and job sites as demonstrated by the experience  
18 modification rate for each of the last three years; the prospective  
19 bidder's ability to undertake the particular type and complexity of  
20 work; the financial capability, responsibility and reliability of the  
21 prospective bidder for such type and complexity of work; the prospective  
22 bidder's compliance with equal employment opportunity requirements and  
23 anti-discrimination laws, and demonstrated commitment to working with  
24 minority and women-owned businesses through joint ventures or subcon-  
25 tractor relationships; whether or not the prospective bidder or a person  
26 or entity with an interest of at least ten per centum in the prospective  
27 bidder, is listed by the federal government as excluded from receiving  
28 federal contracts and certain subcontracts, assistance, or benefits  
29 pursuant to 48 C.F.R. subpart 9-4; and such other qualifications the  
30 authorized authority deems appropriate which may include but are not  
31 limited to project understanding, financial capability and record of  
32 past performance. The authorized authority shall evaluate and rate all  
33 entities responding to the request for qualifications. Based upon such  
34 ratings, the authorized authority shall list the entities that shall  
35 receive a request for proposals in accordance with subdivision two of  
36 this section. To the extent consistent with applicable federal law, the  
37 authorized authority shall consider, when awarding any contract pursuant  
38 to this section, the participation of: (a) firms certified pursuant to  
39 article 15-A of the executive law as minority or women-owned businesses  
40 or certified pursuant to local law as minority or women-owned business  
41 enterprises and the ability of other businesses under consideration to  
42 work with minority and women-owned businesses so as to promote and  
43 assist participation by such businesses; and (b) small business concerns  
44 identified pursuant to subdivision (b) of section 139-g of the state  
45 finance law.

46 2. Step two. Selection of the proposal which is the best value to the  
47 authorized authority. The authorized authority shall issue a request  
48 for proposals for the project to the entities listed pursuant to subdivi-  
49 sion one of this section. If such an entity consists of a team of  
50 separate entities, the entities that comprise such a team must remain  
51 unchanged from the entity as listed pursuant to subdivision one of this  
52 section unless otherwise approved by the authorized authority. The  
53 request for proposals for the project shall set forth the project's  
54 scope of work, and other requirements, as determined by the authorized  
55 authority. The request for proposals shall set forth the public work's  
56 scope of work, and other requirements, as determined by the authorized

1 entity, which may include separate goals for work under the contract to  
2 be performed by businesses certified as minority or women-owned business  
3 enterprises as defined in article 15-A of the executive law, or certi-  
4 fied pursuant to local law as minority or women-owned business enter-  
5 prises. The request for proposals shall specify the criteria to be used  
6 to evaluate the responses and the relative weight of each such criteria.  
7 Such criteria shall include the proposal's cost, the quality of the  
8 proposal's solution, the qualifications and experience of the design-  
9 build entity, and other factors deemed pertinent by the authorized  
10 authority, which may include, but shall not be limited to, the  
11 proposal's project implementation, ability to complete the work in a  
12 timely and satisfactory manner, maintenance costs of the completed  
13 project, maintenance of traffic approach, and community impact. Any  
14 contract awarded pursuant to this act shall be awarded to a responsive  
15 and responsible entity that submits the proposal, which, in consider-  
16 ation of these and other specified criteria deemed pertinent to the  
17 project, offers the best value to the authorized authority, as deter-  
18 mined by the authorized authority. Nothing in this act shall be  
19 construed to prohibit the authorized authority from negotiating final  
20 contract terms and conditions including cost.

21 3. Notwithstanding the foregoing provisions of this section, when any  
22 person or entity is listed by the federal government as excluded from  
23 receiving federal contracts and certain subcontracts, assistance or  
24 benefits, pursuant to 48 C.F.R. subpart 9-4, such person or entity, and  
25 any firm, corporation, partnership or association in which the person or  
26 entity owns or controls at least ten per centum, shall be ineligible to  
27 submit a bid on or be awarded any contract authorized by this act during  
28 such period of exclusion. The department of labor shall notify the  
29 person or entity immediately of such ineligibility and such person or  
30 entity must be afforded the opportunity to appeal to the department of  
31 labor.

32 § 5. Any contract entered into pursuant to this act shall include a  
33 clause requiring that any professional services regulated by articles  
34 145, 147 and 148 of the education law shall be performed and stamped and  
35 sealed, where appropriate, by a professional licensed in accordance with  
36 such articles.

37 § 6. The installation, construction, demolition, reconstruction, exca-  
38 vation, rehabilitation, repair, and renovation of the project undertaken  
39 by the authorized authority pursuant to this act shall be deemed a  
40 "public work" to be performed in accordance with the provisions of arti-  
41 cle 8 of the labor law, as well as subject to sections 200, 240, 241 and  
42 242 of the labor law and enforcement of prevailing wage requirements by  
43 the New York state department of labor and, if the project receives  
44 federal aid, applicable federal requirements for prevailing wage.

45 § 7. A project labor agreement shall be included in the request for  
46 proposals for the project, provided that, based upon a study done by or  
47 for the authorized authority, the authorized authority determines that  
48 its interest in obtaining the best work at the lowest possible price,  
49 preventing favoritism, fraud and corruption, and other considerations  
50 such as the impact of delay, the possibility of cost savings advantages,  
51 and any local history of labor unrest, are best met by requiring a  
52 project labor agreement. The authorized authority shall conduct such a  
53 study and the project labor agreement shall be performed consistent with  
54 the provisions of section 222 of the labor law. If a project labor  
55 agreement is not performed on the project (1) the authorized authority  
56 shall not utilize a design-build contract for the project; and (2)

1 sections 101 and 103 of the general municipal law and sections 151 and  
2 151-a of the public housing law shall apply to the project.

3 § 8. Each contract entered into by the authorized authority pursuant  
4 to this act shall comply, whenever practical, with the objectives and  
5 goals of minority and women-owned business enterprises pursuant to arti-  
6 cle 15-A of the executive law or, if the project receives federal aid,  
7 shall comply with applicable federal requirements for disadvantaged  
8 business enterprises.

9 § 9. The project undertaken by the authorized authority pursuant to  
10 this act shall be subject to the requirements of article 8 of the envi-  
11 ronmental conservation law, and, where applicable, the requirements of  
12 the national environmental policy act.

13 § 10. 1. Notwithstanding any provision of law to the contrary, all  
14 rights and benefits, including terms and conditions of employment, and  
15 protection of civil service and collective bargaining status of all  
16 employees of the authorized authority in connection with the project  
17 shall be preserved and protected.

18 2. Nothing in this act shall result in the: (a) displacement of any  
19 currently employed worker or loss of position (including partial  
20 displacement such as a reduction in the hours of non-overtime work,  
21 wages or employment benefits), or result in the impairment of existing  
22 collective bargaining agreements; and (b) transfer of existing duties  
23 and functions related to maintenance and operations currently performed  
24 by existing employees of the authorized authority to a contractor.

25 3. Employees of the authorized authority that perform work in  
26 connection with the project serving in positions in newly created titles  
27 shall be assigned to the appropriate bargaining unit.

28 4. Nothing contained in this act shall be construed to affect: (a) the  
29 existing rights and benefits of employees of the authorized authority  
30 pursuant to an existing collective bargaining agreement and the civil  
31 service law, including terms and conditions of employment; (b) the  
32 existing representational relationships among employee organizations  
33 representing employees of the authorized authority; or (c) the bargain-  
34 ing relationships between the authorized authority and such employee  
35 organizations.

36 § 11. If otherwise applicable, the project undertaken by the author-  
37 ized authority pursuant to this act shall be governed by the general  
38 municipal law and/or the public housing law.

39 § 12. The submission of a proposal or responses or the execution of a  
40 design-build contract pursuant to this act shall not be construed to be  
41 a violation of section 6512 of the education law.

42 § 13. Nothing contained in this act shall limit the right or obli-  
43 gation of the authorized authority to comply with the provisions of any  
44 existing contract, including any existing contract with or for the bene-  
45 fit of the holders of the obligations of the authorized authority, or to  
46 award contracts as otherwise provided by law.

47 § 14. This act shall take effect immediately and shall expire and be  
48 deemed repealed 4 years after such date, provided that, if the New York  
49 city housing authority has issued requests for qualifications for the  
50 project prior to such repeal, such project shall be permitted to contin-  
51 ue under this act notwithstanding such repeal.

52 PART B

53 Section 1. The public housing law is amended by adding a new section  
54 402-h to read as follows:

1 § 402-h. Reporting on lead-based paint poisoning prevention. 1.  
2 Commencing on November first, two thousand twenty-five and every year  
3 thereafter, the chair of the New York city housing authority shall  
4 produce a written report outlining federal, state and local laws forming  
5 the New York city housing authority's policies and procedures related to  
6 lead-based paint poisoning prevention and its implementation of such  
7 policies and procedures for the prior fiscal year. Such report shall be  
8 submitted to the New York city department of health and mental hygiene  
9 and the New York city department of housing preservation and development  
10 and shall be published on each department's website alongside other  
11 reports pertaining to lead-based paint poisoning prevention so that such  
12 report is available for public viewing. Such report shall include an  
13 analysis of the lead-based paint poisoning prevention program, a  
14 detailed statement of revenue and expenditures and a statistical section  
15 designed to provide a detailed explanation of the New York city housing  
16 authority's implementation, including but not limited to, the following:  
17 a. the number of complaints related to peeling paint in dwelling units  
18 and/or common areas located in buildings constructed on or before nine-  
19 teen hundred seventy-eight; and  
20 b. the number of supervisory personnel and employees assigned to  
21 conduct lead-based paint inspections, disaggregated by the number of  
22 employees that have received training and certification in lead paint  
23 removal and the type of certification for work relating to lead-based  
24 paint poisoning prevention; and  
25 c. the total number of exemptions obtained pursuant to subdivision b  
26 of section 27-2056.5 of the administrative code of the city of New York  
27 and the number of New York city public housing developments, buildings  
28 and units affected by such exemptions; and  
29 d. the number of peeling paint inspections completed by the New York  
30 city housing authority as required by applicable federal, state and  
31 local laws, disaggregated by the location of peeling paint, such as a  
32 common area or dwelling unit; and  
33 e. the number of peeling paint inspections identified as needing  
34 corrective action pursuant to applicable federal, state and local laws  
35 relating to lead-based paint, disaggregated by the location of peeling  
36 paint, such as a common area or dwelling unit; and  
37 f. the number of work orders for peeling paint that were certified as  
38 corrected, disaggregated by remediation or abatement; and  
39 g. the number of peeling paint complaints that did not result in an  
40 inspection and the reason the inspection was not completed and the  
41 number of peeling paint complaints that did not result in the removal of  
42 such peeling paint and the reason the peeling paint was not remediated  
43 or abated; and  
44 h. the number of civil actions brought against the New York city hous-  
45 ing authority alleging injury caused by lead-based paint; and  
46 i. a statistical profile with geographic indexing, such as by communi-  
47 ty district, assembly district, senate district and/or zip code, of  
48 buildings in which peeling paint was identified as needing corrective  
49 action, indicating the age of the building and other factors relevant to  
50 the presence of lead paint hazards, which may include the prior lead  
51 poisoning of a child in a multiple dwelling and emergency repairs; and  
52 j. such other information as requested by the commissioner of the New  
53 York city department of health and mental hygiene or the commissioner of  
54 the New York city department of housing preservation and development.  
55 2. The New York city housing authority shall maintain a central regis-  
56 ter of all department orders to correct peeling paint pursuant to appli-

1 cable federal, state and local laws. Such register shall indicate the  
2 date of the complaint, the address of the premises, the date of each  
3 inspection and reinspection, and the scope of work undertaken as correc-  
4 tive actions.

5 3. Commencing on July first, two thousand twenty-five and every July  
6 first of each year thereafter, the chair of the New York city housing  
7 authority shall submit a draft plan for review and comment to the New  
8 York city department of housing preservation and development and the New  
9 York city department of health and mental hygiene on the New York city  
10 housing authority's policies and procedures related to lead-based paint  
11 poisoning prevention and the manner in which the New York city housing  
12 authority proposes to implement such policies and procedures.

13 The final plan shall take into consideration comments offered by the  
14 New York city department of health and mental hygiene and the New York  
15 city department of housing preservation and development and shall be  
16 published by August fifteenth of each year on each department's website,  
17 including the New York city housing authority's website, alongside other  
18 reports pertaining to lead-based paint poisoning prevention so that such  
19 report is available for public viewing.

20 § 2. This act shall take effect immediately.

21 § 2. Severability clause. If any clause, sentence, paragraph, subdivi-  
22 sion, section or part of this act shall be adjudged by any court of  
23 competent jurisdiction to be invalid, such judgment shall not affect,  
24 impair, or invalidate the remainder thereof, but shall be confined in  
25 its operation to the clause, sentence, paragraph, subdivision, section  
26 or part thereof directly involved in the controversy in which such judg-  
27 ment shall have been rendered. It is hereby declared to be the intent of  
28 the legislature that this act would have been enacted even if such  
29 invalid provisions had not been included herein.

30 § 3. This act shall take effect immediately provided, however, that  
31 the applicable effective date of Parts A through B of this act shall be  
32 as specifically set forth in the last section of such Parts.