

# STATE OF NEW YORK

5194

2025-2026 Regular Sessions

## IN SENATE

February 19, 2025

Introduced by Sens. KAVANAGH, JACKSON -- read twice and ordered printed,  
and when printed to be committed to the Committee on Local Government

AN ACT to amend the general city law, the town law, and the village law,  
in relation to requiring each town, village, and city to develop a  
housing action plan for everyone

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

1 Section 1. The general city law is amended by adding a new section 28  
2 to read as follows:

3 § 28. Housing action plan for everyone. 1. The legislative body of  
4 each city shall adopt a housing action plan for everyone to increase the  
5 amount of available housing in each such city. Each such housing action  
6 plan shall be updated no less than every five years prior to its  
7 adoption by a city.

8 2. Each such action housing plan shall consider, but not be limited  
9 to, the following factors:

10 (a) The infrastructure needs of each respective city.

11 (b) Available land for new housing construction.

12 (c) Potential opportunities to redevelop underutilized buildings for  
13 housing.

14 (d) The particular needs of each respective city, in relation to  
15 income levels, housing costs, and at-risk areas.

16 (e) Specific tools and strategies to address the particular needs of  
17 each respective city.

18 3. Each such housing action plan may consider, but shall not be limit-  
19 ed to, the following concepts:

20 (a) The legalization of accessory dwelling units.

21 (b) Authorization of transit-oriented development zones.

22 (c) Elimination or reduction of parking requirements.

23 (d) Streamlining permit processes, such as environmental and discre-  
24 tionary review requirements.

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

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1 (e) Authorizing as-of-right and mixed-use development goals.

2 4. The amount of new housing contemplated in each such housing action  
3 plan, as determined by the legislative body of each city, shall consid-  
4 er, but not be limited to, the area median income (AMI) calculations set  
5 forth by the U.S. department of housing and urban development, which  
6 consists of the following five levels: (a) at or below thirty percent of  
7 the city's AMI; (b) between thirty-one percent and fifty percent of  
8 the city's AMI; (c) between fifty-one percent and sixty percent of the  
9 city's AMI; (d) between sixty-one percent and eighty percent of the  
10 city's AMI; and (e) between eighty-one percent and one hundred percent  
11 of the city's AMI.

12 5. (a) The planning board of each city, as established pursuant to  
13 section twenty-seven of this article, or a group appointed by the mayor  
14 and city council for this purpose, shall submit the completed housing  
15 action plan for everyone to the mayor and legislative body of each city  
16 for review and further recommendation. Such planning board may modify  
17 such housing plan to address any recommendations received from the mayor  
18 and legislative body.

19 (b) The planning board of each city, or a group appointed by the mayor  
20 and city council for this purpose, may coordinate with local planning  
21 associations, non-profits, builders, realtors, housing councils,  
22 construction industry representatives, and/or other community stakehold-  
23 ers in the development of such housing action plan.

24 6. (a) Each city shall post a copy of the finalized housing action  
25 plan on each such city's website and file such housing action plan with  
26 the division of housing and community renewal.

27 (b) Each city shall hold at least one public hearing on such housing  
28 action plan within thirty days of the completion of such housing action  
29 plan.

30 7. Regional economic development offices, as established by article  
31 eleven of the economic development law, shall assist municipalities by  
32 making them aware of grants and funding options that may be available  
33 for implementing the housing action plan. Within twelve months of the  
34 effective date of this section, the enactment of the housing action plan  
35 for everyone by the legislative body of a city shall be completed. If  
36 such housing action plan is not completed within such time, a one-time,  
37 three-month extension to complete and finalize such plan may be granted,  
38 if the division of housing and community renewal confirms that such plan  
39 has been substantially completed.

40 § 2. The town law is amended by adding a new section 272 to read as  
41 follows:

42 § 272. Housing action plan for everyone. 1. The legislative body of  
43 each town shall adopt a housing action plan for everyone to increase the  
44 amount of available housing in each such town. Each such housing action  
45 plan shall be updated no less than every five years prior to its  
46 adoption by a town.

47 2. Each such action housing plan shall consider, but not be limited  
48 to, the following factors:

49 (a) The infrastructure needs of each respective town.

50 (b) Available land for new housing construction.

51 (c) Potential opportunities to redevelop underutilized buildings for  
52 housing.

53 (d) The particular needs of each respective town, in relation to  
54 income levels, housing costs, and at-risk areas.

55 (e) Specific tools and strategies to address the particular needs of  
56 each respective town.

1 3. Each such housing action plan may consider, but shall not be limited to, the following concepts:

2 (a) The legalization of accessory dwelling units.

3 (b) Authorization of transit-oriented development zones.

4 (c) Elimination or reduction of parking requirements.

5 (d) Streamlining permit processes, such as environmental and discretionary review requirements.

6 (e) Authorizing as-of-right and mixed-use development goals.

7 4. The amount of new housing contemplated in each such housing action plan, as determined by the legislative body of each town, shall consider, but not be limited to, the area median income (AMI) calculations set forth by the U.S. department of housing and urban development, which consists of the following five levels: (a) at or below thirty percent of the town's AMI; (b) between thirty-one percent and fifty percent of the town's AMI; (c) between fifty-one percent and sixty percent of the town's AMI; (d) between sixty-one percent and eighty percent of the town's AMI; and (e) between eighty-one percent and one hundred percent of the town's AMI.

8 5. (a) The planning board of each town, as established pursuant to section two hundred seventy-one of this article, or a group appointed by the town board for this purpose, shall submit the completed housing action plan for everyone to the town board of each town for review and further recommendation. Such planning board, or a group appointed by the town board for this purpose, may modify such housing plan to address any recommendations received from the town board.

9 (b) The planning board of each town, or a group appointed by the town supervisor and town board, may coordinate with local planning associations, non-profits, builders, realtors, housing councils, construction industry representatives, and/or other community stakeholders in the development of such housing action plan.

10 6. (a) Each town shall post a copy of the finalized housing action plan on each such town's website and file such housing action plan with the division of housing and community renewal.

11 (b) Each town shall hold at least one public hearing on such housing action plan within thirty days of the completion of such housing action plan.

12 7. Regional economic development offices, as established by article eleven of the economic development law, shall assist municipalities by making them aware of grants, and funding options that may be available for implementing the housing action plan. Within twelve months of the effective date of this section, the enactment of the housing action plan for everyone by the legislative body of a town shall be completed. If such housing action plan is not completed within such time, a one-time, three-month extension to complete and finalize such plan may be granted, if the division of housing and community renewal confirms that such plan has been substantially completed.

13 § 3. The village law is amended by adding a new section 7-720 to read as follows:

14 § 7-720 Housing action plan for everyone. 1. The legislative body of each village shall adopt a housing action plan for everyone to increase the amount of available housing in each such village. Each such housing action plan shall be updated no less than every five years prior to its adoption by a village.

15 2. Each such action housing plan shall consider, but not be limited to, the following factors:

16 (a) The infrastructure needs of each respective village.

1 (b) Available land for new housing construction.

2 (c) Potential opportunities to redevelop underutilized buildings for  
3 housing.

4 (d) The particular needs of each respective village, in relation to  
5 income levels, housing costs, and at-risk areas.

6 (e) Specific tools and strategies to address the particular needs of  
7 each respective village.

8 3. Each such housing action plan may consider, but shall not be limit-  
9 ed to, the following concepts:

10 (a) The legalization of accessory dwelling units.

11 (b) Authorization of transit-oriented development zones.

12 (c) Elimination or reduction of parking requirements.

13 (d) Streamlining permit processes, such as environmental and discre-  
14 tionary review requirements.

15 (e) Authorizing as-of-right and mixed-use development goals.

16 4. The amount of new housing contemplated in each such housing action  
17 plan, as determined by the legislative body of each village, shall  
18 consider, but not be limited to, the area median income (AMI) calcu-  
19 lations set forth by the U.S. department of housing and urban develop-  
20 ment, which consists of the following five levels: (a) at or below thir-  
21 ty percent of the village's AMI; (b) between thirty-one percent and  
22 fifty percent of the village's AMI; (c) between fifty-one percent and  
23 sixty percent of the village's AMI; (d) between sixty-one percent and  
24 eighty percent of the village's AMI; and (e) between eighty-one  
25 percent and one hundred percent of the village's AMI.

26 5. (a) The planning board of each village, as established pursuant to  
27 section 7-722 of this article, or a group appointed by the village board  
28 for this purpose, shall submit the completed housing action plan for  
29 everyone to the village board of each village for review and further  
30 recommendation. Such planning board, or a group appointed by the village  
31 board for this purpose, may modify such housing plan to address any  
32 recommendations received from the village board.

33 (b) The planning board of each village or a group appointed by the  
34 village board for this purpose, may coordinate with local planning asso-  
35 ciations, non-profits, builders, realtors, housing councils,  
36 construction industry representatives, and/or other community stakehold-  
37 ers in the development of such housing action plan.

38 6. (a) Each village shall post a copy of the finalized housing action  
39 plan on each such village's website and file such housing action plan  
40 with the division of housing and community renewal.

41 (b) Each village shall hold at least one public hearing on such hous-  
42 ing action plan within thirty days of the completion of such housing  
43 action plan.

44 7. Regional economic development offices, as established by article  
45 eleven of the economic development law, shall assist municipalities by  
46 making them aware of grants and funding options that may be available  
47 for implementing the housing action plan. Within twelve months of the  
48 effective date of this section, the enactment of the housing action plan  
49 for everyone by the legislative body of a village shall be completed. If  
50 such housing action plan is not completed within such time, a one-time,  
51 three-month extension to complete and finalize such plan may be granted,  
52 if the division of housing and community renewal confirms that such plan  
53 has been substantially completed.

54 § 4. This act shall take effect immediately.