

STATE OF NEW YORK

11137

IN ASSEMBLY

April 24, 2026

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

AN ACT in relation to requiring community median income be used by
certain affordable housing programs in a city having a population of
one million or more

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

- 1 Section 1. 1. For the purposes of this act, "community median income"
2 means the median income for individual zip codes as determined by the
3 most recent federal census.
4 2. Notwithstanding any law, rule or regulation to the contrary, within
5 cities having a population of one million or more, any affordable hous-
6 ing program, utilizing state funding to cover 33 percent or more of the
7 construction cost of a building or buildings initiated after the effec-
8 tive date of this act shall use community median income to determine
9 income eligibility and rent levels for affordable housing lotteries and
10 programs within such buildings. The utilization of federal funding
11 sources shall exempt such programs from the provisions of this act.
12 § 2. This act shall take effect on the first of January next succeed-
13 ing the date on which it shall have become a law.

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

LBD15234-01-6