

# STATE OF NEW YORK

2741

2025-2026 Regular Sessions

## IN ASSEMBLY

January 22, 2025

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

AN ACT to amend the private housing finance law, in relation to review  
of certain contracts of limited-profit housing companies

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

1 Section 1. Section 32-a of the private housing finance law is amended  
2 by adding two new subdivisions 15 and 16 to read as follows:

3 15. Review any bids for a contract to be entered into by a limited-  
4 profit housing company for an amount over fifty thousand dollars.

5 (a) Bids shall be reviewed in a manner so as to assure the prudent and  
6 economical use of moneys and in the best interest of shareholders, to  
7 facilitate the acquisition of materials, supplies and services of maxi-  
8 mum quality at the lowest possible cost under the circumstances and to  
9 guard against favoritism, improvidence, extravagance, fraud and  
10 corruption. To further such objectives, an authority shall adopt inter-  
11 nal policies and procedures governing all procurements of materials,  
12 supplies and services over fifty thousand dollars.

13 (b) Such policies and procedures shall contain provisions which, at  
14 minimum:

15 (i) prescribe a procedure for determining whether a procurement of  
16 materials, supplies, and services is subject to a sealed bid and docu-  
17 menting the basis for any determination that a sealed bid is not  
18 required by law;

19 (ii) set forth when each such method of procurement will be utilized,  
20 taking into account which method will best further the purposes of this  
21 subdivision and the cost-effectiveness of the method;

22 (iii) require adequate documentation of actions taken in connection  
23 with each such method of procurement; and

24 (iv) identify the respective titles of persons responsible for  
25 purchasing. Such information shall be updated biennially.

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

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1 16. The division of housing and community renewal and the New York  
2 city department of housing preservation and development shall collab-  
3 orate to develop a procurement and bid corruption prevention training  
4 program. Such procurement corruption prevention training program shall  
5 be interactive, given to board members of Mitchell-Lama developments as  
6 a part of their required training and include:

7 (i) information concerning the federal, state, and local statues and  
8 regulations related to gratuities and bribes;

9 (ii) information concerning criminal liabilities related to gratuities  
10 and bribes;

11 (iii) examples of conduct that would constitute gratuities and bribes;  
12 and

13 (iv) examples of favoritism, improvidence, extravagance, fraud and  
14 corruption that may undermine the bidding process.

15 § 2. This act shall take effect on the ninetieth day after it shall  
16 have become a law.