

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

2014-2015 Regulatory Agenda

1. §421-a Program

- a. Reason: To amend rules governing the 421-a Program.
- b. Summary:
 - 1. Contents: Amendments to clarify existing rules and implement legislation.
 - 2. Objective: Clarify existing rules and implement legislation.
 - 3. Legal Basis: Real Property Tax Law ("RPTL"), Charter, and Administrative Code.
- c. Parties Affected: Sponsors of projects eligible for exemption.
- d. Related Laws and Rules: RPTL §421-a and Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Miriam Colón (212) 863-6263.

2. J-51 Program

- a. Reason: To amend rules governing the J-51 Program and implement legislation.
- b. Summary:
 - 1. Contents: Amendments to change and clarify existing rules and implement legislation.
 - 2. Objective: Change and clarify existing rules and implement anticipated legislation.
 - 3. Legal Basis: RPTL, Charter, and Administrative Code.
- c. Parties Affected: Sponsors of projects eligible for tax benefits.
- d. Related Laws and Rules: RPTL §489 and Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Miriam Colón (212) 863-6263.

3. Mitchell-Lama Program

- a. Reason: To amend rules governing the Mitchell-Lama Program and implement legislation.
- b. Summary:
 - 1. Contents: Amendments to change and clarify existing rules and implement legislation.
 - 2. Objective: Change and clarify existing rules and implement legislation.
 - 3. Legal Basis: Private Housing Finance Law (“PHFL”) and Charter.
- c. Parties Affected: Owners and residents of Mitchell-Lama projects .
- d. Related Laws and Rules: PHFL Article II.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Julie C. Walpert (212) 863-6500.

4. Lead-Based Paint

- a. Reason: To make technical amendments to the rules implementing the Childhood Lead Poisoning Prevention Act of 2003.
- b. Summary:
 - 1. Contents: Technical amendments to rules implementing the Childhood Lead Poisoning Prevention Act.
 - 2. Objective: To provide guidance to the regulated public.
 - 3. Legal Basis: Administrative Code.
- c. Parties Affected: Owners and occupants of residential buildings; repair and renovation companies and workers.
- d. Related Law and Rules: Administrative Code and Health Code.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Mary-Lynne Rifenburg (212) 863-8341.

5. **Relocation of Tenants from Public Improvements and Quasi-public Sites and City Assisted Urban Renewal Sites**

- a. Reason: To amend rules providing relocation benefits.
- b. Summary:
 - 1. Contents: Amendments to update rules.
 - 2. Objective: To update rules to reflect current economic data and other technical amendments.
 - 3. Legal Basis: Charter.
- c. Parties Affected: Residential and commercial tenants who are permanently displaced as the result of City-funded urban renewal activity.
- d. Related Laws and Rules: Charter.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Anne-Marie Hendrickson (212) 863-7301.

6. **Relocation of Tenants from Private Property as a Result of Vacate Orders**

- a. Reason: To amend rules governing relocation benefits to tenants displaced as a result of vacate orders.
- b. Summary:
 - 1. Contents: Amendments changing and clarifying scope of and process for providing relocation benefits.
 - 2. Objective: Change and clarify existing rules and procedures.
 - 3. Legal Basis: Charter and Administrative Code.
- c. Parties Affected: Tenants of building displaced by vacate orders.
- d. Related Laws and Rules: Charter and Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Mary-Lynne Rifenburg (212) 863-8341.

7. **Inclusionary Housing Program**

- a. Reason: To enact rules governing the inclusionary housing program.
- b. Summary:
 - 1. Contents: Rules for administering the inclusionary housing program.
 - 2. Objective: To change and clarify existing rules and procedures for the general administration of the inclusionary housing program.
 - 3. Legal Basis: Zoning Resolution §23-90, inclusive.
- c. Parties Affected: Developers and renters/purchasers of inclusionary housing affordable housing units.
- d. Related Law and Rules: Zoning Resolution.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Miriam Colón (212) 863-6263.

8. **Successor Tenancy Rules**

- a. Reason: To amend rules relating to successor tenancies in City-owned residential buildings.
- b. Summary:
 - 1. Contents: Amendments to rules relating to successor tenancies.
 - 2. Objective: To clarify the applicability of successor tenancy rules.
 - 3. Legal Basis: Charter §1801.
- c. Parties Affected: Tenants who may succeed to tenancies in City-owned residential buildings.
- d. Related Law and Rules: Charter.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Vivian Louie (212) 863-7087.

9. **Campaign Finance Act Rules**

- a. Reason: To provide a new exception to the “doing business” filing requirement.

- b. Summary:
 - 1. Contents: Amendments to rules relating to the Campaign Finance Act.
 - 2. Objective: To exempt certain recipients of federal housing rehabilitation grants relating to Hurricane Sandy from filing under the Campaign Finance Act.
 - 3. Legal Basis: Administrative Code §3-701 through 3-720.
- c. Parties Affected: Recipients of Hurricane Sandy federal housing rehabilitation grants.
- d. Related Law and Rules: Charter.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Mary-Lynne Rifenburg (212) 863-8341.

10. **Third Party Transfer Program**

- a. Reason: To modify and clarify rules relating to evaluation of progress toward tenant ownership.
- b. Summary:
 - 1. Contents: Amendments to modify and clarify existing rules relating to progress toward tenant ownership.
 - 2. Objective: Clarify the factors that HPD will consider in evaluating progress toward tenant ownership.
 - 3. Legal Basis: Administrative Code §11-412.1.
- c. Parties Affected: Tenants in Third Party Transfer buildings who have applied for tenant ownership.
- d. Related Laws and Rules: Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2015.
- f. Contact Person: Leora Jontef (212) 863-6141.