



**NEW YORK STATE ASSEMBLY**

**A N N U A L**

**2 0 1 2**

**R E P O R T**



**Committee on  
Housing**

**Keith L.T. Wright, Chairman**

**SHELDON SILVER, SPEAKER**



KEITH L. T. WRIGHT  
Assemblyman 70<sup>TH</sup> District  
New York County

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ALBANY

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February 26, 2013

Honorable Sheldon Silver  
Speaker of the Assembly  
Legislative Office Building  
Albany, New York 12248

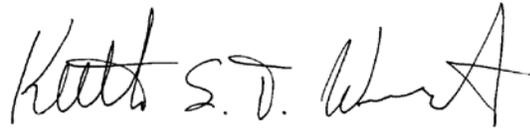
Dear Mr. Speaker:

I am pleased to present the 2012 Annual Report for the Assembly Committee on Housing. As I begin my tenure as Chair, I look forward to all that can be accomplished in the coming year. There are three important areas on which I intend to focus. They are rent regulation protections, public housing, and Mitchell-Lama housing. Combined, these three policies provide safe, affordable, and accessible housing to millions of New Yorkers. But, there is still much work to be done. The vacancy rate of rental units in New York City and its surrounding communities has remained under five percent for decades. This is indicative of the need for more housing to provide low and middle income households a safe place to live for a price that people can afford. Additionally, it is important to note that other areas of the State have unique housing issues that are very different from those in New York City. The city of Buffalo, for example, has enough units to meet the demand, but the loss of economic activity and population in the area has caused many buildings to fall into disrepair or be abandoned. It is my intent, as Chair, to explore a spectrum of potential policies to address these unique and multifaceted challenges.

During the 2012 legislative session, the Assembly advanced several packages of legislation and bills important to the preservation and creation of affordable housing. Several bills addressing rent-regulated apartments were passed. Two of the significant issues included modifying the major capital improvement process to more accurately correlate the expenses incurred by the landlord with the amount paid by the tenant and reducing or eliminating increases a landlord can automatically collect when a unit becomes vacant. Bills pertaining to Mitchell-Lama developments were passed to provide notification and protect tenants living in developments that would exit the program.

I look forward to our continuing efforts to preserve and develop new housing policies. I wish to extend my sincerest thanks to the members of the Committee, my staff, the staff of the Housing Committee, and to you, Mr. Speaker, for your commitment and support.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith L.T. Wright". The signature is written in a cursive style with a large, stylized initial "K" and a prominent "A" at the end.

Keith L.T. Wright  
Chairman

**2012 ANNUAL REPORT**  
**OF THE**  
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**KEITH WRIGHT, CHAIRMAN**

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Anthony Kergaravat, Legislative Analyst  
Nora Boyle, Committee Assistant  
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Francisco Polanco, Committee Clerk  
Kathleen Quackenbush, Program and Counsel Secretary

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## **I. COMMITTEE JURISDICTION AND PURVIEW**

The New York State Assembly Committee on Housing is composed of 28 members. The Committee is responsible for legislation concerning housing development and preservation. Its purview includes rent regulation, as well as legislation that amends the following volumes of the New York Consolidated Laws:

- Multiple Dwelling Law, which encompasses health and safety standards for buildings with three or more families living independently of each other in New York City and Buffalo;
- Multiple Residence Law, which covers health and safety standards for buildings with three or more families living independently of each other in all localities other than New York City and Buffalo;
- Private Housing Finance Law, which governs the following state programs: Mitchell-Lama; Limited Dividend Companies; Redevelopment Companies; Housing Trust Fund; Affordable Home Ownership Development; Turnkey; Permanent Housing for Homeless Families; Infrastructure Development Demonstration; Mobile Home Cooperative Fund; Housing Development Fund; Neighborhood Preservation; Rural Preservation; Rural Area Revitalization; Rural Rental Assistance; Special Needs Housing; Urban Initiatives; several New York City programs; and the administration of the State Housing Finance Agency and New York City Housing Development Corporation; and
- Public Housing Law, which covers the safety, management, and financing of local public housing authorities throughout the State.

In addition to bills regarding these laws, the Committee has jurisdiction over legislation amending the following sections of the Unconsolidated Laws: the Emergency Housing Rent Control Law; the Local Emergency Housing Rent Control Law; the New York City Rent Stabilization Law; the Emergency Tenant Protection Act of 1974; sections of the New York City Administrative Code and the City of Buffalo Administrative Code; sections of the General Business Law that relate to the conversion of real property from rental to cooperative (co-op) or condominium (condo) status; and the housing-related sections of the Executive Law, Real Property Law, Real Property Actions and Proceedings Law, and Public Authorities Law.

## **II. LEGISLATIVE HEARINGS**

### **A. Illegal Hotels**

On April 27, 2012, the Housing Committee held a public hearing to determine what actions have been taken to eliminate the practice of illegally renting rooms and apartments for transient occupancy, in buildings zoned for permanent residential use. The improper operation of buildings designated for permanent occupancy as hotels has become an issue of increasing concern to New York City administrators and residents. In New York City, the operation of such illegal hotels has created a host of issues, including concerns for security, fire safety, adherence to building code standards, and quality of life problems for permanent occupants. Chapter 225 of the Laws of 2010 addressed these issues by creating a clearer definition of what constitutes permanent occupancy in a multiple dwelling. The hearing examined the implementation of this new law, as well as its impact on the hotel industry and apartment rentals within New York City.

### **III. 2012 LEGISLATIVE HIGHLIGHTS**

#### **A. State and City Entities: Housing Finance Agency (HFA), New York City Housing Development Corporation (HDC), State of New York Mortgage Agency (SONYMA), Mortgage Insurance Fund (MIF), and Low Income Housing Trust Fund (LIHTF)**

##### **1. Extension of SONYMA Loan Authority**

A.10048 (Jeffries); Chapter 162 of the Laws of 2012

This law extends for two years SONYMA's authority to insure the full principal amount of certain preservation loans. This would enable the Mortgage Insurance Fund (MIF) to provide needed support for the refinancing of certain multi-family affordable housing accommodations that became over-leveraged during the current housing crisis.

##### **2. Extension of Sunset Provisions**

A. 10049 (Lopez, V.); Chapter 327 of the Laws of 2012

This law extends for two years statutory provisions that establish a statutory definition of government-sponsored enterprises (GSE) in connection with the second lien program of SONYMA. This legislation authorized SONYMA to purchase second mortgage loans when the first mortgage loan was not also purchased by SONYMA but was instead purchased by a GSE.

#### **B. Rent Regulation**

New York's laws on rent regulation provide protection to over 2.5 million tenants throughout the state. A locality is only authorized to implement rent control and rent stabilization if a housing emergency exists, defined as a vacancy rate below five percent. Based on the Housing Vacancy Survey, the rate in New York City and some surrounding counties has consistently stayed under five percent, with the two most recent reports showing a vacancy rate in New York City of 2.91 percent in 2008 and 3.12 percent in 2011. Due to the existence of this emergency, government intervention is critical to protect tenants from unreasonable rent increases and evictions.

##### **1. Rent Increases for Rent-Controlled Apartments**

A.1892-B (Rosenthal); Passed Assembly

This bill would require the Department of Housing and Community Renewal to use the same formula in determining rent increases for rent-controlled apartments that the Rent Guidelines Board uses to determine rent increases for rent-stabilized apartments.

## **2. Vacancy Decontrol**

A. 2430-A (Rosenthal); Passed Assembly

This bill would repeal provisions of New York State and New York City laws that remove apartments from rent stabilization or rent control when these apartments are vacated and the authorized rent is \$2,500 or more.

Vacancy decontrol is an incentive for owners of rental housing to withhold services and to use forms of harassment to induce regulated tenants to vacate their rental units. In some instances, costs of renovation have been inflated or even falsified in order to drive apartment rents to the \$2,500 threshold for vacancy decontrol. In other cases, no renovations at all are done to vacant apartments and such apartments are treated as deregulated regardless of the legal rent. Such abuses are made possible by the existence of the vacancy decontrol laws. Repeal of vacancy decontrol is essential to restore the integrity of the rent regulation systems.

## **3. Major Capital Improvements**

A. 2459-A (O'Donnell); Passed Assembly

This bill would establish that rental increases due to the costs of major capital improvements (MCI's) are a surcharge to the legal regulated rent and would require them to be separately designated and billed as such; the authorized surcharge for MCI's would cease after the costs of the improvements are recouped. Expenses for MCI's in rental housing are currently fully recovered in seven years, based on the permissible monthly rent increase.

## **4. Vacancy Rent Increases**

A.2593-A (Lopez, V.); Passed Assembly

This bill would reduce the percentage by which rent may be increased upon vacancy from 20 percent to 10 percent. This would reduce the incentive for landlords to artificially induce turnover in rent-regulated apartments.

## **5. Regulating Mitchell-Lama Housing**

A.2750-A (Pretlow); Passed Assembly

This bill would include in the regulated rent system buildings that were owned by a company established under Article 2 of the Private Housing Finance Law and are no longer owned by such company by reason of a voluntary dissolution, regardless of the date of initial occupancy.

Limited-profit housing companies are exercising their option to pre-pay their State subsidized mortgages and "buy out" of the Mitchell-Lama moderate income housing program. In the event of a buy-out, existing

tenants often face eviction if they cannot afford the new market-rate rents in these buildings. This legislation seeks to ensure that these tenants can continue to afford to live in their current apartments.

**6. Alternative Hardship Rental Adjustment**

A.2881 (Kavanagh); Passed Assembly

This bill would increase the number of years a building must be owned before it is eligible for an alternative hardship rent adjustment. The bill would increase from the current three-year period to a six-year period before an owner could apply for an alternative hardship exemption. This three-year extension would encourage potential building purchasers to consider their assets more comprehensively and to avoid overleveraging since the prospect of hardship relief will be contingent on an initial six-year ownership period.

**7. Section 8**

A.2994 (Lopez, V.); Passed Assembly

This legislation would include former project-based Section 8 projects, even if constructed after 1974, in the category of housing covered by rent regulation statute. This would ensure that units that were dedicated to affordable housing purposes continue to remain affordable to the families that live there.

**8. Expanding Tenant Protections**

A.3033 (Lopez, V.); Passed Assembly

The purpose of the bill is to expand tenant protections by limiting a landlord's ability to take possession of units for his or her personal use. The bill would allow a landlord to recover an apartment only if it was for the personal use for themselves or for their immediate family and would only allow one such recovery. Clarifying when landlords can take units for their own personal use would help keep units in the rent-regulation system.

**9. Rent Stabilization Law**

A.3596 (Glick); Passed Assembly

The purpose of this bill is to clarify the original intent of the Rent Stabilization Law and to prohibit landlords from circumventing the demolition provisions so that buildings are only demolished when truly necessary, not merely for the purpose of extensive rehabilitation.

**10. Extension of Rental Overcharge Complaints**

A.4900 (Rosenthal); Passed Assembly

This bill would confirm the rule that allows a court or hearing officer to consider evidence based on circumstances that occurred more than four years prior to the proceeding when considering cases of fraud and outstanding orders issued by the Division of Housing and Community Renewal (DHCR). Recent court decisions have preserved tenants' rights in determining rent overcharge complaints. In one case, DHCR awarded rent reduction orders but the landlord did not comply. When the tenant later filed a complaint, the court looked past the statutory four-year period to determine the accurate amount that the tenant should pay. The other decision addressed an issue of fraud. The landlord in the case concealed the fact that the apartment was rent stabilized so when assessing the amount the tenant owed, the court looked back further than four years to determine the appropriate rent.

**11. Rent Guidelines Board Appointees**

A.6394-B (Kavanagh); Passed Assembly

This bill would require the New York City Council to confirm the Mayor's appointees to the New York City Rent Guidelines Board. This bill would make the appointment of members of rent guidelines boards more democratic and enhance the qualifications of the public members. By broadening the types of qualifications that are required for public members of the guidelines boards, this bill would give appointing officials greater latitude to choose persons of experience in a variety of disciplines, rather than only in finance, economics, and housing. This would enable the public members to reflect a broader perspective on the rent setting process and would enhance the deliberations of the boards.

**12. Rental Adjustments**

A.7234-A (Rosenthal); Passed Assembly

This bill would prohibit a rent guidelines board from establishing rent adjustments for class A dwelling units based on the current rental cost of a unit or on the amount of time that has elapsed since another rent increase was authorized.

**C. Mitchell-Lama Public Housing**

Since the 1950s, the Mitchell-Lama program has provided affordable housing to moderate-income New Yorkers. Around 250 Mitchell-Lama developments, housing approximately 120,000 families, exist throughout the State. The continued viability of this housing remains a critical part of New York State's effort to ensure the availability of affordable housing for each of its citizens.

To date, owners of thousands of apartments have ended rental or sales restrictions that cover their buildings by repaying loans issued under the Mitchell-Lama guidelines. In New York City, over 40,000 units have left the program and thousands have begun the process to withdraw from the program. These "buy-outs" can have a devastating impact on the families living in these buildings as rents may double or triple when existing leases expire.

**1. Maintenance of Essential Services**

A.193 (Dinowitz); Passed Assembly

The purpose of the bill is to ensure that rent increases in Mitchell-Lama buildings are only granted when the housing company or landlord is maintaining essential services, as defined by the bill, and would require that the dwelling accommodations be maintained in proper condition and any hazardous conditions that might exist be corrected.

**2. Income Limitations**

A.2490 (Lopez, V.); Passed Assembly

This bill would raise the income limitations for persons or families who would be eligible for Mitchell-Lama housing. The last time the income limitations were addressed was in 1996. The bill moves income limitations closer to the demands of the current economy.

**3. Expansion of Eligibility Requirements for Families**

A.6262 (Silver); Passed Assembly

This bill would expand eligibility criteria for families that qualify for Mitchell-Lama housing. It would remove the requirement that families making one hundred twenty five percent of the average median income for the area or less must have two or more dependents to be eligible to live in a Mitchell-Lama development.

**D. Neighborhood and Rural Preservation Programs**

The Neighborhood and Rural Preservation programs (NPP and RPP) provide grants to cover the costs of not-for-profit community groups engaged in a variety of housing activities ranging from housing development and rehabilitation to homebuyer counseling and tenant assistance. These not-for-profits are known as neighborhood and rural preservation companies (NPCs and RPCs). Since 1990, NPCs and RPCs have played an instrumental role in the creation of tens of thousands of units of affordable housing. According to the New York State Division of Housing and Community Renewal (DHCR), for every dollar invested in NPCs and RPCs, \$40 and \$43 are leveraged respectively from private and other public sources for affordable housing. Earlier this year, a provision that removed the aggregate funding cap for NPCs and RPCs participating in these programs was incorporated into one of the

budget bills. This will allow successful NPCs and RPCs to remain in the program and receive operational support from the state.

**1. Merger of Preservation Companies**

A.9843-A (Lopez, V.); Chapter 295 of the Laws of 2012

This law allows preservation companies to provide services to unserved and underserved areas of the State, authorizes two or more neighborhood preservation companies to formally merge with each other and two or more rural preservation companies to formally merge with each other, eliminates the annual contract cap for NPCs and RPCs, requires an NPC to have at least 33 percent of its directors as residents of the NPC's service area, allows merged companies' office facilities to be located outside such neighborhood or region if the office facilities are located in a municipality wholly contained within the merged companies' neighborhood or region, and requires that the Division of Housing and Community Renewal establish a merged company savings fund. Such funds would be used for new contracts with neighborhood and rural preservation companies located in areas of the state that are currently unserved by an existing neighborhood or rural preservation company.

**2. Interactive Maps of Geographic Areas**

A.10026 (Lopez, V.); Passed Assembly

This bill would require the Commissioner of the New York State Division of Housing and Community Renewal to promulgate rules and regulations necessary for the creation of an interactive map of the geographic areas served by Neighborhood Preservation Companies and Rural Preservation Companies. Homes and Community Renewal currently has access to this information but does not make it publicly available.

**E. Public Housing**

The State of New York continues to play an important role in regulating and supporting the operation of public housing. In New York City alone, public housing developments provide housing to over 400,000 people.

These developments, which play an important role in the state's efforts to provide affordable housing, desperately need additional assistance in order to make long overdue capital improvements. However, due to the inadequate levels of federal funding and funding provided through the state's Public Housing Modernization program over the last decade, many essential improvements and repairs continue to languish.

**1. Expanding the Rights of Public Housing Tenants**

A.570 (Wright); Advanced to Third Reading

This bill would allow any organization composed of public housing tenants to use common areas owned by their housing authority to conduct meetings free of charge. It would require meetings to be announced at least three days in advance and be conducted during reasonable hours and in a peaceful manner.

**2. Mobility Impaired Tenants of the New York City Housing Authority (NYCHA)**

A.3420-A (Titus); Passed Assembly

This bill would allow current mobility-impaired tenants in NYCHA housing to move to a lower floor if a unit becomes available. These tenants would be made aware before other applicants that an apartment on a lower floor is available.

**F. Other**

**1. Multiple Dwelling Law**

A.2531 (Lopez, V.); Passed Assembly

This bill would provide an increase in heating requirements from the hours of ten o'clock in the evening to six o'clock in the morning for tenants in multiple dwellings from October 1 through May 31.

**2. Energy Efficient Insulation**

A.9163 (Lopez, V.); Chapter 489 of the Laws of 2012

This law waives the provisions of law relating to the area of yards, rear yard equivalents, courts, or open spaces required by the Multiple Dwelling Law for buildings that add exterior insulation increasing the wall size of the building up to eight inches, provided that such exterior wall thickness is permitted in the local zoning resolution.

**3. Tax Abatements**

A.9498 (Lopez, V.); Chapter 415 of the Laws of 2012

This law allows a local legislative body to extend real property tax abatements for certain projects that are nearing the end of their abatement period. The abatement may be granted for up to a 50 year period or until such time as the property ceases to provide affordable housing pursuant to article 5 of the Private Housing Finance Law.

#### **IV. 2012 BUDGET HIGHLIGHTS**

#### **APPROPRIATED AMOUNT**

##### **A. DHCR Capital Projects**

**Low Income Housing Trust Fund** **\$32 million**

The Low Income Housing Trust Fund provides funding to not-for-profits, localities, and private developers for the construction or rehabilitation of affordable rental housing for low-income households.

**Affordable Housing Corporation** **\$25 million**

This program provides grants and loans of up to \$35,000 per unit (plus an additional \$5,000 in high-cost areas) for rehabilitation and new construction of one-to-four family dwellings for low-to-moderate-income New Yorkers.

**Homes for Working Families Program** **\$7 million**

The Homes for Working Families program helps finance the construction and rehabilitation of rental housing projects for low-income families and senior citizens.

**Main Street Program** **\$2.2 million**

The Main Street Program helps revitalize and improve village centers and historic downtowns by supplying grants for building renovations, façade and streetscape improvements, and capital funding for projects that will anchor downtown districts. The appearance and functionality of main street buildings often determine the success of community revitalization efforts, and this program creates incentives for strategic investment of public and private resources.

**Public Housing Modernization Program** **\$6.4 million**

The Public Housing Modernization Program allocates funds towards New York State's public housing for the expenses of maintenance, improvement, and repairs.

**Access to Home Program** **\$1 million**

The Access to Home Program enables individuals with disabilities to live safely and comfortably in their homes by providing funds to help outfit homes with accessibility features such as wheelchair ramps and lifts, handrails, easy-to-reach kitchen work and storage areas, level handles on doors, and roll-in showers with grab bars, among others. This program was unfunded in the

Governor's budget but will receive \$1 million pursuant to the budget passed by the legislature.

**Housing Opportunities Program for the Elderly** **\$400,000**

The Housing Opportunities Program for the Elderly helps to provide safe, decent, and affordable housing for older adults in New York State.

**B. Aid to Localities**

**Small Cities Community Development Block Grant Program** **\$40 million**

The Small Cities Community Development Block Grant Program provides financial assistance to eligible cities, towns, and villages with populations under 50,000 and counties with an area population under 200,000, in order to foster communities with decent, affordable housing and suitable living environments. The program also works to expand economic opportunities for persons of low and moderate income.

**Neighborhood Preservation Program** **\$10.072 million**

The Neighborhood Preservation Program fosters community preservation and renewal throughout New York State by providing funds to groups that perform community preservation and renewal activities. Such activities include providing services related to homeownership financial counseling, tenant and client assistance services, and housing management for the benefit of people with low-to-moderate incomes. Funds may be used for administration and planning expenses necessary to conduct those activities.

**Rural Preservation Program** **\$4.204 million**

The Rural Preservation Program fosters community preservation and renewal in the rural areas of New York State by providing funds to groups that perform community preservation and renewal activities. Such activities include providing services related to homeownership financial counseling, tenant and client assistance services, and housing management for the benefit of people with low-to-moderate incomes. Funds may be used for administration and planning expenses necessary to conduct those activities.

**Rural Rental Assistance** **\$19.6 million**

The Rural Rental Assistance program helps low-income families and older adults afford their rent payments by providing direct rent subsidies to owners of multi-family housing projects in rural areas of New York State. Eligible owners include public housing authorities, non-profit corporations, and

companies associated with the Housing Development Fund, the Mitchell-Lama Program, and Rural Preservation Program.

**NYCHA Tenant Patrol Pilot Program** **\$742,000**

The Tenant Patrol Pilot Program helps ensure that state-constructed housing developments remain safe and free from crime by providing monthly stipends to tenants and other volunteers who serve as the “eyes and ears” of the police by patrolling housing developments and community and senior centers. This program will receive almost \$1 million in new funding for the coming year. In this year’s budget the executive proposed eliminating all funding for this program. The Legislature added \$742,000 to ensure this program continues to receive financial support.

**Housing Development Fund Program** **\$8.227 million**

The Housing Development Fund loan fund was established in 1966 under the Private Housing Finance Law and is administered by the New York State Division of Housing and Community Renewal. The purpose of this program is to provide loans to not-for-profit organizations to develop low-income housing projects. These loans may be used for pre-development costs, site acquisition, construction/rehabilitation financing, and other mortgageable project development costs, and to provide short-term financing repaid from equity contributed by investors in low-income housing credit projects.

**Main Street Program** **\$3 million**

The Main Street Program helps revitalize and improve village centers and historic downtowns by supplying grants for building renovations, façade and streetscape improvements, and capital funding for projects that will anchor downtown districts. The appearance and functionality of main street buildings often determine the success of community revitalization efforts, and this program creates incentives for strategic investment of public and private resources.

**Rural Area Revitalization Program** **\$4 million**

The Rural Revitalization Program helps to restore and improve rural areas by providing grants to charitable and not-for-profit groups who perform community-based preservation and renewal activities for housing, commercial areas, and commercial facilities.

**The Urban Initiatives Program** **\$4 million**

The Urban Initiatives Program helps to restore and improve urban areas by providing grants to charitable and not-for-profit groups who perform

community-based preservation and renewal activities for housing, commercial areas, and commercial facilities.

**C. Federal Stimulus Funds**

**Low-Income Weatherization Program** **\$42.5 million**

This program provides grants to improve the energy efficiency of low-to-moderate income households. The program was expanded to allow additional funds to be used for training and technical assistance. Additionally, income thresholds and awards were increased so a larger portion of the population will be eligible.

**D. Foreclosure Prevention**

Article VII language was added to this year's budget to allow the Housing Trust Fund to provide \$9 million in funding for the Foreclosure Prevention Program. This \$9 million would be repaid by the Attorney General's office from an amount awarded as the result of litigation against mortgage lenders that engaged in fraudulent and deceptive practices. The Attorney General's office will have access to additional funds to address foreclosure in New York but no other specific awards were made in the Budget.

## V. OUTLOOK FOR 2013

The challenge of providing safe and affordable housing in New York State is continually increasing due to continued budget shortfalls during this difficult economic climate. The Committee strives to achieve this goal by developing policies that leverage private resources, encourage individual home ownership, lead to the creation of new housing opportunities, and lower the cost of affordable housing development. The Assembly's commitment to housing remains strong and the Committee is eager to work with the Executive and Senate to realize this commitment and develop new policies to ease the statewide housing crisis.

One of the priorities for the Housing Committee in the upcoming session will be to continue to improve the laws governing rent regulation in an effort to protect tenants and working families from losing their homes. Tenant protections need to improve and expand. The Committee will continue to advance legislation that would repeal vacancy decontrol, require proper repairs to apartments and buildings to improve living conditions and make other much-needed improvements to housing governed by the rent-regulation laws.

One of the areas the Committee will be particularly focused on is public housing. Public housing developments provide housing to hundreds of thousands of working class families throughout the State. It is important that the State continues to protect and support these sources of affordable housing. Of particular concern is the issue of privatization and disposition of publically owned land and buildings. The Committee will work to ensure that such activities occur in close consultation with residents that would be affected. This will allow the local communities to have more input on decisions that will affect their future.

Another priority for the Committee is to identify capital funding dedicated for the construction of affordable housing. Ensuring that both the Housing Finance Agency (HFA) and the State of New York Mortgage Agency (SONYMA) have sufficient funds available to them so that they may continue to finance affordable housing throughout New York State is critical. In addition to these goals, the Committee will also work towards obtaining funding to address the needs created by the ongoing mortgage and foreclosure crisis.

Finally, the Committee will continue to fight to ensure that the state budget provides adequate funding to assist in the rehabilitation of existing units and the expansion of housing opportunities for the homeless, elderly and those with special needs.

**APPENDIX A.**

**2012 Summary Sheet  
Summary of Action on All Bills Referred to the Committee on Housing**

<b>Final Action</b>	<b>Assembly Bills</b>	<b>Senate Bills</b>	<b>Total Bills</b>
<b><u>Bills Reported With or Without Amendments</u></b>			
To Floor; Not Returning to Committee	10		10
To Ways & Means Committee	12		12
To Codes	14		14
To Rules Committee	10		10
To Judiciary	0		0
<b>Total</b>	<b>46</b>		<b>46</b>
<b><u>Bills Having Committee Reference Changed</u></b>			
To Judiciary	1		1
<b>Total</b>	<b>1</b>		<b>1</b>
<b><u>Senate Bills Substituted or Recalled</u></b>			
Substituted		1	1
Recalled		0	0
<b>Total</b>		<b>1</b>	<b>1</b>
<b>Bills Defeated in Committee</b>	0	0	0
<b>Bills Never Reported, Held in Committee</b>	28	0	28
<b>Bills Never Reported, Died in Committee</b>	129	7	136
<b>Bills Having Enacted Clauses Stricken</b>	2	0	2
<b>Motions to Discharge Lost</b>	0	0	0
<b>TOTAL Bills in Committee</b>	<b>206</b>	<b>8</b>	<b>214</b>
<b>TOTAL Number of Committee Meetings Held</b>	<b>8</b>		

**APPENDIX B.**

**Bills that Passed the Assembly**

<b>BILL #</b>	<b>SPONSOR</b>	<b>SUBJECT</b>
A.193	Dinowitz	Would require limited profit housing companies to show maintenance of essential services before approval of rent increases.
A.1892-B	Rosenthal	Would require the Department of Housing and Community Renewal to use the same formula in determining rent increases for rent-controlled apartments that the Rent Guidelines Board uses to determine rent increases for rent-stabilized apartments.
A.2430-A	Rosenthal	Would make conforming technical changes to the New York City administrative code and the emergency tenant protection act related to vacancy decontrol.
A.2459	O'Donnell	Would require the cost of major capital improvements to be recovered through a monthly surcharge rather than a permanent rent increase.
A.2490	Lopez, V.	Would raise the income limits for families that would be eligible for Mitchell-Lama housing.
A.2531	Lopez, V.	Would require that certain multiple dwellings be heated to a minimum temperature of sixty degrees Fahrenheit between 10pm and 6am.
A.2593-A	Lopez, V.	Would reduce the amount of rent increases after the vacancy of a rent-regulated housing accommodation.
A.2750-A	Pretlow	Would provide for the declaration of housing emergencies for rental housing accommodations located in buildings owned by certain limited-profit housing companies.
A.2881	Kavanagh	Would extend the number of ownership years from three to six in respect to eligibility for an alternative hardship rent adjustment.
A.2994	Lopez, V.	Would permit the declaration of an emergency pursuant to the Emergency Tenant Protection Act for rental housing accommodations located in buildings formerly subject to a project based assistance contract.
A.3033	Lopez, V.	Would expand tenant protections by limiting landlords' ability to take possession of units for their own personal use.
A.3420-A	Titus	Would direct New York City Housing Authority to first offer vacant apartments to mobility impaired tenants living on a higher floor.

<b>BILL #</b>	<b>SPONSOR</b>	<b>SUBJECT</b>
A.3596	Glick	Would clarify the original intent of the Rent Stabilization Law to prohibit landlords from circumventing the demolition provision included in the Rent Stabilization Law.
A.4900	Rosenthal	Would allow orders issued and fraud, that occurred before the four year statute of limitations period to be considered in rent overcharge cases.
A.6262	Silver	Would determine eligibility for admission to certain limited-profit housing company accommodations.
A.6394-B	Kavanagh	Would require the local legislative bodies to approve the appointment of members of rent guidelines boards and expand the qualifications needed to become a member.
A.7234-A	Rosenthal	Would prohibit a rent guidelines board from establishing rent adjustments for units based on the current rental cost of a unit or the amount of time that has elapsed since another rent increase was authorized.
A.10026	Lopez, V.	Would require the Commissioner of the New York State Division of Housing and Community Renewal to promulgate rules and regulations necessary for the creation of an interactive map of the geographic areas served by Neighborhood Preservation Companies and Rural Preservation Companies.

**APPENDIX C.**

**Bills Signed into Law by the Governor**

<b>CHAPTER</b>	<b>BILL and SPONSOR</b>	<b>SUBJECT</b>
483	A.9163 Lopez, V.	Waives the provisions of law relating to the area of yards, rear yard equivalents, courts, and open spaces required by the Multiple Dwelling Law for buildings that add exterior insulation increasing the wall size of the building up to eight inches.
415	A.9498 Lopez, V.	Allows a local legislative body to extend real property tax abatements for certain projects.
295	A.9843-A Lopez, V.	Allows preservation companies to merge and provide services to unserved and underserved areas of the State.
162	A.10048 Jeffries	Extends for two years the State of New York Mortgage Agency Mortgage Insurance Fund's authority to insure the full principal amount of certain preservation loans, thereby enabling it to provide support for the refinancing of certain multi-family affordable housing accommodations that became over-leveraged during the current housing crisis.
327	A.10049 Lopez, V.	Extends for two years the statutory definition of government-sponsored enterprises (GSE) in connection with the second lien program of the State of New York Mortgage Agency (SONYMA). Such legislation authorizes SONYMA to purchase second mortgage loans where the first mortgage loan was not also purchased by SONYMA but was instead purchased by a GSE.