

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

2011-2012 Regulatory Agenda

1. Real Property Tax Law ("RPTL") §421-a Tax Exemption

- a. Reason: To amend rules governing the RPTL § 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: RPTL, Charter, and Administrative Code.
- c. Parties Affected: Sponsors of projects eligible for exemption.
- d. Related Laws and Rules: RPTL and Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2012.
- f. Contact Person: Miriam Colón (212) 863-6263.

2. RPTL § 489 (J-51 Program)

- a. Reason: To amend rules governing the J-51 Program and implement legislation.
- b. Summary:
 - 1. Contents: Amendments to clarify existing rules and implement legislation.
 - 2. Objective: Clarify existing rules and implement 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 and Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2012.
- f. Contact Person: Miriam Colón (212) 863-6263.

3. PHFL Article II (Mitchell-Lama Program)

- a. Reason: To amend rules governing the Mitchell-Lama Program and implement legislation.
- b. Summary:
 - 1. Contents: Amendments to clarify existing rules and implement legislation.
 - 2. Objective: Clarify existing rules and implement legislation.
 - 3. Legal Basis: PHFL and Charter.
- c. Parties Affected: Owners of Mitchell-Lama projects and residents thereof.
- d. Related Laws and Rules: PHFL.
- e. Schedule for Adoption: On or before June 30, 2012.
- f. Contact Person: Julie C. Walpert (212) 863-6500.

4. Emergency Repair Charges

- a. Reason: To amend the rules governing emergency repair charges.
- b. Summary:
 - 1. Contents: Repeals existing rules governing emergency repair charges.
 - 2. Objective: To implement legislative changes to the statute and repeal outdated processes and procedures.
 - 3. Legal Basis: Administrative Code.
- c. Parties Affected: Owners of buildings where emergency repair work may be performed by the agency.
- d. Related Laws and Rules: Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2012.
- f. Contact Person: Vito Mustaciuolo (212) 863-8594.

5. **Childhood Lead Poisoning Prevention Act of 2003**

- 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, 2012.
- f. Contact Person: Mary-Lynne Rifenburg (212) 863-8341.

6. **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, 2012.
- f. Contact Person: Anne-Marie Hendrickson (212) 863-7301.

7. 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, 2012.
- f. Contact Person: Mary-Lynne Rifenburg (212) 863-8341.

8. Inclusionary Housing (Zoning Resolution §23-90, inclusive)

- a. Reason: To enact rules governing the inclusionary housing program.
- b. Summary:
 - 1. Contents: Rules for administering the inclusionary housing program.
 - 2. Objective: To set procedures for the general administration of the inclusionary housing program, including the sale and resale of inclusionary housing homeownership affordable housing units.
 - 3. Legal Basis: Zoning Resolution §23-90 Inclusionary Housing, inclusive.
- c. Parties Affected: Developers and renters and purchasers of inclusionary housing affordable housing units.
- d. Related Law and Rules: Zoning Resolution.
- e. Schedule for Adoption: On or before June 30, 2012.
- f. Contact Person: Miriam Colón (212) 863-6263.