



Legislation Details (With Text)

File #:	Int 1269-2016	Version:	A	Name:	Creation of regulatory agreements with community land trusts.
Type:	Introduction	Status:	Enacted	In control:	Committee on Housing and Buildings
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Title:	A Local Law to amend the administrative code of the city of New York, in relation to the creation of regulatory agreements with community land trusts				
Sponsors:	Donovan J. Richards, I. Daneek Miller, Ydanis A. Rodriguez, Margaret S. Chin, Rafael Salamanca, Jr., Alan N. Maisel, Barry S. Grodenchik, Stephen T. Levin, Carlos Menchaca, Brad S. Lander, Helen K. Rosenthal, Antonio Reynoso, Ben Kallos, Jumaane D. Williams, Corey D. Johnson, Deborah L. Rose, Bill Perkins, Rafael L. Espinal, Jr., Julissa Ferreras-Copeland, Andy L. King, Mark Levine, Vincent J. Gentile, Laurie A. Cumbo, James G. Van Bramer, Karen Koslowitz, Inez D. Barron				
Indexes:					
Attachments:	1. Summary of Int. No. 1269-A, 2. Summary of Int. No. 1269, 3. Int. No. 1269, 4. September 14, 2016 - Stated Meeting Agenda with Links to Files, 5. Committee Report 10/19/17, 6. Hearing Testimony 10/19/17, 7. Hearing Transcript 10/19/17, 8. Proposed Int. No. 1269-A - 12/13/17, 9. Committee Report 12/18/17, 10. Hearing Transcript 12/18/17, 11. December 19, 2017 - Stated Meeting Agenda with Links to Files, 12. Hearing Transcript - Stated Meeting 12-19-17, 13. Int. No. 1296-A (FINAL), 14. Fiscal Impact Statement, 15. Legislative Documents - Letter to the Mayor, 16. Local Law 67, 17. Minutes of the Stated Meeting - December 19, 2017				

Date	Ver.	Action By	Action	Result
9/14/2016	*	City Council	Introduced by Council	
9/14/2016	*	City Council	Referred to Comm by Council	
10/19/2017	*	Committee on Housing and Buildings	Hearing Held by Committee	
10/19/2017	*	Committee on Housing and Buildings	Laid Over by Committee	
10/19/2017	*	Committee on Immigration	Hearing Held by Committee	
10/19/2017	*	Committee on Immigration	Laid Over by Committee	
12/18/2017	*	Committee on Housing and Buildings	Hearing Held by Committee	
12/18/2017	*	Committee on Housing and Buildings	Amendment Proposed by Comm	
12/18/2017	*	Committee on Housing and Buildings	Amended by Committee	
12/18/2017	A	Committee on Housing and Buildings	Approved by Committee	Pass
12/19/2017	A	City Council	Approved by Council	Pass
12/19/2017	A	City Council	Sent to Mayor by Council	
1/8/2018	A	Mayor	Hearing Scheduled by Mayor	
1/19/2018	A	Administration	City Charter Rule Adopted	
1/22/2018	A	City Council	Returned Unsigned by Mayor	

Int. No. 1269-A

By Council Members Richards, Miller, Rodriguez, Chin, Salamanca, Maisel, Grodenchik, Levin, Menchaca, Lander, Rosenthal, Reynoso, Kallos, Williams, Johnson, Rose, Perkins, Espinal, Ferreras-Copeland, King, Levine, Gentile, Cumbo, Van Bramer, Koslowitz and Barron

A Local Law to amend the administrative code of the city of New York, in relation to the creation of regulatory agreements with community land trusts

Be it enacted by the Council as follows:

Section 1. Title twenty-six of the administrative code of the city of New York is amended by adding a new chapter 20 to read as follows:

CHAPTER 20

COMMUNITY LAND TRUST REGULATORY AGREEMENTS

§ 26-2001 Community land trust regulatory agreements. a. For the purposes of this section:

Eligible community land trust. The term “eligible community land trust” means a corporation that satisfies the following criteria: (i)(a) is incorporated pursuant to article 11 of the private housing finance law and section 402 of the not-for-profit corporation law; (b) the certificate of incorporation of which specifically provides for the provision of housing for persons of low income in the form of a community land trust; (c) has submitted such disclosure statements as shall be required by the supervising agency and received the approval of such supervising agency; (d) lawfully acquired all of its real property in full compliance with such corporation’s certificate of incorporation and any agreements with a governmental entity with respect to such property or such corporation; and (ii) provides in its by-laws that it will (a) acquire parcels of land, primarily for conveyance under long-term ground leases, (b) transfer ownership of any structural improvements located on such leased parcels to the lessees, (c) retain a preemptive option to purchase any such structural improvement at a price determined by formula that is designed to ensure that the improvement remains affordable to low-income households, and (d) have a board of directors composed of lessees of housing associated with the entity, an adult resident of a particular geographic area specified in the bylaws of the

organization and any other category of persons described in the bylaws of the organization.

Persons of low income. The term “persons of low income” means “persons of low income” as defined in section 2(19) of the private housing finance law.

Supervising agency. The term “supervising agency” means the department of housing preservation and development.

b. The supervising agency shall enter into a regulatory agreement with an eligible community land trust that applies for such regulatory agreement and meets such supervising agency’s standardized terms and conditions for such agreement. Such regulatory agreement shall also require that the community land trust enter into a 99-year ground lease agreement with the owners of structures or improvements located on land which is subject to the regulatory agreement.

c. The supervising agency may enter into a regulatory agreement with an eligible community land trust, provided that such trust agrees to such terms and conditions as such agency deems necessary; and (i) is a recipient of a loan or grant from the city of New York; (ii) acquires real property or an interest therein from the city of New York; or (iii) receives a tax exemption approved by the council of the city of New York, upon the recommendation of the supervising agency.

§2. This local law shall take effect 120 days after it becomes law, except that the commissioner of housing preservation and development may take such actions as are necessary for its implementation, including the promulgation of rules, prior to such effective date.

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