

**LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 2025**

No. 161

Introduced by Council Members Avilés, Feliz, Louis, Restler, Won, Hanif, Hudson, Brewer, Ossé, Farias, Ayala, Nurse, De La Rosa, Sanchez, Powers, Narcisse, Schulman, Bottcher, Krishnan, Gutiérrez, Marte, Ung, Abreu, Cabán, Gennaro, Menin, Brannan, Salaam, Banks, Dinowitz and the Public Advocate (Mr. Williams).

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to reporting on vacant New York city housing authority dwelling units

Be it enacted by the Council as follows:

Section 1. Subchapter 5 of chapter 1 of title 3 of the administrative code of the city of New York is amended by adding a new section 3-154 to read as follows:

§ 3-154 Report on vacant New York city housing authority dwelling units. a. Definitions. As used in this section, the following terms have the following meanings:

Dwelling unit. The term “dwelling unit” has the same meaning as set forth in paragraph 13 of subdivision a of section 27-2004.

New York city housing authority dwelling unit. The term “New York city housing authority dwelling unit” means a dwelling unit that is owned or operated by the New York city housing authority and receives assistance under section 9 of the United States housing act of 1937.

Vacant. The term “vacant” means, with respect to a dwelling unit, that such dwelling unit is not occupied for use as a residence.

b. Report on vacant New York city housing authority dwelling units. No later than March 1, 2027, and no later than every March 1 thereafter, the mayor or an agency or office designated by the mayor shall submit to the speaker of the council and make publicly available on the mayor's or such agency's or office's website a report on New York city housing authority dwelling units that were vacant during the immediately preceding calendar year. Such report shall include the following information:

1. The number of such vacant New York city housing authority dwelling units, disaggregated by borough, council district, and bedroom size;

2. The average number of days between the dates such New York city housing authority dwelling units were last occupied and the dates such New York city housing authority dwelling units became matched to prospective tenants, and for New York city housing authority dwelling units that did not become matched to prospective tenants, the average number of days between the dates such New York city housing authority dwelling units were last occupied and December 31 of the immediately preceding calendar year;

3. When available, for such vacant New York city housing authority dwelling units that became occupied during the immediately preceding calendar year, the average number of days between when such dwelling units became matched to prospective tenants and when such dwelling units became occupied;

4. The number of such vacant New York city housing authority dwelling units that were assigned each of the following vacancy statuses:

(a) Matched to prospective tenants;

(b) Temporarily off rent roll;

(c) Permanently off rent roll; or

(d) Turnover in progress;

5. The reasons for each vacancy status listed pursuant to paragraph 4 of this subdivision that were assigned to such vacant New York city housing authority dwelling units, including but not limited to relocations associated with comprehensive modernization, relocations associated with the New York city public housing preservation trust, relocations associated with anticipated conversion to the permanent affordability commitment together program, or conversion from residential to community or management purposes;

6. The number of such vacant New York city housing authority dwelling units that were vacant for each reason listed pursuant to paragraph 5 of this subdivision;

7. The number of such vacant New York city housing authority dwelling units that tested positive for mold, lead, asbestos, or another hazardous substance regulated by the United States department of housing and urban development during the immediately preceding calendar year;

8. When available, the number of such vacant New York city housing authority dwelling units that were offered to prospective tenants for use as a residence during the immediately preceding calendar year;

9. A description of the efforts that the New York city housing authority made to promptly occupy vacant New York city housing authority dwelling units, including but not limited to hiring additional staff, advocating for additional funding, or streamlining apartment turnover operations;

10. The number of such vacant New York city housing authority dwelling units that have accessibility features;

11. The average number of days between the dates such vacant New York city housing authority dwelling units with accessibility features, identified pursuant to paragraph 10 of this

subdivision, were last occupied and the dates such New York city housing authority dwelling units became matched with prospective tenants, and for New York city housing authority dwelling units with accessibility features that did not become matched to prospective tenants, the average number of days between the dates such New York city housing authority dwelling units were last occupied and December 31 of the immediately preceding calendar year;

12. The number of such vacant New York city housing authority dwelling units that are in a seniors-only building or development;

13. The average number of days between the dates such vacant New York city housing authority dwelling units in seniors-only buildings or developments, identified pursuant to paragraph 12 of this subdivision, were last occupied and the dates such New York city housing authority dwelling units became matched with prospective tenants, and for New York city housing authority dwelling units in seniors-only buildings or developments that did not become matched to prospective tenants, the average number of days between the dates such New York city housing authority dwelling units were last occupied and December 31 of the immediately preceding calendar year;

14. The number of such vacant New York city housing authority dwelling units that were recategorized as a non-dwelling unit during the immediately preceding calendar year, and the reason for such recategorization, including but not limited to use as a management or maintenance office by the New York city housing authority; an office or other space by a resident association; or a police administrative space by the New York police department housing bureau; and

15. If available for a development that is part of the permanent affordability commitment together program, pursuant to which a property receiving assistance under section 9 of the United States housing act of 1937 converts to a property receiving assistance under section 8 of such act,

the number of dwelling units in such development that were vacant during the immediately preceding calendar year.

§ 2. This local law takes effect immediately.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s.s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on October 29, 2025 and returned unsigned by the Mayor on December 1, 2025.

MICHAEL M. McSWEENEY, City Clerk, Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 161 of 2025, Council Int. No. 111-A of 2024) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council, presented to the Mayor, and neither approved nor disapproved within thirty days thereafter.

SPENCER FISHER, Acting Corporation Counsel.