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Int. No. 837

By Council Members Perkins, Berman, DiBrienza, Espada, Freed, Henry, Linares, Lopez, Marshall, Miller, Provenzano, Reed, Sabini and Warden; also Council Members Eisland, Eldridge, McCaffrey, Michels, Nelson and Quinn

A Local Law to amend the administrative code of the city of New York, in relation to establishing a preference for tenant ownership in the third party transfer process used for distressed buildings in arrears to the city.

Be it enacted by the Council as follows:

§1. Paragraph 2 of subdivision b of section 11-412.1 of the administrative code of the city of New York is amended to read as follows:

(2) Such third party shall be deemed qualified and shall be designated pursuant to such criteria as are established in rules promulgated by the commissioner of housing preservation and development, provided, however, that such criteria shall include a mechanism for providing existing tenants, in buildings where 60% or more of such tenants indicate that they are interested in owning their building, with a right to own their building, provided however that such tenants must agree to work with a not for profit approved by the department that is committed to the tenants taking ownership and shall also include but not be limited to: residential

management experience; financial ability; rehabilitation experience; ability to work with government and community organizations; neighborhood ties; and that the commissioner shall consider whether the third party is a responsible legal tenant, not-for-profit organization or neighborhood-based-for-profit individual or organization. The commissioner shall not deem qualified any third party who has been finally adjudicated by a court of competent jurisdiction, within seven years of the date on which such third party would otherwise be deemed qualified, to have violated any section of articles one hundred fifty, one hundred seventy-five, one hundred seventy-six, one hundred eighty, one hundred eighty-five or two hundred of the penal law or any similar laws of another jurisdiction, or who has been suspended or debarred from contracting with the city or any agency of the city pursuant to section 335 of the charter during the period of such suspension or debarment. The rules promulgated by the commissioner pursuant to this paragraph may establish other bases for disqualification of a third party.

§2. This local shall take effect immediately.

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