



Legislation Details (With Text)

File #: Int 0592-2026 **Version:** * **Name:** Maximum citywide percentage of studio apartments in city-funded projects to construct rental units for older adults.

Type: Introduction **Status:** Committee
In control: Committee on Land Use

On agenda: 2/12/2026

Enactment date: **Enactment #:**

Title: A Local Law to amend the administrative code of the city of New York, in relation to the maximum citywide percentage of studio apartments in city-funded projects to construct rental units for older adults

Sponsors:

Indexes:

Attachments: 1. Summary of Int. No. 592, 2. Int. No. 592, 3. Hearing Transcript - Stated Meeting 2-12-26, 4. Memorandum in Support

Date	Ver.	Action By	Action	Result
2/12/2026	*	City Council	Introduced by Council	
2/12/2026	*	City Council	Referred to Comm by Council	

Int. No. 592

By Council Members Hudson, Louis and Hanif

A Local Law to amend the administrative code of the city of New York, in relation to the maximum citywide percentage of studio apartments in city-funded projects to construct rental units for older adults

Be it enacted by the Council as follows:

Section 1. Title 26 of the administrative code of the city of New York is amended by adding a new chapter 37 to read as follows:

CHAPTER 37

SPECIFICATIONS FOR RENTAL HOUSING UNITS FOR OLDER ADULTS

§ 26-3701 Definitions. As used in this chapter, the following terms have the following meanings:

City financial assistance. The term “city financial assistance” means any loans, grants, tax credits, tax exemptions, or tax abatements conveyed or expended by the city other than as-of-right assistance.

Covered project. The term “covered project” means a project that receives city financial assistance to

construct a dwelling unit that is required to be offered to older adults for occupancy on a rental basis.

Department. The term “department” means the department of housing preservation and development.

Older adult. The term “older adult” means an individual 62 years of age or older.

Studio apartment. The term “studio apartment” means any dwelling that does not contain at least one separate bedroom.

§ 26-3702 Maximum percentage of studio apartments for older adults. The department shall ensure that of the aggregate number of all dwelling units in all covered projects that the department approves to receive city financial assistance in the 5-year period beginning on the effective date of the local law that added this chapter, and every 5 years thereafter, no more than 50 percent shall be studio apartments.

§ 2. This local law takes effect immediately.

JEF
LS #20668
Int. #1437-2025
1/6/2026 1:28 PM