

**CITY OF NEW YORK**  
**DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

**2012-2013 Regulatory Agenda**

**1. §421-a Program**

- a. Reason: To amend rules governing the 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: Real Property Tax Law ("RPTL"), Charter, and Administrative Code.
- c. Parties Affected: Sponsors of projects eligible for exemption.
- d. Related Laws and Rules: RPTL §421-a and Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2013.
- f. Contact Person: Miriam Colón (212) 863-6263.

**2. J-51 Program**

- a. Reason: To amend rules governing the J-51 Program and implement legislation.
- b. Summary:
  - 1. Contents: Amendments to change and clarify existing rules and implement legislation.
  - 2. Objective: Change and clarify existing rules and implement anticipated 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 §489 and Administrative Code.
- e. Schedule for Adoption: On or before June 30, 2013.
- f. Contact Person: Miriam Colón (212) 863-6263.

**3. Mitchell-Lama Program**

- a. Reason: To amend rules governing the Mitchell-Lama Program and implement legislation.
- b. Summary:
  - 1. Contents: Amendments to change and clarify existing rules and implement legislation.
  - 2. Objective: Change and clarify existing rules and implement legislation.
  - 3. Legal Basis: PHFL and Charter.
- c. Parties Affected: Owners and residents of Mitchell-Lama projects .
- d. Related Laws and Rules: PHFL Article II.
- e. Schedule for Adoption: On or before June 30, 2013.
- f. Contact Person: Julie C. Walpert (212) 863-6500.

**4. Lead-Based Paint**

- 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, 2013.
- f. Contact Person: Mary-Lynne Rifenburg (212) 863-8341.

5. **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, 2013.
- f. Contact Person: Anne-Marie Hendrickson (212) 863-7301.

6. **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, 2013.
- f. Contact Person: Mary-Lynne Rifenburg (212) 863-8341.

**7. Inclusionary Housing Program**

- a. Reason: To enact rules governing the inclusionary housing program.
- b. Summary:
  - 1. Contents: Rules for administering the inclusionary housing program.
  - 2. Objective: To change and clarify existing rules and procedures for the general administration of the inclusionary housing program.
  - 3. Legal Basis: Zoning Resolution §23-90, inclusive.
- c. Parties Affected: Developers and renters/purchasers of inclusionary housing affordable housing units.
- d. Related Law and Rules: Zoning Resolution.
- e. Schedule for Adoption: On or before June 30, 2013.
- f. Contact Person: Miriam Colón (212) 863-6263.

**8. Alternative Enforcement Program**

- a. Reason: To amend rules governing the Alternative Enforcement Program.
- b. Summary:
  - 1. Contents: Rules setting criteria for selecting buildings to participate in the program.
  - 2. Objective: Modify criteria for selecting buildings to use resources more effectively and achieve better outcomes.
  - 3. Legal Basis: Administrative Code §27-2153, as amended by Local Law #7 of 2011.
- c. Parties Affected: Owners of buildings selected for participation in the program.
- d. Related Law and Rules: Administrative Code §27-2153; 28 RCNY Chapter 36.
- e. Schedule for Adoption: On or before June 30, 2013.
- f. Contact Person: Mary-Lynne Rifenburg (212) 863-8341.