



**ASSEMBLY STANDING COMMITTEE ON HOUSING
ASSEMBLY SUBCOMMITTEE ON MITCHELL-LAMA**

NOTICE OF PUBLIC HEARING

SUBJECT: The status of Mitchell-Lama housing

PURPOSE: This hearing will examine Mitchell-Lama housing developments and how the Legislature can promote their longevity

New York City
Bronx Library Center
310 E Kingsbridge Road, Bronx, New York 10458
Wednesday, May 25, 2016 from 5 p.m. to 7 p.m.

Limited Profit Housing Companies, better known and more commonly referred to as Mitchell-Lama housing developments, are an integral part of New York's affordable housing stock. Mitchell-Lama housing is developed using low-interest mortgage loans and by providing certain real property tax exemptions. As a condition of receiving those benefits, Mitchell-Lama housing developments must be run and managed as not-for-profit companies, have income limitations for residents, and be under the supervision of a state or municipal agency.

Also pursuant to statute, Mitchell-Lama housing companies may dissolve voluntarily and leave the program after 20 years from initial occupancy. Once this happens, any protections provided by the Limited Profit Housing Companies statute no longer apply and once-affordable apartments become subject to market rates and conditions.

This hearing will examine the state of Mitchell-Lama housing developments, their sustainability, and how the Legislature can promote their longevity.

Persons wishing to present pertinent testimony to the Committee and Subcommittee at the above hearing should complete and return the enclosed reply form as soon as possible. It is important that the reply form be fully completed and returned so that persons may be notified in the event of emergency postponement or cancellation. There will be limited time for the completion of the hearing, so the Committee and Subcommittee may limit the number of individuals able to present testimony.

Oral testimony will be limited to 10 minutes. In preparing the order of witnesses, the Committee and Subcommittee will attempt to accommodate individual requests to speak at particular times in view of special circumstances. These requests should be made on the attached reply form or communicated to Committee and Subcommittee staff as early as possible.

Ten copies of any prepared testimony should be submitted at the hearing registration desk. The Committee and Subcommittee would appreciate advance receipt of prepared statements. In order to publicize these hearings further, please inform interested parties and organizations of the Committee's and Subcommittee's interest in receiving written testimony from all sources.

In order to meet the needs of those who may have a disability, the Assembly, in accordance with its policy of non-discrimination on the basis of disability, as well as the 1990 Americans with Disabilities Act (ADA), has made its facilities and services available to all individuals with disabilities. For individuals with disabilities, accommodations will be provided, upon reasonable request, to afford such individuals access and admission to Assembly facilities and activities.

Keith L.T. Wright
Member of Assembly
Chair
Committee on Housing

Michael Blake
Member of Assembly
Chair
Subcommittee on Mitchell-Lama

PUBLIC HEARING REPLY FORM

Persons wishing to attend the public hearing on the status of Mitchell-Lama housing are requested to complete this reply form as soon as possible and mail, email or fax it to:

Mike Szydlo
Senior Analyst
Assembly Committee on Housing
Room 520, Capitol
Albany, New York 12248
Email: szydlom@assembly.state.ny.us
Phone: (518) 455-4928
Fax: (518) 455-5182

- I plan to attend the following public hearing on Mitchell-Lama housing to be conducted by the Assembly Committee on Housing and Assembly Subcommittee on Mitchell-Lama on Wednesday, May 25, 2016 from 5 p.m. to 7 p.m.
 - I plan to make a public statement at the hearing. My statement will be limited to 10 minutes, and I will answer any questions that may arise. I will provide 10 copies of my prepared statement.
 - I do not plan to attend the above hearing.
 - I would like to be added to the Committee's mailing list for notices and reports.
 - I would like to be removed from the Committee's mailing list.
 - I will require assistance and/or handicapped accessibility information. **Please specify the type of assistance required:**
-

NAME:

TITLE:

ORGANIZATION:

ADDRESS:

E-MAIL:

TELEPHONE:

FAX TELEPHONE: