

MITCHELL LAMA MATTERS

MARCH 2025

HCR.NY.GOV

MONTHLY ANNOUNCEMENTS

2025 OFFICE & FIELD VISITS

2025 OFFICE AND FIELD VISITS HAVE STARTED. YOU SHOULD EXPECT TO BE CONTACTED BY YOUR HOUSING REPRESENTATIVE IN THE COMING WEEKS .

NYC FAIR CHANCE FOR HOUSING ACT

EFFECTIVE JANUARY 1, 2025, THE NYC FAIR CHANCE FOR HOUSING ACT PROHIBITS HOUSING DISCRIMINATION ON THE BASIS OF CRIMINAL HISTORY, WITH LIMITED EXCEPTIONS. ADDITIONALLY, LANDLORDS, OWNERS, BROKERS, AND OTHER COVERED ENTITIES LOCATED IN NEW YORK CITY MAY NOT CONSIDER AN APPLICANT'S CRIMINAL RECORD UNTIL AFTER DETERMINING A HOUSING APPLICANT'S OTHER QUALIFICATIONS. "FAIR CHANCE FOR HOUSING ACT" (LOCAL LAW 24, N.Y.C. ADMIN. CODE § 8-102A), PASSED BY NEW YORK CITY.

A VIRTUAL TRAINING REGARDING THIS ACT WILL BE HELD ON MARCH 13TH FROM 11AM-12PM. LINK FOR THE WEBINAR IS PROVIDED IN OUR MEMO #2025-B-3, NEW YORK CITY FAIR CHANCE HOUSING LAW (LOCAL LAW 24) AVAILABLE AT:

[HTTPS://HCR.NY.GOV/MANAGEMENT-BUREAU-MEMORANDUM](https://hcr.ny.gov/management-bureau-memorandum)

STATE-FINANCED HOUSING ENTITIES (INCLUDING CONDOS AND COOPS) ARE REQUIRED TO FOLLOW THIS LAW AND THE PROCEDURES, GUIDANCE, WORKSHEETS, AND FORMS PUBLISHED BY NYSHCR.

HM-32A

HOUSING COMPANIES ARE ADVISED TO USE THE REVISED VERSION OF THE HM-32A, ARREARS AND EVICTIONS REPORT FOR THEIR MONTHLY SUBMISSIONS. THE REVISED FORM IS AVAILABLE HERE: [HTTPS://HCR.NY.GOV/HOUSING-MANAGEMENT-BUREAU-FORMS](https://hcr.ny.gov/housing-management-bureau-forms). PLEASE NOTE THAT THE REPORT IS DUE ON THE 20TH OF EACH MONTH FOR THE PRIOR MONTH.

FOLLOW PROPER GUIDELINES FOR NAMING FILES AS PROVIDED IN OUR MEMO #2023-B-1, AVAILABLE HERE [HTTPS://HCR.NY.GOV/MANAGEMENT-BUREAU-MEMORANDUM](https://hcr.ny.gov/management-bureau-memorandum).



MESSAGE FROM THE DIRECTOR

This is a reminder the Private Housing Finance Law § 32-a mandates that every duly elected or appointed member of the board receive a minimum of two hours of training dealing with the financial oversight, accountability and fiduciary responsibilities of being a board member. Such training must be completed within the first year of a board director's term and at least once every three years thereafter. The certificate of completion is to be filed with the cooperative board's secretary and maintained by the secretary as a corporate record. As provided in our Memo #2024-B-1, Available here: <https://hcr.ny.gov/management-bureau-memorandum>.