

5366

2015-2016 Regular Sessions

I N   S E N A T E

May 14, 2015

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Introduced by Sen. KLEIN -- read twice and ordered printed, and when printed to be committed to the Committee on Finance

AN ACT to amend the state finance law and the public housing law, in relation to establishing the public housing revitalization fund

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1     Section 1. The state finance law is amended by adding a new section  
2     99-x to read as follows:

3     S 99-X. PUBLIC HOUSING REVITALIZATION FUND. 1. THERE IS HEREBY ESTAB-  
4     LISHED IN THE CUSTODY OF THE STATE COMPTROLLER A SPECIAL REVENUE FUND TO  
5     BE KNOWN AS THE "PUBLIC HOUSING REVITALIZATION FUND".

6     2. THE FUND SHALL BE CLASSIFIED BY THE STATE COMPTROLLER AS A CAPITAL  
7     PROJECTS TYPE OF FUND, AND SHALL CONSIST OF ALL MONEYS APPROPRIATED OR  
8     TRANSFERRED THERETO FROM ANY OTHER FUND OR SOURCE PURSUANT TO LAW AND  
9     ANY OTHER MONEYS TRANSFERRED THERETO FOR THE PURPOSES OF THE FUND. THE  
10    STATE SHALL APPROPRIATE AN AMOUNT TO THE FUND WHICH SHALL EQUAL ANY  
11    AMOUNT APPROPRIATED BY THE CITY OF NEW YORK FOR THE SAME PURPOSES AS  
12    THOSE OUTLINED IN SUBDIVISION THREE OF THIS SECTION, FOLLOWING A JOINT  
13    CERTIFICATION BY THE COMPTROLLER AND THE COMPTROLLER OF THE CITY OF NEW  
14    YORK OF THE AMOUNT OF SUCH FUNDS MADE AVAILABLE BY THE CITY OF NEW YORK  
15    FOR THOSE PURPOSES.

16    3. MONIES OF THE FUNDS, UPON APPROPRIATION THEREOF, SHALL BE DISBURSED  
17    BY THE COMMISSIONER OF HOUSING AND COMMUNITY RENEWAL TO THE NEW YORK  
18    CITY HOUSING AUTHORITY, IN ACCORDANCE WITH SECTION SEVENTY-SEVEN OF THE  
19    PUBLIC HOUSING LAW, FOR THE REPAIR, RECONSTRUCTION, REHABILITATION AND  
20    UPGRADE OF PROJECTS OPERATED BY SUCH AUTHORITY.

21    S 2. The public housing law is amended by adding a new section 77 to  
22    read as follows:

23    S 77. PUBLIC HOUSING REVITALIZATION FUND. 1. NOTWITHSTANDING ANY OTHER  
24    PROVISION OF LAW TO THE CONTRARY, THE COMMISSIONER SHALL MAKE AVAILABLE  
25    TO THE NEW YORK CITY HOUSING AUTHORITY, CONSTITUTED UNDER SECTION FOUR

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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1 HUNDRED ONE OF THIS CHAPTER, MONEYS FOR THE REPAIR, RECONSTRUCTION,  
2 REHABILITATION AND UPGRADE OF PROJECTS OWNED BY THE AUTHORITY IN ORDER  
3 TO PREVENT THE FURTHER DETERIORATION OF SUCH PROJECTS.

4 2. SUCH MONEYS SHALL BE DISBURSED FROM THE PUBLIC HOUSING REVITALIZA-  
5 TION FUND ESTABLISHED BY SECTION NINETY-NINE-X OF THE STATE FINANCE LAW.

6 3. MONEYS MADE AVAILABLE TO THE NEW YORK CITY HOUSING AUTHORITY FROM  
7 THIS FUND SHALL BE USED FOR THE REPAIR, RECONSTRUCTION, REHABILITATION,  
8 AND UPGRADE OF EXISTING STRUCTURAL COMPONENTS OF PROJECTS IN POOR CONDI-  
9 TION INCLUDING ROOFS, WALLS, ELEVATORS, HEATING SYSTEMS INCLUDING BOIL-  
10 ERS, WATER PIPES, ELECTRICAL SYSTEMS, AND OTHER SUCH COMPONENTS.

11 4. NO MONEYS SHALL BE MADE AVAILABLE BY THE COMMISSIONER AFTER JANUARY  
12 FIRST, TWO THOUSAND SIXTEEN UNLESS HE OR SHE HAS BY THAT DATE CERTIFIED  
13 THE RECEIPT OF A REFORM PLAN FROM THE NEW YORK CITY HOUSING AUTHORITY  
14 LAYING OUT PROPOSALS FOR THE STREAMLINING OF ITS OPERATIONS THAT SHOULD  
15 INCLUDE, BUT NOT BE LIMITED TO, RECOMMENDATIONS SUCH AS:

16 A. A PROPERTY-CENTRIC PROPERTY MANAGEMENT MODEL WITH MORE EMPOWERED  
17 PROPERTY MANAGERS. THIS INCLUDES, BUT SHALL NOT BE LIMITED TO, DECEN-  
18 TRALIZING MAINTENANCE AND REPAIR STAFF TO THE PROPERTY LEVEL AND DEVOLV-  
19 ING MANAGERIAL RESPONSIBILITIES TO THE PROPERTY MANAGERS;

20 B. REDESIGNING MAINTENANCE AND REPAIR POLICIES TO CUT WAIT TIMES  
21 SIGNIFICANTLY;

22 C. OVERHAUL OF ITS PROCUREMENT SYSTEM TO CUT REQUEST FOR PROPOSAL WAIT  
23 TIMES SIGNIFICANTLY AND CREATING A CENTRALIZED STREAMLINED PROCUREMENT  
24 SYSTEM;

25 D. IMPROVE CUSTOMER SERVICE TO PROVIDE A MORE RELIABLE AND  
26 USER-FRIENDLY EXPERIENCE TO BOTH RESIDENTS AND APPLICANT;

27 E. REDUCE INTERNAL BUREAUCRACY BY FLATTENING THE ORGANIZATION, REDUC-  
28 ING REDUNDANT OR UNNECESSARY STEPS AND REQUIREMENTS AND IMPROVING CYCLE  
29 TIMES; AND

30 F. DEVELOPING A LONG-TERM FINANCIAL SUSTAINABILITY PLAN, UPDATED  
31 BI-ANNUALLY.

32 S 3. This act shall take effect on the one hundred twentieth day after  
33 it shall have become a law.