

# STATE OF NEW YORK

9699

## IN SENATE

May 22, 2024

Introduced by Sen. KAVANAGH -- (at request of the New York State Homes and Community Renewal) -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the private housing finance law, in relation to permitting certain home repairs to be financed in conjunction with accessibility improvements through the access to home program

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision 4 of section 1201 of the private housing  
2 finance law, as added by chapter 159 of the laws of 2006, is amended to  
3 read as follows:

4 4. "Access to home programs" or "programs" shall mean a series of  
5 activities by an eligible applicant to administer funds to provide  
6 either loans or grants to homeowners and renters and to oversee the  
7 adaptation ~~[e]~~, retrofitting or repairs of eligible properties,  
8 provided that such repairs are related to the habitability of an eligi-  
9 ble property and such repairs are related to the adaptation or retrofit-  
10 ting of an eligible property.

11 § 2. Section 1202 of the private housing finance law, as added by  
12 chapter 159 of the laws of 2006, is amended to read as follows:

13 § 1202. Access to home contracts. 1. Within the limit of funds avail-  
14 able in the access to home program, the corporation is hereby authorized  
15 to enter into contracts with eligible applicants to provide financial  
16 assistance for the actual costs of an access to home program. Such  
17 costs may include the costs of repairs of eligible properties, provided  
18 that such repairs are related to the adaptation or retrofitting of such  
19 eligible properties, that such repairs are related to the habitability  
20 of such eligible properties, and that the access to home funds provided  
21 to cover the cost of such repairs does not exceed sixty percent of the  
22 access to home program grant or loan. The financial assistance shall be  
23 either in the form of grants or loans, as the corporation shall deter-  
24 mine. No more than fifty percent of the total amount awarded pursuant to

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

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1 this article in any fiscal year shall be allocated to access to home  
2 programs located within any single municipality.

3 2. The total payment pursuant to any one contract shall not exceed  
4 five hundred thousand dollars and the contract shall provide for  
5 completion of the program within a reasonable period, as specified ther-  
6 ein, which shall not in any event exceed three years from its commence-  
7 ment. Upon request, the corporation may extend the term of the contract  
8 for up to two additional one year periods for good cause shown by the  
9 eligible applicant.

10 3. The corporation may authorize the eligible applicant to spend up to  
11 [~~seven and a half~~] twelve percent of the contract amount for approved  
12 administrative costs associated with administering the program.

13 4. The corporation shall require that, in order to receive funds  
14 pursuant to this article, the eligible applicant shall submit a plan  
15 which shall include, but not be limited to, program feasibility, impact  
16 on the community, budget for expenditure of program funds, a schedule  
17 for completion of the program, affirmative action and minority business  
18 participation.

19 § 3. Subdivision 5 of section 1271 of the private housing finance law,  
20 as added by section 1 of part Y of chapter 56 of the laws of 2018, is  
21 amended to read as follows:

22 5. "Access to home for heroes programs" or "programs" shall mean a  
23 series of activities by an eligible applicant to administer funds to  
24 provide grants to homeowners and renters and to oversee the adaptation  
25 [~~or~~], retrofitting or repairs of eligible properties, provided that such  
26 repairs are related to the habitability of an eligible property and such  
27 repairs are related to the adaptation or retrofitting of an eligible  
28 property.

29 § 4. Subdivisions 1 and 3 of section 1272 of the private housing  
30 finance law, as added by section 1 of part Y of chapter 56 of the laws  
31 of 2018, are amended to read as follows:

32 1. Within the limit of funds available in the access to home for  
33 heroes program, the corporation is hereby authorized to enter into  
34 contracts with eligible applicants to provide financial assistance for  
35 the actual costs of an access to home for heroes program. Such costs may  
36 include the costs of repairs of eligible properties, provided that such  
37 repairs are related to the adaptation or retrofitting of such eligible  
38 properties, that such repairs are related to the habitability of such  
39 eligible properties, and that the access to home for heroes funds  
40 provided to cover the cost of such repairs does not exceed sixty percent  
41 of the access to home for heroes program grant or loan. The financial  
42 assistance shall be in the form of grants. No more than fifty percent of  
43 the total amount awarded pursuant to this article in any fiscal year  
44 shall be allocated to access to home programs located within any single  
45 municipality.

46 3. The corporation shall authorize the eligible applicant to spend  
47 [~~seven and one half~~] twelve percent of the contract amount for approved  
48 administrative costs associated with administering the program.

49 § 5. This act shall take effect on the ninetieth day after it shall  
50 have become a law.