

5803

2009-2010 Regular Sessions

I N A S S E M B L Y

February 20, 2009

Introduced by M. of A. PRETLOW -- read once and referred to the Committee on Housing

AN ACT to amend the private housing finance law, in relation to affordable home ownership development contracts within the city of Yonkers

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

1 Section 1. Subdivision 1 of section 1112 of the private housing
2 finance law, as amended by chapter 333 of the laws of 2004, is amended
3 to read as follows:
4 1. Within the limit of funds available in the affordable housing
5 development account, the corporation is hereby authorized to enter into
6 contracts with eligible applicants to provide grants which such appli-
7 cants shall use to finance affordable home ownership development
8 programs subject to the terms and conditions of this article. Any grants
9 received by a municipality hereunder shall not be deemed to be municipal
10 funds. Grantees shall utilize funds provided pursuant to this article
11 solely as payments, grants and loans to owners to reduce the costs of
12 new construction, rehabilitation or home improvement or the cost of
13 acquisition, but only where such acquisition is part of an affordable
14 home ownership development program or project to construct or rehabili-
15 tate homes, or as otherwise authorized by law. Such financial assistance
16 may be in the form of loans, participation in loans including but not
17 limited to participation in loans originated or financed by lending
18 institutions as defined in section forty-two of this chapter, private or
19 public employee pension funds or the state of New York mortgage agency,
20 or grants, on such terms and conditions as the grantee with the approval
21 of the corporation shall determine, provided that no such payments,
22 grants and loans shall exceed the lesser of (i) sixty percent of the
23 project cost or (ii) the following per dwelling unit limitations (A)
24 thirty-five thousand dollars for projects except as provided in clause
25 (B) OR (C) of this item [(ii)] or (B) forty thousand dollars for a high

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

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1 cost project or a project which will receive a loan from the federal
2 farmers home administration OR (C) TWENTY-FIVE THOUSAND DOLLARS FOR NEW
3 CONSTRUCTION WITHIN THE CITY OF YONKERS OF AFFORDABLE HOUSING AND ACQUI-
4 SITION WITHIN THE CITY OF YONKERS OF EXISTING HOUSING STOCK COOPER-
5 ATIVES, CONDOMINIUMS AND FEE SIMPLE MULTI-FAMILY HOUSING WHERE APPROPRI-
6 ATE. Among the criteria the corporation shall consider in determining
7 whether a project is a high cost project are: average cost of
8 construction in the area, location of the project, and the impact of the
9 additional funding on the affordability of the project for the occupants
10 of such project. No more than fifty percent of the total amount appro-
11 priated pursuant to this article in any fiscal year shall be allocated
12 to homes located within any single municipality.

13 S 2. This act shall take effect immediately.