

5366

2015-2016 Regular Sessions

I N S E N A T E

May 14, 2015

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.