

5366--A

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 -- recommitted to the Committee on Finance in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

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-y to read as follows:
3 S 99-Y. 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:

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

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1 S 77. PUBLIC HOUSING REVITALIZATION FUND. 1. NOTWITHSTANDING ANY OTHER
2 PROVISION OF LAW TO THE CONTRARY, THE COMMISSIONER SHALL MAKE AVAILABLE
3 TO THE NEW YORK CITY HOUSING AUTHORITY, CONSTITUTED UNDER SECTION FOUR
4 HUNDRED ONE OF THIS CHAPTER, MONEYS FOR THE REPAIR, RECONSTRUCTION,
5 REHABILITATION AND UPGRADE OF PROJECTS OWNED BY THE AUTHORITY IN ORDER
6 TO PREVENT THE FURTHER DETERIORATION OF SUCH PROJECTS.

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

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

14 4. NO MONEYS SHALL BE MADE AVAILABLE BY THE COMMISSIONER AFTER JANUARY
15 FIRST, TWO THOUSAND SEVENTEEN UNLESS HE OR SHE HAS BY THAT DATE CERTI-
16 FIED THE RECEIPT OF A REFORM PLAN FROM THE NEW YORK CITY HOUSING AUTHOR-
17 ITY LAYING OUT PROPOSALS FOR THE STREAMLINING OF ITS OPERATIONS THAT
18 SHOULD INCLUDE, BUT NOT BE LIMITED TO, RECOMMENDATIONS SUCH AS:

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

23 B. REDESIGNING MAINTENANCE AND REPAIR POLICIES TO CUT WAIT TIMES
24 SIGNIFICANTLY;

25 C. OVERHAUL OF ITS PROCUREMENT SYSTEM TO CUT REQUEST FOR PROPOSAL WAIT
26 TIMES SIGNIFICANTLY AND CREATING A CENTRALIZED STREAMLINED PROCUREMENT
27 SYSTEM;

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

30 E. REDUCE INTERNAL BUREAUCRACY BY FLATTENING THE ORGANIZATION, REDUC-
31 ING REDUNDANT OR UNNECESSARY STEPS AND REQUIREMENTS AND IMPROVING CYCLE
32 TIMES; AND

33 F. DEVELOPING A LONG-TERM FINANCIAL SUSTAINABILITY PLAN, UPDATED
34 BI-ANNUALLY.

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