S T A T E O F N E W Y O R K

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:

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

S 99-Y. PUBLIC HOUSING REVITALIZATION FUND. 1. THERE IS HEREBY ESTABLISHED IN THE CUSTODY OF THE STATE COMPTROLLER A SPECIAL REVENUE FUND TO BE KNOWN AS THE "PUBLIC HOUSING REVITALIZATION FUND".

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

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

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

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

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

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

3. MONEYS MADE AVAILABLE TO THE NEW YORK CITY HOUSING AUTHORITY FROM THIS FUND SHALL BE USED FOR THE REPAIR, RECONSTRUCTION, REHABILITATION, AND UPGRADE OF EXISTING STRUCTURAL COMPONENTS OF PROJECTS IN POOR CONDITION INCLUDING ROOFS, WALLS, ELEVATORS, HEATING SYSTEMS INCLUDING BOILERS, WATER PIPES, ELECTRICAL SYSTEMS, AND OTHER SUCH COMPONENTS.

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

A. A PROPERTY-CENTRIC PROPERTY MANAGEMENT MODEL WITH MORE EMPOWERED PROPERTY MANAGERS. THIS INCLUDES, BUT SHALL NOT BE LIMITED TO, DECENTRALIZING MAINTENANCE AND REPAIR STAFF TO THE PROPERTY LEVEL AND DEVOLVING MANAGERIAL RESPONSIBILITIES TO THE PROPERTY MANAGERS;

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

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

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

E. REDUCE INTERNAL BUREAUCRACY BY FLATTENING THE ORGANIZATION, REDUCING REDUNDANT OR UNNECESSARY STEPS AND REQUIREMENTS AND IMPROVING CYCLE TIMES; AND

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

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