

# STATE OF NEW YORK

2253--B

Cal. No. 352

2017-2018 Regular Sessions

## IN SENATE

January 12, 2017

Introduced by Sens. LITTLE, CARLUCCI, PHILLIPS, SERINO -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, passed by Senate and delivered to the Assembly, recalled, vote reconsidered, restored to third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the private housing finance law, in relation to residential emergency services to offer home repairs to the elderly program

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

1 Section 1. The private housing finance law is amended by adding a new  
2 article 29 to read as follows:

### ARTICLE XXIX

#### RESIDENTIAL EMERGENCY SERVICES TO OFFER HOME REPAIRS TO THE ELDERLY PROGRAM

3 Section 1260. Statement of legislative findings.

4 1261. Definitions.

5 1262. Residential emergency services to offer home repairs to  
6 the elderly contracts.

7 § 1260. Statement of legislative findings. The legislature hereby  
8 finds and declares that there exists in New York state a need for finan-  
9 cial resources to assist senior citizen homeowners with the cost of  
10 addressing emergencies and code violations that pose a threat to their  
11 health and safety, or affecting the livability of their home. Providing  
12 assistance for the cost of making such critical repairs will enable many  
13 seniors to continue to live independently in their own homes.  
14  
15  
16

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

LBD00764-05-8

1     § 1261. Definitions. As used in this article:

2     1. "Corporation" shall mean the housing trust fund corporation estab-  
3 lished in section forty-five-a of this chapter.

4     2. "Eligible applicant" shall mean a unit of local government or not-  
5 for-profit corporation in existence for a period of one or more years  
6 prior to application, which is, or will be at the time of award, incor-  
7 porated under the not-for-profit corporation law and has been engaged  
8 primarily in housing and community development activities.

9     3. "Residential emergency services to offer home repairs to the elder-  
10 ly programs" shall mean a series of activities by an eligible applicant  
11 to administer funds to provide either loans or grants to homeowners  
12 sixty years of age or older, with a household income of less than one  
13 hundred percent of the area median income, to oversee the adaptation or  
14 retrofitting of eligible properties.

15     4. "Eligible property" shall mean a housing unit that is the primary  
16 residence of a person that is sixty years of age or older and have a  
17 household income that does not exceed one hundred percent of the area  
18 median income.

19     § 1262. Residential emergency services to offer home repairs to the  
20 elderly contracts. 1. Within the limit of funds available in the resi-  
21 dential emergency services to offer home repairs to the elderly program,  
22 the corporation is hereby authorized to enter into contracts with eligi-  
23 ble applicants to provide financial assistance for the actual costs of a  
24 residential emergency services to offer home repairs to the elderly  
25 program. The financial assistance shall be either in the form of grants  
26 or loans, as the corporation shall determine. Funds must be used for  
27 one- to four-unit dwellings that are owned and occupied by eligible  
28 households, and work undertaken cannot exceed ten thousand dollars per  
29 building. No more than fifty percent of the total amount awarded pursu-  
30 ant to this article in any fiscal year shall be allocated to any resi-  
31 dential emergency services to offer home repairs to the elderly program  
32 located within any single municipality.

33     2. From the date of the emergency referral, the eligible applicant has  
34 up to three business days to respond and inspect the eligible property;  
35 from the date of the inspection and assessment of emergency repair need,  
36 the eligible applicant must start the repairs within fourteen business  
37 days; all repairs must be completed within sixty business days of the  
38 start of the repairs.

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

46     4. The corporation shall authorize the eligible applicant to spend  
47 seven and one-half percent of the contract amount for approved planning  
48 and administrative costs associated with administering the program.

49     § 2. This act shall take effect on the one hundred eightieth day after  
50 it shall have become a law; provided, however, that effective immediate-  
51 ly, the addition, amendment and/or repeal of any rule or regulation  
52 necessary for the implementation of this act on its effective date are  
53 authorized and directed to be made and completed on or before such  
54 effective date.