

STATE OF NEW YORK

2253--A

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

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:

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

ARTICLE XXIX

RESIDENTIAL EMERGENCY SERVICES TO OFFER HOME REPAIRS TO THE ELDERLY PROGRAM

Section 1260. Statement of legislative findings.

1261. Definitions.

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

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

§ 1261. Definitions. As used in this article:

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

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

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

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

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

16 § 1262. Residential emergency services to offer home repairs to the
17 elderly contracts. 1. Within the limit of funds available in the resi-
18 dential emergency services to offer home repairs to the elderly program,
19 the corporation is hereby authorized to enter into contracts with eligi-
20 ble applicants to provide financial assistance for the actual costs of a
21 residential emergency services to offer home repairs to the elderly
22 program. The financial assistance shall be either in the form of grants
23 or loans, as the corporation shall determine. Funds must be used for
24 one- to four-unit dwellings that are owned and occupied by eligible
25 households, and work undertaken cannot exceed ten thousand dollars per
26 building. No more than fifty percent of the total amount awarded pursu-
27 ant to this article in any fiscal year shall be allocated to any resi-
28 dential emergency services to offer home repairs to the elderly program
29 located within any single municipality.

30 2. From the date of the emergency referral, the eligible applicant has
31 seventy-two hours to respond and inspect the eligible property; from the
32 date of the inspection and assessment of emergency repair need, the
33 eligible applicant must start the repairs within seven calendar days;
34 all repairs must be completed within thirty calendar days of the start
35 of the repairs; or as otherwise determined by the corporation.

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

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

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