STATE OF NEW YORK

3151

2021-2022 Regular Sessions

IN ASSEMBLY

January 22, 2021

Introduced by M. of A. EPSTEIN -- read once and referred to the Committee on Housing

AN ACT to amend the private housing finance law, in relation to providing housing to eligible homeless families and eligible homeless individuals with a disability in certain housing developments

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

Section 1. Section 2 of the private housing finance law is amended by adding two new subdivisions 30 and 31 to read as follows:

30. "Eligible homeless families." Families who are homeless or who live in temporary or transitional housing and are unable to secure permanent and stable housing without special assistance or such other categories of families at risk of being homeless as determined by a commissioner of social services or a social services district.

31. "Eligible homeless individuals with a disability." Individuals who are currently receiving social security disability insurance (SSDI) or supplemental security income (SSI) benefits under the federal social security act or disability pension or disability compensation benefits provided by the United States department of veterans affairs or those previously eligible by virtue of receiving disability benefits under the supplemental security income program or the social security disability program and currently receiving medical assistance benefits based on determination of disability as provided in section three hundred sixty-six of the social services law and who live in temporary or transitional housing and are unable to secure permanent and stable housing without special assistance or such other categories of individuals with a disability at risk of being homeless as determined by a commissioner of social services or a social services district.

§ 2. Section 31 of the private housing finance law is amended by adding a new subdivision 7-a to read as follows:

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

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7-a. Preference in admission shall be granted to a limited number of otherwise eligible applicants who are eligible homeless families or eligible homeless individuals with a disability, in all state-supervised family rental housing developments located in the city of New York and Westchester county which were constructed and are operated pursuant to this article. The owners and managing agents of such developments shall fill at least one of every five vacancies in each building with an eligible homeless family or eligible homeless individual with a disability. Provided, however, no owner and/or managing agent shall be obligated to fill more than five percent of the total number of apartments in each building with an eligible homeless family or eligible homeless individual with a disability assisted hereunder. Section 8 vouchers shall be provided to eligible homeless families and eligible homeless individuals with a disability applying for housing under this subdivision provided such vouchers are otherwise available and not more than forty percent of such vouchers are being provided to such families or individuals.

§ 3. Section 85-a of the private housing finance law is amended by adding a new subdivision 6-a to read as follows:

6-a. Preference in admission shall be granted to a limited number of otherwise eligible applicants who are eligible homeless families or eligible homeless individuals with a disability, in all state-supervised family rental housing developments located in the city of New York and Westchester county which were constructed and are operated pursuant to this article. The owners and managing agents of such developments shall fill at least one of every five vacancies in each building with an eligible homeless family or eligible homeless individual with a disability. Provided however no owner and/or managing agent shall be obligated to fill more than five percent of the total number of apartments in each building with an eligible homeless family or eligible homeless individual with a disability assisted hereunder. Section 8 vouchers shall be provided to eligible homeless families and eligible homeless individuals with a disability applying for housing under this subdivision provided such vouchers are otherwise available and not more than forty percent of such vouchers are being provided to such families or individuals.

§ 4. This act shall take effect on the ninetieth day after it shall have become a law. Effective immediately, the addition, amendment and/or repeal of any rule or regulation necessary for the implementation of this act on its effective date are authorized to be made and completed on or before such effective date.