

# STATE OF NEW YORK

7287

2021-2022 Regular Sessions

## IN ASSEMBLY

May 3, 2021

Introduced by M. of A. ABINANTI, PAULIN, GALEF, MAGNARELLI, THIELE, FAHY, McDONALD, WOERNER, BUTTENSCHON, GRIFFIN, JACOBSON, McMAHON -- read once and referred to the Committee on Housing

AN ACT enacting the COVID-19 supplemental emergency rental assistance program of 2021; and providing for the repeal of such provisions upon expiration thereof

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

1 Section 1. Short title. This act shall be known and may be cited as  
2 the "Supplemental COVID-19 emergency rental assistance program of 2021".

3 § 2. Definitions. For the purposes of this act:

4 1. "Commissioner" means the commissioner of the state office of tempo-  
5 rary and disability assistance.

6 2. "Supplemental COVID-19 emergency rental assistance program" or  
7 "program" means the rental assistance program established by the commis-  
8 sioner pursuant to section three of this act and funded by emergency  
9 rental assistance funding issued pursuant to section 501 of the Consol-  
10 idated Appropriations Act of 2021, Pub L. 116-260 § 501, and section  
11 3201 of the American Rescue Plan Act of 2021, Pub.L. 117-2 § 3201, as  
12 well as any other federal funds made available for the purposes defined  
13 in this act.

14 3. "Occupant" shall have the same meaning as defined in section 235-f  
15 of the real property law.

16 4. "Office" means the state office of temporary and disability assist-  
17 ance.

18 5. "Rent" shall have the same meaning as defined in section 702 of the  
19 real property actions and proceedings law.

20 6. "Rental arrears" shall mean unpaid rent owed to the landlord that  
21 accrued on or after March 13, 2020.

22 7. "Small landlord" shall mean any person or entity that owns a build-  
23 ing of twenty or fewer units.

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

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1 § 3. Authority to implement emergency rental assistance. a. The  
2 commissioner is hereby authorized and directed to implement, as soon as  
3 practicable, but no later than 30 days from the effective date of this  
4 act, a program of rental assistance for persons eligible pursuant to  
5 section five of this act.

6 b. The program described in subdivision a of this section shall be  
7 funded with any state funds appropriated for such program, including  
8 those funds appropriated by that part, entitled "DEPARTMENT OF FAMILY  
9 ASSISTANCE OFFICE OF TEMPORARY AND DISABILITY ASSISTANCE", of section 1  
10 of chapter 53 of the laws of 2021, enacting the "Aid to Localities Budg-  
11 et", designated for supplemental costs associated with an emergency  
12 rental assistance program which shall be spent as specified in this act.

13 c. The commissioner may delegate the administration of any portions of  
14 this program to any state agency, city, county, town, contractor or  
15 non-profit organization in accordance with the provisions of this act.

16 d. Where practicable, the commissioner shall use the same website,  
17 portal, application forms and documentation procedures as are utilized  
18 for the state COVID Rent Relief Program.

19 § 4. Distribution. The commissioner shall work to ensure an equitable  
20 distribution of funds throughout the state, excluding administrative  
21 funds. For the first 30 days beginning with the first day that the  
22 office begins accepting applications, the commissioner shall ensure, to  
23 the extent practicable, that the allocation of funds from this program  
24 for households and landlords outside the city of New York is no less  
25 than 35% of supplemental emergency rental assistance funds available  
26 hereunder. After the initial 30-day priority period has ended, all  
27 applications shall be processed on a rolling basis.

28 § 5. Eligibility. The commissioner shall establish standards for  
29 determining eligibility for such program, consistent with the following:

30 a. (1) A household shall be eligible for supplemental emergency rental  
31 assistance, if it is a tenant or occupant obligated to pay rent for  
32 their residence in the state of New York, including both tenants and  
33 occupants of dwelling units and manufactured home tenants, regardless of  
34 immigration status of the landlord or the tenants.

35 (2) A landlord shall be eligible for supplemental emergency rental  
36 assistance, if the landlord has a tenant or occupant obligated to pay  
37 rent to the landlord for the tenant's residence or occupancy of property  
38 owned by the landlord in the state of New York, including both tenants  
39 and occupants of dwelling units and manufactured home tenants, regard-  
40 less of immigration status of the landlord or the tenants.

41 (3) A tenant and/or a landlord may seek payment for supplemental emer-  
42 gency rental assistance regardless of the tenant's income.

43 (4) A landlord may seek payment for supplemental emergency rental  
44 assistance for such rental arrears without regard for: (i) the reason  
45 that the tenant failed to pay rent; (ii) whether the tenant is still in  
46 occupancy of the rented premises or has vacated the premises while owing  
47 such rental arrears; or (iii) whether the landlord or tenant, or both,  
48 unsuccessfully made application for the COVID Rent Relief Program.

49 b. Nothing in this act shall preclude a recipient or the landlord of a  
50 recipient of public assistance from being eligible for supplemental  
51 emergency rental assistance under this program.

52 c. (1) The commissioner shall establish priority in processing appli-  
53 cations and allocating funds under this program.

54 (2) For the first 30 days, the commissioner shall also grant priority  
55 for: (i) small landlords; and (ii) tenants residing in a building or  
56 development of twenty or fewer units owned by a small landlord.

(3) After the initial 30-day priority period has ended, all applications shall be processed on a rolling basis.

d. To the extent feasible, no rental assistance provided pursuant to this act shall be duplicative of assistance for rent or rental arrears previously received or currently being received by the household or a landlord for a specific housing unit.

e. Any documentation or information provided to the office, its employees, agents, contractors and/or officers by an applicant as part of the application for benefits under the program shall be released only upon the consent of the applicant.

§ 6. Application. a. As soon as practicable, the commissioner shall make an application for the program available on the office of temporary and disability assistance's website. The application shall be available online in English, Spanish, Chinese, Russian, Korean, Yiddish, Haitian (French Creole), Bengali, and, to the extent practicable, other commonly used languages. The commissioner shall enable application assistance to be offered via telephone and make accommodations for those who are hearing or visually impaired, with referral to a community-based organization as deemed necessary.

b. Each municipal corporation shall designate not-for-profit organizations or local government staff that shall assist households and landlords in applying for assistance through the program. Such organizations and staff shall be permitted to file applications on behalf of such households and such landlords.

c. Any party, including the tenant or the landlord or owner, or their designee, that may be eligible to receive funds under this program may initiate an application for benefits available through the program. Regardless of whether a landlord, owner, tenant or occupant initiates an application, such landlord or owner shall be required to:

(1) use any payments received pursuant to this act solely to satisfy the tenant's full rental obligations to the landlord or owner for the time period covered by the payment;

(2) provide the office of temporary and disability assistance with necessary information and documentation to facilitate payments; and

(3) keep confidential any information or documentation from or information about the tenant or occupant acquired pursuant to this application process.

d. (1) Documentation of the immigration status of the tenant or occupant or the landlord shall not be requested as part of the COVID-19 supplemental emergency rental assistance program.

(2) Any documentation or information provided to the statewide application website, eligibility worker, hotline or obtained in the course of administering the emergency rental assistance program or any other assistance program shall be kept confidential and shall only be used for the purposes of determining eligibility, for program administration, avoiding duplication of assistance, and uses consistent with state and federal law.

(3) Any portion of any record retained by the commissioner in relation to an application pursuant to this section that contains the photo image or identifies the social security number, telephone number, place of birth, country of origin, place of employment, school or educational institution attended, source of income, status as a recipient of public benefits, the customer identification number associated with a public utilities account, medical information or disability information of the holder of, or applicant for, is not a public record and shall not be disclosed in response to any request for records except: (i) to the

1 person who is the subject of such records; or (ii) where necessary to  
2 comply with state and federal law.

3 e. Upon receipt of an application and to the extent practicable, the  
4 commissioner shall make available a means by which an application  
5 submitted by a tenant, a landlord, or both jointly can be tracked by  
6 both the tenant and the landlord, regardless of who submitted such  
7 application.

8 f. Self-attestation shall be considered to be acceptable documentation  
9 to the extent permissible by state law and relevant regulations;  
10 provided that attestation of a person with knowledge of the household's  
11 circumstances and/or the amount of rent due the landlord shall be  
12 considered to be acceptable documentation to the extent permissible by  
13 state law and relevant regulations.

14 § 7. Documentation. The commissioner shall establish procedures that  
15 are appropriate and necessary to assure that information and documenta-  
16 tion necessary to determine eligibility for benefits under the program  
17 provided by households and/or landlords applying for or receiving  
18 assistance under this act is complete and accurate. Additionally, the  
19 commissioner shall establish procedures to ensure flexibility when  
20 determining acceptable documentation.

21 § 8. Restrictions on eviction. Eviction proceedings for non-payment of  
22 rent or supplemental rent that would be eligible for coverage under this  
23 program shall be stayed against a household who has in good faith  
24 applied for this program or who, subsequent to commencement of the  
25 proceeding, applies for benefits under this program unless or until a  
26 determination of ineligibility is made. Evidence of a payment received  
27 pursuant to the program may be presented in such proceeding and create a  
28 presumption that the tenant's or occupant's rent or supplemental rent  
29 obligation for the time period covered by the payment has been fully  
30 satisfied.

31 § 9. Payments. a. Payments from the program shall be made for rental  
32 payments or rental and supplemental rent arrears accrued on or after  
33 March 13, 2020. The amount of rental assistance paid under the program  
34 shall not exceed the amount a tenant owes in rental arrears. 3 months of  
35 prospective rental assistance may be paid on behalf of any eligible  
36 household.

37 b. (1) The rental assistance shall be paid directly to the landlord of  
38 the dwelling unit or manufactured home park occupied by the household  
39 for the total amount of qualified rental arrears and prospective rental  
40 assistance pursuant to subdivision a of this section.

41 (2) Prior to making a determination of eligibility for benefits under  
42 the program, the commissioner or the commissioner's designee shall  
43 undertake reasonable efforts to obtain the cooperation of tenants and  
44 landlords to apply for and accept payments from the program. Such  
45 outreach may be considered complete if: (i) a request for participation  
46 has been sent in writing, by mail, to the tenant and/or landlord and the  
47 addressee has not responded to the request within 14 calendar days after  
48 mailing; or (ii) at least 3 attempts by phone, text, or e-mail have been  
49 made over a 10 calendar day period to request the tenant's and/or land-  
50 lord's participation; or (iii) a tenant and/or landlord confirms in  
51 writing that the tenant and/or landlord does not wish to participate in  
52 the program. The outreach attempts or notices to the tenant and/or land-  
53 lord shall be documented and shall be made available to the tenant  
54 and/or landlord. When possible, both landlord or owner and tenant shall  
55 be notified of the provisional determination of eligibility and the  
56 tenant and landlord or owner shall have a final opportunity to partic-

1 ipate. If the tenant does not participate, the commissioner may approve  
2 a landlord's application. If the landlord does not participate, the  
3 tenant may use such provisional determination as an affirmative defense  
4 in any proceeding seeking a monetary judgment or eviction brought by a  
5 landlord for the non-payment of rent accrued during the same time period  
6 covered by the provisional payment. If the landlord has accepted such  
7 payment, the landlord shall be deemed to have waived the amount of rent  
8 covered by such provisional payment, and shall be prevented from initi-  
9 ating a monetary action or proceeding, or collecting a judgment premised  
10 on the non-payment of the amount of rent covered by the payment.

11 (3) Acceptance of a payment for rent or rental arrears from this  
12 program shall constitute agreement by the recipient landlord or property  
13 owner: (i) that the arrears covered by this payment are satisfied and  
14 will not be used as the basis for a non-payment eviction of the tenant;  
15 (ii) to waive any late fees due on any rental arrears paid pursuant to  
16 this program; (iii) to not increase the monthly rent due for the dwell-  
17 ing unit such that it shall not be greater than the amount that was due  
18 at the time of application to the program for any and all months for  
19 which rental assistance is received and for one year after the first  
20 rental assistance payment is received for that tenant; (iv) to not evict  
21 for reason of expired lease holdover tenancy any household on behalf of  
22 whom rental assistance is received for 12 months after the first rental  
23 assistance payment is received, unless the dwelling unit that is the  
24 subject of the lease or rental agreement is located in a building that  
25 contains 4 or fewer units, in which case the landlord may decline to  
26 extend the lease or tenancy if the landlord intends to immediately occu-  
27 py the unit for the landlord's personal use as a primary residence or  
28 the use of an immediate family member as a primary residence; and (v) to  
29 notify the tenant of the protections established under this subdivision.

30 § 10. Repayment and assistance not considered income. Eligible house-  
31 holds shall not be expected or required to repay any assistance granted  
32 through the program, except in instances of fraud perpetrated by such  
33 household. Landlords shall not be expected or required to repay any  
34 funds paid through the program except in instances of duplicate payments  
35 or fraud perpetrated by the landlord. Assistance granted through the  
36 program shall not be considered income for purposes of eligibility for  
37 public benefits or other public assistance to the extent allowed by law  
38 but shall be considered a "source of income" for purposes of the  
39 protections against housing discrimination provided under section 296 of  
40 the human rights law. There shall be no requirement for applicants to  
41 seek assistance from other sources, including charitable contributions,  
42 in order to be eligible for assistance under the program.

43 § 11. Notice to tenants in eviction proceedings. In any eviction  
44 proceeding pending as of the effective date of this act and any eviction  
45 proceeding filed while applications are being accepted for assistance  
46 pursuant to this act, the court shall promptly make available to the  
47 respondent information regarding how the respondent may apply for such  
48 assistance in English, and, to the extent practicable, in the respond-  
49 ent's primary language, if other than English.

50 § 12. Outreach. The commissioner shall ensure that extensive outreach  
51 is conducted to increase awareness of the program among tenants and  
52 landlords or owners. The commissioner shall require each municipal  
53 corporation to target for outreach communities for the purpose of  
54 increasing such awareness. The commissioner shall, to the extent practi-  
55 cable, partner with municipal corporations in an effort to provide  
56 outreach materials in the languages commonly spoken by residents of New

1 York state as per the American Community Survey from the United States  
2 Census Bureau. Municipal recipients shall contract with community-based  
3 organizations to supplement the state's outreach program, providing  
4 additional application assistance and outreach activities specific to  
5 their geographic location. Such community-based organizations shall  
6 deliver their services in multiple languages and in a culturally compe-  
7 tent manner to vulnerable and/or low-income populations, including popu-  
8 lations prioritized by the program pursuant to section five of this act.

9 § 13. Fair housing obligations. Nothing in this act shall lessen or  
10 abridge any fair housing obligations promulgated by the federal govern-  
11 ment, state, municipalities, localities, or any other applicable juris-  
12 diction.

13 § 14. Reports by the commissioner. The office shall be required to  
14 report and post information on their website and update such information  
15 at least monthly beginning 30 days from when the commissioner makes an  
16 application for the program available. Such information shall include  
17 but not be limited to:

18 a. the number of municipal recipients that choose to participate in  
19 the statewide program;

20 b. the number of eligible households that received assistance under  
21 this act, including the particular category of assistance which was  
22 provided;

23 c. the average amount of funding provided per eligible household  
24 receiving assistance; and

25 d. the number of households that applied for assistance.

26 § 15. This act shall take effect immediately and shall expire and be  
27 deemed repealed September 30, 2025.