

# STATE OF NEW YORK

972--A

2021-2022 Regular Sessions

## IN SENATE

(Prefiled)

January 6, 2021

Introduced by Sens. GAUGHRAN, KAVANAGH, ADDABBO, BROOKS, COMRIE, HARCKHAM, KAMINSKY, KAPLAN, MAY, SKOUFIS, THOMAS -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the public housing law, in relation to establishing the COVID-19 emergency homeownership stability program

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

1 Section 1. The public housing law is amended by adding a new article  
2 14 to read as follows:

### ARTICLE 14

#### COVID-19 EMERGENCY HOMEOWNERSHIP STABILITY PROGRAM

##### Section 600. Definitions.

6 601. Authority to implement COVID-19 emergency homeownership  
7 stability program.

8 602. Eligibility.

9 603. Tax lien foreclosure.

10 604. Mortgage foreclosure.

11 605. Application.

12 606. Payment.

13 § 600. Definitions. For purposes of this article, the following terms  
14 shall have the following meanings:

15 1. "Adjusted income" shall mean income minus any deductions allowable  
16 at the discretion of the commissioner pursuant to this section. In  
17 determining the income of a household for the purposes of this para-  
18 graph, income shall be considered to include only income that the house-  
19 hold is receiving at the time of application for assistance from the  
20 program and any income recently terminated shall not be included, except

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

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1 that for purposes of households receiving assistance for arrearages  
2 income may include the income that the household was receiving at the  
3 time such arrearages were incurred.

4 2. "Income" shall mean income from all sources of each member of the  
5 household, including all wages, tips, overtime, salary, recurring gifts,  
6 returns on investments, welfare assistance, social security payments,  
7 child support payments, unemployment benefits, any benefit, payment or  
8 cash grant whose purpose is to assist with rental payments, any payments  
9 whose purpose is to replace lost income, and any other government bene-  
10 fit or cash grant. The term "income" shall not include: employment  
11 income from children under eighteen years of age, employment income from  
12 children eighteen years of age or older who are full-time students,  
13 foster care payments, sporadic gifts, groceries provided by persons not  
14 living in the household, supplemental nutrition assistance program bene-  
15 fits, earned income disregard, or the earned income tax credit.

16 3. "Qualified property" means 1-4 family residential real property  
17 owned by the homeowner of which one dwelling unit is used exclusively as  
18 the homeowner's primary residence.

19 4. "Property tax" shall mean a tax levied, or portion of those taxes  
20 levied, by or on behalf of any county, city, town, village, school  
21 district or special district on the qualified property which is attrib-  
22 utable to the period from January twenty-second, two thousand twenty  
23 through December thirty-first, two thousand twenty-two.

24 5. "Reverse mortgage loan" shall have the same meaning as section two  
25 hundred eighty of the real property law.

26 6. "Homeowner" shall mean a person or persons who is a resident of the  
27 state and who owns and primarily resides in qualified property within  
28 the state.

29 7. "Homeownership expenses" shall mean mortgage payments, reverse  
30 mortgage payments, property taxes, homeowners insurance payments, flood  
31 insurance payments, mortgage insurance payments, homeowners' association  
32 fees, condominium association fees, common charges, or utility payments.  
33 Homeownership payments shall not include: any mortgage payments that  
34 have been placed in forbearance at the time of application if such  
35 forbearance extends beyond the covered period.

36 8. "Other fees associated with homeownership" shall mean principal  
37 reduction of a mortgage and expenses incurred facilitating interest rate  
38 reductions on a mortgage.

39 9. "Utility" shall mean electric, gas, water, and internet service,  
40 including broadband internet service as defined in section 8.1(b) of  
41 title 47, Code of Federal Regulations (or any successor regulation).

42 10. "Fair market rent" shall mean the fair market rent for each rental  
43 area as promulgated annually by the United States department of housing  
44 and urban development's office of policy development and research pursu-  
45 ant to 42 U.S.C. 1437(f).

46 11. "Commissioner" shall mean the commissioner of New York homes and  
47 community renewal.

48 12. "Covered period" means the period beginning January twenty-second,  
49 two thousand twenty and ending on the date that is thirty days after the  
50 date on which such state disaster emergency ends.

51 13. "Mortgage" means any credit transaction that is: (A) secured by a  
52 mortgage, deed of trust, or other consensual security interest on a  
53 principal residence of a borrower that is a 1- to 4-unit dwelling; and  
54 (B) the unpaid principal balance of which was, at the time of origi-  
55 nation, not more than the conforming loan limit.

1 14. "Conforming loan limit" means the applicable limitation governing  
2 the maximum original principal obligation of a mortgage secured by a  
3 single-family residence, a mortgage secured by a 2-family residence, a  
4 mortgage secured by a 3-family residence, or a mortgage secured by a  
5 4-family residence, as determined and adjusted annually under section  
6 302(b)(2) of the Federal National Mortgage Association Charter Act (12  
7 U.S.C. 1717(b)(2)) and section 305(a)(2) of the Federal Home Loan Mort-  
8 gage Corporation Act (12 U.S.C. 1454(a)(2)).

9 § 601. Authority to implement COVID-19 emergency homeownership  
10 stability program. The commissioner is hereby authorized and directed  
11 to implement, as soon as practicable, a program for financial assistance  
12 to allow a homeowner to reinstate a mortgage or to pay other housing  
13 related costs related to a period of forbearance, delinquency or  
14 default; assistance with homeownership expenses; and other fees related  
15 to homeownership for those eligible pursuant to section six hundred two  
16 of this article. Such program shall be funded with all funds allocated  
17 to the state of New York from the homeowner assistance fund, and any  
18 state funds appropriated for such program. The commissioner shall adopt,  
19 on an emergency basis pursuant to subdivision six of section two hundred  
20 two of the state administrative procedure act, any rules necessary to  
21 carry out the provisions of this article. The commissioner may delegate  
22 the administration of any portions of this program to any state agency,  
23 city, county, town, village, or non-profit organization in accordance  
24 with the provisions of this article.

25 § 602. Eligibility. The commissioner shall promulgate standards for  
26 determining eligibility for this program. A homeowner shall be eligible  
27 for this program if:

28 1. The homeowner, during the covered period:  
29 (a) applied and qualified for unemployment insurance benefits; or  
30 (b) experienced a significant loss of income during the covered peri-  
31 od; and  
32 (c) the sum total of all homeownership payments that came due or will  
33 be owed during the covered period is greater than thirty percent of the  
34 homeowner's income for the year two thousand twenty or two thousand  
35 twenty-one.

36 2. In addition to the eligibility criteria above, the commissioner may  
37 promulgate limits on assets as part of any determination of eligibility  
38 for this program.

39 3. A homeowner shall not be eligible for this program if their two  
40 thousand twenty or two thousand twenty-one annual income is an amount  
41 equal to or greater than their income for the year two thousand nine-  
42 teen.

43 4. Any ambiguity in eligibility criteria promulgated by the commis-  
44 sioner shall be resolved in favor of the applicant when determining  
45 eligibility.

46 5. Not less than sixty percent of the amount made available to the  
47 state shall be used for emergency homeownership payments that assist  
48 homeowners having incomes equal to or less than the greater of one  
49 hundred percent of the area median income for their household size, or  
50 the median income of the United States, as determined by the Secretary  
51 of Housing and Urban Development. The commissioner shall prioritize  
52 remaining funds to populations or geographies experiencing the greatest  
53 need.

54 6. The commissioner may establish preference in processing applica-  
55 tions for this payment. Such preference may include any or all of the  
56 following:

1 (a) the homeowner's historical income level prior to the covered peri-  
2 od as it relates to the area median income;

3 (b) the homeowner's current income as it relates to the area median  
4 income;

5 (c) the taxpayer's property tax burden;

6 (d) the percentage of income the homeowner lost;

7 (e) the homeowner's status as a victim of domestic violence; and

8 (f) the current income of any additional parties on the deed for the  
9 qualified property who are not homeowners as defined in this section  
10 and, to the extent that any mortgage payments are considered in the  
11 total sum reached in paragraph (b) of this subdivision, the current  
12 income of any additional parties to the mortgage.

13 § 603. Tax lien foreclosure. Notwithstanding any provision of law to  
14 the contrary, a tax lien foreclosure initiated pursuant to article elev-  
15 en of the real property tax law which includes unpaid taxes that came  
16 due during the covered period cannot be commenced against a homeowner  
17 who has applied for this program unless or until a final determination  
18 of ineligibility has been issued. The action may proceed ninety days  
19 after the determination of ineligibility or after payment is released by  
20 the commissioner.

21 § 604. Mortgage foreclosure. Notwithstanding any provision of law to  
22 the contrary, a mortgage foreclosure on a home loan as defined by  
23 section thirteen hundred four of the real property actions and  
24 proceedings law which includes unpaid mortgage payments that came due  
25 during the covered period cannot be commenced or proceed against a home-  
26 owner who has applied for this program unless or until a final determi-  
27 nation of ineligibility has been issued. The action may proceed ninety  
28 days after the determination of ineligibility or after payment is  
29 released by the housing finance agency.

30 § 605. Application. Eligible homeowners may apply for assistance from  
31 this program for:

32 (a) financial assistance to allow a homeowner to reinstate a mortgage  
33 or to pay other housing-related costs related to a period of forbear-  
34 ance, delinquency, or default; and/or

35 (b) any delinquent homeownership expenses that came due during the  
36 covered period; and/or

37 (c) other fees related to homeownership. The commissioner shall make  
38 such application available no later than thirty days after the effective  
39 date of this program.

40 § 606. Payment. 1. The commissioner shall make a one-time payment  
41 directly to eligible homeowners pursuant to section six hundred two of  
42 this article to cover financial assistance to allow a homeowner to rein-  
43 state a mortgage or to pay other housing related costs related to a  
44 period of forbearance, delinquency or default and/or delinquent homeown-  
45 ership expenses that came due during the covered period. Such payment  
46 shall not exceed the amount equivalent to one hundred fifty percent of  
47 the fair market rent for the area and household size times the number of  
48 months for which assistance is requested. If, after sixty days, funds  
49 remain, the commissioner may provide assistance for expenses related to  
50 homeownership.

51 2. Any payment received pursuant to this section shall only be used to  
52 pay the homeownership expenses and other fees related to homeownership  
53 for which the homeowner applied for assistance. The commissioner shall  
54 require from any recipient of funds under this section documentation of  
55 the use of any funds disbursed pursuant to this section within thirty  
56 days of receipt. If ninety days after receipt, any funds received pursu-

1 ant to this section are not used for documented homeownership expenses  
2 and other fees related to homeownership for which the homeowner applied  
3 for assistance, such funds may be subject to repayment.

4 § 2. Severability clause. If any clause, sentence, paragraph, subdivi-  
5 sion, section or part of this act shall be adjudged by any court of  
6 competent jurisdiction to be invalid, such judgment shall not affect,  
7 impair, or invalidate the remainder of this act, but shall be confined  
8 in its operation to the clause, sentence, paragraph, subdivision,  
9 section or part of this act directly involved in the controversy in  
10 which such judgment shall have been rendered. It is hereby declared to  
11 be the intent of the legislature that this act would have been enacted  
12 even if such invalid clause, sentence, paragraph, subdivision, section  
13 or part had not been included herein.

14 § 3. This act shall take effect immediately.