

STATE OF NEW YORK

10457

IN ASSEMBLY

May 28, 2024

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Woerner) --
(at request of the New York State Homes and Community Renewal) -- read
once and referred to the Committee on Housing

AN ACT to amend the private housing finance law, in relation to permit-
ting certain home repairs to be financed in conjunction with accessi-
bility improvements through the access to home program

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

1 Section 1. Subdivision 4 of section 1201 of the private housing
2 finance law, as added by chapter 159 of the laws of 2006, is amended to
3 read as follows:

4 4. "Access to home programs" or "programs" shall mean a series of
5 activities by an eligible applicant to administer funds to provide
6 either loans or grants to homeowners and renters and to oversee the
7 adaptation ~~[e*]~~, retrofitting or repairs of eligible properties,
8 provided that such repairs are related to the habitability of an eligi-
9 ble property and such repairs are related to the adaptation or retrofit-
10 ting of an eligible property.

11 § 2. Section 1202 of the private housing finance law, as added by
12 chapter 159 of the laws of 2006, is amended to read as follows:

13 § 1202. Access to home contracts. 1. Within the limit of funds avail-
14 able in the access to home program, the corporation is hereby authorized
15 to enter into contracts with eligible applicants to provide financial
16 assistance for the actual costs of an access to home program. Such
17 costs may include the costs of repairs of eligible properties, provided
18 that such repairs are related to the adaptation or retrofitting of such
19 eligible properties, that such repairs are related to the habitability
20 of such eligible properties, and that the access to home funds provided
21 to cover the cost of such repairs does not exceed sixty percent of the
22 access to home program grant or loan. The financial assistance shall be
23 either in the form of grants or loans, as the corporation shall deter-
24 mine. No more than fifty percent of the total amount awarded pursuant to
25 this article in any fiscal year shall be allocated to access to home
26 programs located within any single municipality.

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

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

8 3. The corporation may authorize the eligible applicant to spend up to
9 [~~seven and a half~~] ten percent of the contract amount for approved
10 administrative costs associated with administering the program.

11 4. The corporation shall require that, in order to receive funds
12 pursuant to this article, the eligible applicant shall submit a plan
13 which shall include, but not be limited to, program feasibility, impact
14 on the community, budget for expenditure of program funds, a schedule
15 for completion of the program, affirmative action and minority business
16 participation.

17 § 3. Subdivision 5 of section 1271 of the private housing finance law,
18 as added by section 1 of part Y of chapter 56 of the laws of 2018, is
19 amended to read as follows:

20 5. "Access to home for heroes programs" or "programs" shall mean a
21 series of activities by an eligible applicant to administer funds to
22 provide grants to homeowners and renters and to oversee the adaptation
23 [~~or~~], retrofitting or repairs of eligible properties, provided that such
24 repairs are related to the habitability of an eligible property and such
25 repairs are related to the adaptation or retrofitting of an eligible
26 property.

27 § 4. Subdivisions 1 and 3 of section 1272 of the private housing
28 finance law, as added by section 1 of part Y of chapter 56 of the laws
29 of 2018, are amended to read as follows:

30 1. Within the limit of funds available in the access to home for
31 heroes program, the corporation is hereby authorized to enter into
32 contracts with eligible applicants to provide financial assistance for
33 the actual costs of an access to home for heroes program. Such costs may
34 include the costs of repairs of eligible properties, provided that such
35 repairs are related to the adaptation or retrofitting of such eligible
36 properties, that such repairs are related to the habitability of such
37 eligible properties, and that the access to home for heroes funds
38 provided to cover the cost of such repairs does not exceed sixty percent
39 of the access to home for heroes program grant or loan. The financial
40 assistance shall be in the form of grants. No more than fifty percent of
41 the total amount awarded pursuant to this article in any fiscal year
42 shall be allocated to access to home programs located within any single
43 municipality.

44 3. The corporation shall authorize the eligible applicant to spend
45 [~~seven and one-half~~] ten percent of the contract amount for approved
46 administrative costs associated with administering the program.

47 § 5. This act shall take effect on the ninetieth day after it shall
48 have become a law.