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 permitting certain home repairs to be financed in conjunction with accessibility improvements through the access to home program

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

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

4. "Access to home programs" or "programs" shall mean a series of activities by an eligible applicant to administer funds to provide either loans or grants to homeowners and renters and to oversee the adaptation [~~or~~], retrofitting **or repairs** of eligible properties**, provided that such repairs are related to the habitability of an eligible property and such repairs are related to the adaptation or retrofitting of an eligible property**.

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

§ 1202. Access to home contracts. 1. Within the limit of funds available in the access to home program, the corporation is hereby authorized to enter into contracts with eligible applicants to provide financial assistance for the actual costs of an access to home program. **Such costs may include the costs of repairs of eligible properties, provided that such repairs are related to the adaptation or retrofitting of such eligible properties, that such repairs are related to the habitability of such eligible properties, and that the access to home funds provided to cover the cost of such repairs does not exceed sixty percent of the access to home program grant or loan.** The financial assistance shall be either in the form of grants or loans, as the corporation shall determine. No more than fifty percent of the total amount awarded pursuant to this article in any fiscal year shall be allocated to access to home 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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2. The total payment pursuant to any one contract shall not exceed five hundred thousand dollars and the contract shall provide for completion of the program within a reasonable period, as specified therein, which shall not in any event exceed three years from its commencement. Upon request, the corporation may extend the term of the contract for up to two additional one year periods for good cause shown by the eligible applicant.

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

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

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

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

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

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

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

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