

STATE OF NEW YORK

9699

IN SENATE

May 22, 2024

Introduced by Sen. KAVANAGH -- (at request of the New York State Homes and Community Renewal) -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

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:

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 ~~[or]~~, 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

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

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1 this article in any fiscal year shall be allocated to access to home
2 programs located within any single municipality.

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

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

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

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

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

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

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

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

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