STATE OF NEW YORK

72--A

2025-2026 Regular Sessions

IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sens. KAVANAGH, BAILEY, BASKIN, BRISPORT, BROUK, BYNOE, CLEARE, COMRIE, COONEY, FAHY, FERNANDEZ, GONZALEZ, GOUNARDES, HARCKHAM, HINCHEY, JACKSON, KRUEGER, LIU, MAY, MAYER, MYRIE, PARKER, PERSAUD, RAMOS, RIVERA, C. RYAN, SALAZAR, SANDERS, SCARCELLA-SPANTON, SEPULVEDA, SERRANO, SKOUFIS, STAVISKY, WEBB -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the public housing law, in relation to making the housing access voucher pilot program permanent; and to amend section 2 of part HH of chapter 56 of the laws of 2025, amending the public housing law relating to establishing the housing access voucher pilot program, in relation to the effectiveness thereof

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

Section 1. The article heading of article 14-A of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

HOUSING ACCESS VOUCHER [~~PILOT~~] PROGRAM

§ 2. Subdivisions 5 and 13 of section 605 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, are amended to read as follows:

5. "Housing access voucher local administrator" means a public housing agency, as defined in subdivision three of this section, or Section 8 local administrator designated to administer the housing access voucher [~~pilot~~] program within a community, county or region, or statewide, on behalf of and under contract with the housing trust fund corporation. In the city of New York, the housing access voucher local administrator

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

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shall be the New York city department of housing preservation and development, or the New York city housing authority, or both.

13. "Voucher" means a document issued by the housing trust fund corporation pursuant to this article to an individual or family selected for admission to the housing access voucher [~~pilot~~] program, which describes such [~~pilot~~] program and the procedures for approval of a unit selected by the family and states the obligations of the individual or family under the [~~pilot~~] program.

§ 3. Section 606 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

§ 606. Housing access voucher [~~pilot~~] program. The commissioner, subject to the appropriation of funds for this purpose, shall implement a [~~four-year pilot~~] program to provide rental assistance in the form of housing vouchers for eligible individuals and families who are homeless or who face an imminent loss of housing in accordance with the provisions of this article. The housing trust fund corporation shall issue vouchers pursuant to this article beginning March first, two thousand twenty-six, subject to appropriation of funds for this purpose, and may contract with the division of housing and community renewal to administer any aspect of this [~~pilot~~] program in accordance with the provisions of this article. The commissioner shall designate and contract with housing access voucher local administrators in the state to make vouchers available to such individuals and families beginning March first, two thousand twenty-six and to administer other aspects of the [~~pilot~~] program in accordance with the provisions of this article.

§ 4. Section 607 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

§ 607. Eligibility. The commissioner shall promulgate standards for determining eligibility for assistance under this [~~pilot~~] program. Individuals and families who meet the standards shall be eligible regardless of immigration status. Eligibility shall be limited to individuals and families who are homeless or facing imminent loss of housing. Housing access voucher local administrators may rely on a certification from a social services provider serving homeless individuals, including, but not limited to, homeless shelters to determine whether an applicant qualifies as a homeless individual or family.

1. An individual or family shall be eligible for this [~~pilot~~] program if they are homeless or facing imminent loss of housing and have an income of no more than fifty percent of the area median income, as defined by the United States department of housing and urban development.

2. An individual or family in receipt of rental assistance pursuant to this [~~pilot~~] program shall be no longer financially eligible for such assistance under this [~~pilot~~] program when thirty percent of the individual's or family's adjusted income is greater than or equal to the total rent for the dwelling unit.

3. When an individual or family becomes financially ineligible for rental assistance under this [~~pilot~~] program pursuant to subdivision two of this section, the individual or family shall retain rental assistance for a period no shorter than one year, subject to appropriation of funds for this purpose.

4. Income eligibility shall be verified prior to a housing access voucher local administrator's initial determination to provide rental assistance for this [~~pilot~~] program and upon determination of such

eligibility, an individual or family shall annually certify their income for the purpose of determining continued eligibility and any adjustments to such rental assistance.

5. The commissioner may collaborate with the office of temporary and disability assistance and other state and city agencies to allow a housing access voucher local administrator to access income information for the purpose of determining an individual's or family's initial and continued eligibility for the [~~pilot~~] program.

6. Reviews of income shall be made no less frequently than annually.

§ 5. Subdivision 4 of section 608 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

4. Up to ten percent of the funds allocated may be used by the commissioner and the housing access voucher local administrator for administrative expenses attributable to administering the housing access voucher [~~pilot~~] program.

§ 6. The opening paragraph of section 611 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

The monthly rental obligation for an individual or family receiving housing assistance pursuant to the housing access voucher [~~pilot~~] program shall be the greater of:

§ 7. Subdivision 2 of section 612 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

2. The commissioner shall establish maximum rent levels for different sized rentals in each rental area in a manner that promotes the use of the [~~pilot~~] program in all localities based on the fair market rent of the rental area. Rental areas shall be determined by the commissioner. The commissioner may rely on data or other information promulgated by any other state or federal agency in determining the rental areas and fair market rent.

§ 8. Section 621 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

§ 621. Applicable codes. Housing eligible for participation in the housing access voucher [~~pilot~~] program shall comply with applicable state and local health, housing, building and safety codes.

§ 9. Subdivision 1 of section 622 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

1. The commissioner shall administer the housing access voucher [~~pilot~~] program under this article to promote housing choice for voucher holders. The commissioner shall affirmatively promote fair housing to the extent possible under this [~~pilot~~] program.

§ 10. Section 623 of the public housing law, as added by section 1 of part HH of chapter 56 of the laws of 2025, is amended to read as follows:

§ 623. Annual reports. The commissioner shall, on or before November first, two thousand twenty-six and annually thereafter [~~until the conclusion of the pilot program created pursuant to this article~~], submit a report on the implementation of this article in counties located outside of the city of New York to the governor, the temporary president of the senate, the speaker of the assembly, the chair of the senate committee on housing, the chair of the senate finance committee, the chair of the assembly committee on housing, and the chair of the

assembly ways and means committee. The commissioner of the New York city department of housing preservation and development, or the chief executive officer of the New York city housing authority, or both, shall, on or before November first, two thousand twenty-six and annually thereafter [~~until the conclusion of the pilot program created pursuant to this article~~], submit a report on the implementation of this article in the city of New York to the governor, the temporary president of the senate, the speaker of the assembly, the chair of the senate committee on housing, the chair of the senate finance committee, the chair of the assembly committee on housing, and the chair of the assembly ways and means committee. Such report shall include, but need not be limited to, the following: (i) the amount of funding allocated for each county or the city of New York for vouchers pursuant to this article, (ii) the number of individuals or families who applied for vouchers pursuant to this article, (iii) the number of individuals or families placed on waiting lists for vouchers pursuant to this article, if any such waiting lists exist, (iv) the number of individuals or families issued vouchers pursuant to this article, (v) the number of individuals or families who were homeless prior to receiving a voucher pursuant to this article, (vi) the voucher utilization rate for vouchers pursuant to this article, (vii) the median income of individuals or families issued vouchers pursuant to this article, (viii) the median payment standard per dwelling unit, including the monthly assistance payment and monthly rent obligation, for vouchers pursuant to this article, and (ix) the number of individuals or families who had been issued vouchers pursuant to this article but who became no longer financially eligible for vouchers pursuant to this article during the reporting period.

§ 11. Section 2 of part HH of chapter 56 of the laws of 2025, amending the public housing law relating to establishing the housing access voucher pilot program, is amended to read as follows:

§ 2. This act shall take effect immediately [~~and shall remain in full force and effect until May 1, 2030~~]. Any rule, regulation, plan or guidance document necessary for the implementation of this act promulgated by the commissioner of the division of housing and community renewal shall apply only to those counties located outside of the city of New York. The New York city department of housing preservation and development and the New York city housing authority, as applicable, shall promulgate or release rules, regulations, plans or guidance documents as necessary for the implementation of this act within the city of New York.

§ 12. This act shall take effect immediately.