



2017 Annual Report

**New York State Senate Standing Committee
on Housing, Construction and
Community Development**

Senator Elizabeth O’C. Little, Chair

ELIZABETH O'C. LITTLE
SENATOR, 45TH DISTRICT

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THE SENATE
STATE OF NEW YORK

CHAIR
HOUSING, CONSTRUCTION &
COMMUNITY DEVELOPMENT

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PARKS & RECREATION
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ENVIRONMENTAL CONSERVATION
FINANCE
HEALTH
RULES

Honorable John J. Flanagan
Majority Coalition Leader
New York State Senate
Albany, New York 12247

Dear Senator Flanagan,

As Chair of the Senate Standing Committee on Housing, Construction and Community Development, I am pleased to submit the Committee's 2017 Annual Report.

This year we enacted a State Budget that included a \$2.5 billion commitment to affordable housing over the next five years. This historic capital investment was bolstered by a strong legislative agenda that creates and preserves affordable housing, expands homeownership, invests in our communities and creates jobs.

The Committee's accomplishments are a testament to the collaboration among public, private and community partners with a shared commitment to expand housing opportunities and improve neighborhoods. This includes the residents throughout New York State who opened their homes so that we could learn first-hand from their housing experiences.

From mobile and manufactured housing, to public housing, senior housing, supportive housing, multi-family developments, and single-family homes, the State's affordable housing continuum is diverse. However, there is a shared commonality in that safe, decent and affordable housing is fundamental to the well-being of individuals, families and communities.

Thank you to my colleagues on the Committee for their steadfast commitment. I look forward to our continued partnership.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Little".

Elizabeth O'C. Little
Chair, New York State Standing Committee on
Housing, Construction and Community Development

**New York State Senate Standing Committee on
Housing, Construction and Community Development**

2017 Annual Report

**Senator Elizabeth O’C. Little, Chair
Senator Jamaal Bailey, Ranking Minority Member**

Committee Members

Senator Tony Avella

Senator John Brooks

Senator John J. Bonacic

Senator Patrick M. Gallivan

Senator Philip M. Boyle

Senator Liz Krueger

Senator Catharine M. Young

Staff

Lorrie L. Pizzola, Committee Director

Mary Pat McDonald, Committee Clerk

Nicola T. Coleman, Senior Counsel to the Majority

Room 309
Legislative Office Building
Albany, New York 12247



Legislation Signed into Law

S.1349-B ALCANTARA – Relates to fees which an owner may charge tenants separate and apart from and in addition to the rent for the housing accommodation.

Chapter 372 of the Laws of 2017

S.1642 CARLUCCI – Establishes a process for the revocation of a code enforcement officer's certificate.

Chapter 468 of the Laws of 2017

S.2720 HAMILTON – Directs New York city housing authority to first offer vacant apartments to mobility impaired tenants living on a higher floor.

Chapter 484 of the Laws of 2017

S.4058B LITTLE – Establishes the New York State first home savings program to authorize first time homebuyers to establish savings accounts to buy their first home.

Chapter 472 of the Laws of 2017

S.4284 CROCI – Relates to the adoption by local governments of higher or more restrictive standards for construction.

Chapter 348 of the Laws of 2017

S.6414 LITTLE – Relates to the powers of the New York state housing finance agency.

Chapter 89 of the Laws of 2017



Legislation Passed by the Senate

S.793 ALCANTARA – Allows persons 60 years older in buildings operated by the New York City Housing Authority, to keep common household pets.

S.1378 LITTLE – Establishes the mobile and manufactured home replacement program.

S.1617 GOLDEN – Prohibits disclosure, under the freedom of information law, of information provided by mortgagees to the department of housing preservation and development of the city of New York relating to residential real property foreclosures.

S.1666 GOLDEN – Grants the commissioner of buildings of New York City the power to waive provisions of the multiple dwelling laws with regard to construction or alteration of multiple dwellings.

S.1989 KLEIN – Authorizes the New York City council to oversee the activities of the New York City Housing Authority.

S.2142A ALCANTARA – Relates to the remediation and prevention of indoor mold and requiring the disclosure of indoor mold history upon the sale of certain real property.

S.2253A LITTLE – Relates to residential emergency services to offer home repairs to the elderly program.

S.2254 LITTLE – Provides for the appointment of the members of the New York State housing finance agency, the housing trust fund corporation and the affordable housing corporation.

S.3767 KLEIN – Requires the New York City housing authority, in reviewing applicants, to grant homeless domestic violence victims the same preference as granted the homeless.



S.3940A YOUNG – Establishes a New York Main Street development center in the division of housing and community renewal.

S.3948 YOUNG – Directs the court to provide notice to the former owners of foreclosed property of the right to file a claim for the excess funds from the sale of the real property.

S.5141B LITTLE – Establishes the affordable senior housing and services program to be administered by the housing trust fund corporation.

S.5788 KLEIN – Establishes the office of independent monitor for the New York City housing authority, within the division of housing and community renewal, to oversee such authority.

S.5881B ALCANTARA – Provides retroactivity to the original date of eligibility in certain cases for the senior citizens rent increase exemption (SCRIE) and disability rent increase exemption (DRIE).

Legislation Advanced to Third Reading

S.625 BOYLE – Relates to additional information required in annual reports for limited-profit housing companies.

S.626 BOYLE – Directs the commissioner of housing and community renewal to review and report on compliance with the federal low-income and very low-income employment requirements for projects.

S.631 BOYLE – Establishes a lease and landlord fraud public awareness program.

S.997 BONACIC – Relates to a stay of issuance of a warrant for eviction of certain holdover tenants.

S.1652 CARLUCCI – Relates to excluding income from the employment of children when calculating income for the selection of tenants.



S.4049 LAVALLE – Provides that the judgment of sale in a mortgage foreclosure action shall direct that in the event such premises is purchased collectively by more than one individual, the names of each individual purchaser shall be disclosed in writing to the sheriff of the county or referee conducting the sale.

S.4395 MURPHY – Provides for the determination of primary residence of rent regulated housing accommodations based upon the filing of income tax returns and place of voting.

S.5467 ADDABBO – Authorizes the district attorney to intervene in a proceeding brought by the owner of a premises upon which the tenant’s occupancy is illegal.

S.6177 LITTLE – Regulates the use and terms of rent to own leases in and outside of manufactured home parks.

Legislation Advanced to Committee of Secondary Reference

S.811 GOLDEN – Relates to application of the state uniform fire prevention and building code; directs OGS to implement a phase-in of compliance for existing premises owned or leased by the state or certain public authorities.

Reported and Committed to Finance

Nominations

Kenneth G. Adams, Member and Chair New York State Housing Finance Agency

On June 20, 2017 the Committee considered and voted to move the nomination of Kenneth G. Adams as a Member of the New York State Housing Finance Agency. Kenneth G. Adams was confirmed by the full Senate on June 20, 2017 with a term to expire on January 1, 2018.



Louis J. Bevilacqua, Member

Battery Park City Authority

On June 19, 2017 the Committee considered and voted to move the nomination of Louis J. Bevilacqua as a Member of the Battery Park City Authority. Louis J. Bevilacqua was confirmed by the full Senate on June 20, 2017 with a term to expire on February 7, 2022.

Catherine McVay Hughes, Member

Battery Park City Authority

On June 19, 2017 the Committee considered and voted to move the nomination of Catherine McVay Hughes as a Member of the Battery Park City Authority. Catherine McVay Hughes was confirmed by the full Senate on June 20, 2017 with a term to expire on December 31, 2020.

George Tsunis, Member

Battery Park City Authority

On June 19, 2017 the Committee considered and voted to move the nomination of George Tsunis as a Member of the Battery Park City Authority. George Tsunis was confirmed by the full Senate on June 20, 2017 with a term to expire on June 22, 2020.

Appearances

RuthAnne Visnauskas, Commissioner and CEO

New York State Homes and Community Renewal (HCR)

On May 24, 2017 Commissioner Visnauskas addressed the Committee related to the Agency's housing priorities.

