



2016 Annual Report

**New York State 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

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COMMUNITY DEVELOPMENT

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RULES

January 2017

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

Dear Senator Flanagan,

It is an honor to serve as Chair of the Senate Standing Committee on Housing, Construction and Community Development. I am pleased to submit the Committee's 2016 Annual Report.

During the past year, my first as Committee Chair, it was a particular privilege to visit affordable housing developments statewide, work with industry partners in the public, private and not-for-profit sectors, as well as to meet with residents directly impacted by our work.

The Committee's collaborative efforts have afforded the opportunity to further our goals to create and preserve safe, decent and affordable housing opportunities for all New Yorkers. We have also acted to promote homeownership, create a business-friendly environment and revitalize our communities. In addition to the Committee's legislative activities, we were also grateful to have the Commissioner and CEO of New York State Homes and Community Renewal, James S. Rubin, appear before us to inform our decision-making efforts.

I would like to extend thanks to my colleagues on the Committee for the benefit of their expertise and commitment to affordable housing and community development. They have been invaluable partners in Albany, as well as through their work locally to advance these goals.

Affordable housing is critical to improving quality of life, building stable communities and investing in our State's economic future. I look forward to continuing our work in this regard.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth O'C. Little". The signature is written in a cursive, flowing style.

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**

2016 Annual Report

**Senator Elizabeth O’C. Little, Chair
Senator Adriano Espaillat, Ranking Member**

Committee Members

Senator Tony Avella Senator Patrick M. Gallivan

Senator John J. Bonacic Senator Liz Krueger

Senator Philip M. Boyle Senator Marc C. Panepinto

Senator Catharine M. Young

Staff

Lorrie L. Pizzola, Committee Director
Mary Pat McDonald, Committee Clerk
Nicola T. Coleman, Esq., Senior Counsel to the Majority

Room 309
Legislative Office Building
Albany, New York 12247



Legislation Signed into Law

S.3342A LANZA – Requires the New York City housing authority to provide a notice of opportunity to meet to discuss possible termination of tenancy when an occupant is aged 62 years or older.

Chapter 340 of the Laws of 2016

S.6340A LANZA – Relates to prohibit advertising for the use of dwelling units in class A multiple dwelling.

Chapter 396 of the Laws of 2016

S7413A LITTLE – Relates to increasing the amount of bond and note authorization totals that may be made by certain agencies.

Chapter 163 of the Laws of 2016

S7637 LITTLE – Relates to bond volume allocations made pursuant to the federal tax reform act of 1986, the unified state bond ceiling and the private activity bond allocation act of 2016.

Chapter 82 of the Laws of 2016

S.7847C O'MARA – Relates to an exemption of capital improvements to multiple dwelling buildings with certain cities.

Chapter 417 of the Laws of 2016

S.7895 GOLDEN – Relates to increasing the bonding authority of the New York City housing development corporation.

Chapter 470 of the Laws of 2016

S.7965B O'MARA – Relates to an exemption of capital improvements to multiple dwelling buildings within certain cities with a population of more than eight thousand but less than nine thousand.

Chapter 279 of the Laws of 2016



Legislation Vetoed

S.7669 O'MARA – Relates to standards for the inspections of parking structures.
Veto Message 250

Legislation Passed by the Senate

S.1073 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.2279 YOUNG – Establishes a New York Main Street development center in the division of housing and community renewal.

S.2316 YOUNG – Authorizes guidelines for granting contracts to disabled veterans eligible under the access to home for heroes program.

S.3204 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.3551B ESPAILLAT – Allows persons 60 years or older to keep and care for common household pets in buildings operated by the New York City housing authority, prevents eviction of such persons based on the ownership of pets; provides that any pet who poses a nuisance to the community may be removed; does not remove any pet owner from liability for the reasonable costs directly attributable to any damage caused by the pet.

S.4558A 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.5056C YOUNG – Authorizes application of the property tax abatement for rent-controlled or rent regulated properties occupied by senior citizens or disabled persons, to those units occupied by tenants paying the maximum allowable rent when such rent exceed one-half of the household income.

S.5365A KLEIN – Authorizes the New York City council to oversee the activities of the New York City housing authority.

S.6259 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.6954A LITTLE – Establishes the mobile and manufactured home replacement program.

S.7732 BOYLE – Establishes the lease and landlord fraud public awareness program to promote public awareness of the potential risks of signing a fraudulent lease with an individual misrepresenting themselves as a landlord.

S.7826 CROCI – Relates to the adoption by local governments of higher or more restrictive standards for construction.

S.7827 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.7828A LITTLE – Relates to the residential emergency services to offer home repairs to the elderly program.

S.7903A LITTLE – Establishes the New York State first home savings program to authorize first time homebuyers to establish savings accounts to buy their first home.



Legislation Advanced to Third Reading

S.1375 BONACIC – Relates to a stay of issuance of a warrant for eviction of certain holdover tenants.

S.4571 LANZA – Requires the New York city housing authority to include a notice informing a prospective tenant or tenant of the ability to add legal occupants to the lease or renewal lease and to provide a form to add the additional legal occupants.

S.5228 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.5469 FELDER – Relates to the floor area ration of certain dwellings in New York City.

S.6054A CARLUCCI -- Relates to excluding income from the employment of children when calculating income for the selection of tenants.

S.7746A CARLUCCI – Relates to code enforcement officer training and certification.

Legislation Advanced to Committee of Secondary Reference

S.1059 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

S.2542 HAMILTON – Directs New York city housing authority to first offer vacant apartment to mobility impaired tenants living on higher floor.
Reported and Committed to Cities



Nominations

Dominic Marinelli, Member

New York State Fire Prevention and Building Code Council

On June 2, 2016 the Committee considered and voted to move the nomination of Dominic Marinelli as a Member of the State Fire Prevention and Building Code Council. Dominic Marinelli was confirmed by the full Senate on June 7, 2016 with a term to expire on March 31, 2020.

Appearances

James S. Rubin, Commissioner and CEO

New York State Homes and Community Renewal (HCR)

On May 18, 2016 Commissioner Rubin addressed the Committee related to the Agency's housing priorities.

