



2017

ANNUAL REPORT



New York State Assembly

Carl E. Heastie

Speaker

Committee on
Housing

Steven H. Cymbrowitz

Chair



STEVEN H. CYMBROWITZ
Assemblyman 45th District
Kings County

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIRMAN
Committee on Housing

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December 15, 2017

Honorable Carl E. Heastie
Speaker of the Assembly
State Capitol, Room 349
Albany, New York 12248

Dear Mr. Speaker:

I am pleased to present the 2017 Annual Report for the Assembly Standing Committee on Housing, my first as the Chair. Throughout the year, I have noted the incredible need for affordable housing, and I am grateful for having had the opportunity to listen to tenants, advocates and the many others who shared their experiences and expertise with me. The Committee continued to recognize the critical role that public housing, the Mitchell-Lama housing program, and rent regulation protections play in addressing the housing needs of millions of New Yorkers.

There are over one million rent-regulated apartments in New York, and the Committee and the Assembly continued to support policies that would protect these units. The Assembly passed legislation that would end vacancy decontrol, eliminate the vacancy bonus (which can cause an increase in rent of up to 20 percent), and make sure that there is no “bait and switch” when it comes to preferential rents.

Another significant accomplishment was the agreement to release a \$2.5 billion investment in supportive and affordable housing across the State. Within this \$2.5 billion are several noteworthy investments, including: \$1 billion for supportive housing throughout New York State, \$200 million for the New York City Housing Authority, \$100 million dedicated to 100% affordable housing in New York City, \$125 million in funding for senior housing throughout the State and \$125 million for public housing authorities located outside New York City.

The Committee also took up legislation addressing other issues that the Assembly has traditionally supported. This includes a new law to help address issues with illegal conversions, and a new law to promote transparency in decisions made by the boards of directors of cooperative and condominium housing.

Mr. Speaker, I thank you for the opportunity to work on legislation that will continue the Assembly’s strong support of safe and affordable housing. I also wish to thank the members of the Committee on Housing, my staff, and the staff of the Committee. I know our work needs to continue, and I look forward to doing so in the year ahead.

Sincerely,

Steven H. Cymbrowitz
Chair, Committee on Housing

**2017 ANNUAL REPORT
OF THE
ASSEMBLY STANDING COMMITTEE ON HOUSING**

STEVEN H. CYMBROWITZ, CHAIR

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I. COMMITTEE JURISDICTION AND PURVIEW

The New York State Assembly Standing Committee on Housing is responsible for legislation on housing development and preservation. Its purview includes rent regulation, as well as legislation amending the following areas of the New York State Law:

- *Multiple Dwelling Law*, which encompasses health and safety standards for buildings with three or more families living independently of each other in New York City, and any other city, town or village that has chosen to adopt the law;
- *Multiple Residence Law*, which covers health and safety standards for buildings with three or more families living independently of each other in all cities, towns and villages outside of New York City;
- *Private Housing Finance Law*, which governs the following entities and programs: Mitchell-Lamas; Limited Dividend Housing Companies; Low Income Housing Trust Fund; Affordable Home Ownership Development; Permanent Housing for Homeless Families; Manufactured Home Cooperative Fund; Housing Development Fund Companies; Neighborhood Preservation Companies; Rural Area Revitalization; Rural Rental Assistance; Urban Initiatives; Rural and Urban Community Investment Fund; several New York City programs; and the administration of the New York State Housing Finance Agency and New York City Housing Development Corporation; and
- *Public Housing Law*, which covers the safety, management and financing of local public housing authorities throughout the State.

In addition to these laws, the Committee has jurisdiction over legislation amending housing-related sections of the Executive Law, Real Property Law, Real Property Actions and Proceedings Law, and Public Authorities Law, and the following unconsolidated areas of New York Law: the Emergency Housing Rent Control Law; the Local Emergency Housing Rent Control Law; the New York City Rent Stabilization Law; the Emergency Tenant Protection Act of 1974; sections of the New York City Administrative Code and the City of Buffalo Administrative Code; and sections of the General Business Law that relate to the conversion of real property from rental to cooperative or condominium status.

II. 2017 LEGISLATIVE HIGHLIGHTS

A. Rent Regulation

Rent regulation laws protect tenants residing in rent-stabilized or rent-controlled apartments in New York City as well as in Nassau, Rockland, and Westchester counties. A large

majority of rent-regulated tenants reside in New York City. Data from the 2014 New York City Housing and Vacancy Survey (HVS), conducted by the U.S. Census Bureau, estimate that there are approximately 1.057 million rent-regulated units within New York City, representing around 48.4% of the City's total rental housing stock.

For rent regulation laws to apply, a municipality must declare a rental housing emergency, defined as a housing stock vacancy rate of 5% or lower. According to the 2014 HVS, the vacancy rate in New York City and some surrounding counties remains under 5%, with the two most recent reports showing a New York City vacancy rate of 3.12% in 2011 and 3.45% in 2014. Due to the existence of this emergency, intervention is critical to protect tenants from unreasonable rent increases and evictions.

Listed below is legislation related to rent regulation and the laws governing these housing units.

1. Vacancy Decontrol

A.433 (Rosenthal); Passed Assembly

This bill would repeal provisions of law that authorize removal of apartments from rent regulation when these apartments are vacated and the authorized rent is \$2,700 or more. Vacancy decontrol is an incentive for landlords to withhold services and use forms of harassment to induce regulated tenants to vacate their rental units. By eliminating this incentive and repealing vacancy decontrol, the integrity of the rent regulation system can be restored.

2. Vacancy Rent Increases

A.954 (Kavanagh); Passed Assembly

This bill would repeal the provisions of law that authorize rent increases of up to 20 percent upon vacancy; however, other legally allowable rent increases could still occur. The elimination of their vacancy rent increase would reduce the incentive for landlords to artificially induce turnover in rent-regulated apartments.

3. Submetering Rent Reduction Schedules

A.1760 (Hevesi); Passed Assembly

This bill would require the Division of Housing and Community Renewal (DHCR) to formulate and publish a schedule of rent adjustments relating to the conversion to individual metering in buildings that factored electricity into the base rent prior to the conversion to direct metering or submetering in order to facilitate fair rent reductions.

Upon the building's conversion, this bill would require all tenants to be responsible for their own electric consumption except for those already receiving certain rent-increase exemptions.

4. Curtailing the Inappropriate Use of Preferential Rents A.6285 (Cymbrowitz); Passed Assembly

A preferential rent is a rent amount that an owner agrees to charge, which is lower than the legal regulated rent. This bill would prohibit owners from discontinuing use of the preferential rent terms upon the renewal of a tenant’s lease.

B. Mitchell-Lama Public Housing

Since the 1950s, the Mitchell-Lama program has provided affordable housing to moderate-income New Yorkers. More than 250 Mitchell-Lama developments exist throughout the State. The continued viability of this program remains a critical part of the Committee’s effort to ensure the availability of affordable housing for the citizens of New York.

To date, owners of thousands of apartments have left the program by repaying loans issued under the Private Housing Finance Law. These “buy-outs” can have a devastating impact on the families living in these developments, as rents can increase significantly when existing leases expire.

1. Additional Information Regarding Buy-Outs
A.4775 (Blake); Passed Assembly

This bill would require the Division of Housing and Community Renewal (DHCR) to include, in its annual report on the Mitchell-Lama program, information regarding any limited-profit housing company that has voluntarily dissolved in the preceding calendar year as well as any limited-profit housing company that has filed a notice of its intent to dissolve in the following year. The bill specifies the additional information that must be included in the annual report.

This bill would also require DHCR to submit the annual report to the State Comptroller and the Attorney General. Currently, DHCR is required to submit its annual Mitchell-Lama program report to the State Legislature only.

2. Income Thresholds
A.5560 (Cymbrowitz); Passed Assembly

This bill would adjust the aggregate household income threshold of persons or families in the Mitchell-Lama program to eight times the rental amount, including the value or cost of heat, light, water, and cooking fuel for their household. However, in the case of families that have three or more dependents, such ratio to determine the maximum income threshold would be adjusted to nine to one.

C. Public Housing

The Committee on Housing continues to play an important role in regulating and supporting the operation of public housing. There are approximately 180 housing authorities across New York State. Of these, the largest is the New York City Housing Authority, which serves over 400,000 residents through more than 326 public housing developments throughout the five boroughs.

1. Notice to Mobility-Impaired Tenants

A.4818 (Titus); Passed Assembly

This bill would direct the New York City Housing Authority to give mobility-impaired tenants first notice when a unit becomes available on a lower floor, provided that the vacant unit is the same size, or smaller than, the unit occupied by such tenant.

D. Other Legislation

1. Refinancing Provisions in Ground Leases

A.353 (Braunstein); Passed Assembly

This bill would clarify existing procedures and establish new procedures related to refinancing provisions in ground leases. Ground leases are long-term leases of real property that allow the tenant to construct, improve or renovate structures upon the property.

2. Lease and Landlord Fraud Awareness Program

A.1930 (Joyner); Passed Assembly

This bill would require the Division of Housing and Community Renewal (DHCR) to create a lease and landlord fraud awareness program to raise awareness of the potential risks of signing a fraudulent lease with an individual misrepresenting himself or herself as a landlord. DHCR would be required to develop written materials and brochures to be made available to the general public and local municipalities.

3. Authorizing Tenants to Deduct Water Payments

A.5685-A (Hunter); Passed Assembly

Current law authorizes tenants who reside in multiple dwellings (i.e., buildings having three or more families living independently of each other) to offset payments made to utilities for gas, electric, steam and water services (particularly in cases where a discontinuance of service is imminent), and tenants who reside in a one- or two-unit dwellings are allowed to offset payments made to utilities for gas or electric service (again, particularly in cases where a discontinuance of service is imminent).

This bill would explicitly authorize tenants to deduct payments made for water service from any future payment of rent in cases where the landlord has not made or refuses to make such payment. All tenants (regardless of the number of units) will have these protections in place, and there would not need to be a threat of discontinued service.

4. Authorizing Individuals with Disabilities to Terminate Leases A.6028-C (Hunter); Passed Assembly

Current law authorizes seniors aged 62 or older to terminate an existing lease or rental agreement early, without penalty, in cases where the senior is 1) no longer able to live independently (for medical reasons), or 2) is offered an opportunity to reside in an adult care facility, residential health care facility, a housing unit in a low- to moderate-income housing project, or a less expensive premises in a senior housing project. This bill would provide similar protections for individuals with a disability who enter into a lease or rental agreement. Persons wishing to exercise this right would have to inform the property owner, in writing, of their intent, and include documentation regarding the individual with a disability.

5. Potential Fees to be Disclosed to Tenants A.8234 (Dinowitz); Chapter 372 of the Laws of 2017

This bill would require the Division of Housing and Community Renewal to include in its already-required lease riders, which describe the rights and duties of owners and tenants as provided for under the New York City Rent Stabilization Law and other laws, information relating to fees which an owner may charge tenants separate and apart from, and in addition to, the rent for the housing accommodation, as well as a description of the fees.

6. Protecting Tenants from Illegal Conversions A.8249 (Harris); Chapter 446 of the Laws of 2017

This bill would attempt to address the issues of illegal conversion by requiring landlords of dwelling units having three units or fewer to disclose to tenants, prior to executing a lease or rental agreement, that a certificate of occupancy is currently valid as applicable to such dwelling unit. The bill allows an exemption for when a certificate of occupancy is not required under law, and landlords could provide the prospective tenants with a copy of the certificate of occupancy.

7. Extending Powers of Certain State Agencies A.8259 (De La Rosa); Chapter 89 of the Laws of 2017

This legislation increases the bonding authority of the New York State Housing Finance Agency by \$2.5 billion, to a maximum aggregate of \$26.78 billion. The legislation also extends, until July 23, 2019:

- The federal Housing Finance Agency’s authority to finance certain multi-family housing projects;
- The State of New York Mortgage Agency (SONYMA)’s authority to purchase forward commitment mortgages;
- SONYMA’s authority to issue new taxable and tax-exempt bonds;
- The sunset date of legislation enacted in 1989 that allowed the Mortgage Insurance Fund to provide primary mortgage insurance, on a statewide basis, to individual homeowners, and provide pool insurance to all of SONYMA’s loans;
- The sunset date of legislation enacted in 2004 concerning development corporation credit support relating to the Jacob Javits Convention Center in Manhattan;
- The sunset date of the requirement that at least 20% of a rehabilitation loan given by SONYMA be used for rehabilitation or construction of improvements;
- The sunset date regarding the definition of government sponsored enterprises; and
- The sunset date regarding the SONYMA Mortgage Insurance Fund’s provision of 100% mortgage insurance on certain loans extended for the sole purpose of refinancing existing indebtedness, which relates to over-leveraged multi-family residential buildings.

8. Conflicts of Interest for Cooperative and Condominium

Housing A.8261-A (Cymbrowitz); Chapter 305 of the Laws of 2017

This new law requires a condominium’s or housing cooperative’s board of directors to receive a notice of applicable laws relating to certain transactions (i.e., those that could be a conflict of interest). In addition, this new law requires each condo or co-op to submit an annual report to the condo or co-op shareholders or members including information on all of the votes that were subject to such laws, as well as specific information relating to such votes. Lastly, this law requires, in the absence of any such votes, the condo or co-op to give a statement to the shareholders or members indicating that no such votes were subject to the applicable laws.

9. Update and Expansion of the Loft Laws

A.8409-A (Glick); Passed Assembly

This bill would update the application requirements for units applying for coverage under laws relating to interim multiple dwellings (or “lofts”) that were residentially occupied for 12 consecutive months beginning January 1, 2008 and ending December 31, 2008. The bill would also establish a new eligibility period for units having residential occupants for at least twelve consecutive months beginning January 1, 2015 until

December 31, 2016, and provides for the process of attaining loft status. Lastly, the bill would remove a June 15, 2017 application deadline.

10. Extension of the Loft Application

Window A.8513 (Glick); Passed Assembly

This bill would extend by two years, until June 15, 2019, the application deadline for units applying for coverage under laws relating to interim multiple dwellings (or “lofts”).

III. SFY 2017-2018 BUDGET HIGHLIGHTS

APPROPRIATED AMOUNT

A. Division of Housing and Community Renewal – Capital Projects

Multi-Year Housing Program

\$541.525 million

These funds are combined with \$1.97 billion re-appropriated this year from the State Fiscal Year 2016-2017 budget and will be made available in accordance with a multi-year housing plan to support the preservation or creation of 100,000 affordable housing units and the creation and operation of 6,000 supportive housing units. Combined, the \$2.515 billion will be spent as follows:

- **\$950 million** for providing capital and operating subsidies for the development of 6,000 or more supportive housing units throughout the state;
- **\$472.025 million** for providing capital subsidies for the new construction or adaptive reuse of rental housing affordable to households that earn up to 60 percent of area median income;
- **\$200 million** for the purpose of capital projects and other improvements related to housing developments owned or operated by the New York City Housing Authority;
- **\$150 million** for providing capital subsidies for the new construction, adaptive reuse, or reconstruction of rental housing affordable to households that earn between 60 percent and 130 percent of area median income;
- **\$146 million** for substantial or moderate rehabilitation of site-specific multi-family rental housing;
- **\$125 million** for developing or rehabilitating 100 percent senior rental affordable housing targeted to low-income seniors, aged 60 and above;
- **\$125 million** for substantial or moderate rehabilitation and/or the demolition and replacement through new construction of site-specific multi-family rental housing currently owned by public housing authorities outside of New York City;
- **\$100 million** for the preservation, restoration or creation of affordable housing units in New York City affordable to households that earn up to 60 percent of area median income;

- **\$75 million** for providing capital subsidies to preserve and improve Mitchell-Lama properties in the state;
- **\$62.5 million** for substantial or moderate rehabilitation and/or the demolition and replacement through new construction of buildings of 5 to 40 units;
- **\$45 million** for the Rural and Urban Community Investment Fund;
- **\$41.475 million** for promoting home ownership among families of low and moderate income for whom there are few affordable home ownership alternatives in the private market;
- **\$13 million** for the Mobile and Manufactured Home Replacement Program; and,
- **\$10 million** for the Main Street Program.

Low Income Housing Trust Fund **\$44.2 million**

The Low Income Housing Trust Fund provides funding to not-for-profits, localities and private developers for the construction or rehabilitation of affordable rental housing for low-income households. The \$47.7 million total resulted from a combination of capital appropriations and money drawn from the Mortgage Insurance Fund’s reserves.

Affordable Housing Corporation **\$26 million**

This program provides grants and loans of up to \$35,000 per unit (plus an additional \$5,000 in high-cost areas) for rehabilitation and new construction of one- to four-family dwellings for low- and moderate-income New Yorkers.

Homes for Working Families Program **\$14 million**

The Homes for Working Families program helps finance the construction and rehabilitation of rental housing for low-income families and senior citizens.

Public Housing Modernization Program **\$6.4 million**

The Public Housing Modernization Program allocates funds to New York State’s public housing for expenses related to maintenance, improvement and repairs.

Main Street Program **\$4.2 million**

The Main Street Program helps revitalize and improve village centers and historic downtowns by supplying grants for building renovations, façade and streetscape improvements, and capital funding for projects that will anchor downtown districts. The appearance and functionality of main street buildings often determine the success of community revitalization efforts, and this program creates incentives for strategic investment of public and private resources.

Housing Opportunities Program for the Elderly

\$1.4 million

The Housing Opportunities Program for the Elderly helps to provide safe, decent and affordable housing for older adults in New York State. The program offers contracts to not-for-profit corporations and municipalities to provide financial assistance for the administration of emergency home repairs programs, which deliver grants and loans in an amount of up to \$10,000 per unit for the cost of correcting any condition which poses a threat to the life, health, or safety of a low-income elderly homeowner.

Access to Home Program

\$1 million

The Access to Home Program enables individuals with disabilities to live safely and comfortably in their homes by providing funds to help outfit homes with accessibility features such as wheelchair ramps and lifts, handrails, kitchen modifications to create easy-to-reach work and storage areas, and roll-in showers with grab bars, among other improvements.

B. Division of Housing and Community Renewal – Aid to Localities

Small Cities Community Development Block Grant Program

\$40 million

The Small Cities Community Development Block Grant Program provides financial assistance to eligible cities, towns and villages with populations under 50,000 and counties with a population under 200,000. The purpose of this program is to support the growth of affordable housing and suitable living environments. The program also works to expand economic opportunities for persons of low and moderate income.

Low Income Weatherization Program

\$32.5 million

The Weatherization Assistance Program assists income-eligible families and individuals by reducing their heating and cooling costs and addressing health and safety issues in their homes through energy-efficiency measures. Weatherization services reduce the amount of energy required to heat and cool homes and provide hot water, thus reducing energy consumption, while minimizing the impact of higher fuel costs on low-income families.

Housing Development Fund Program

\$8.227 million

The Housing Development Fund loan fund was established in 1966 under the Private Housing Finance Law and is administered by the New York State Division of Housing and Community Renewal. The purpose of this program is to provide loans to not-for-profit organizations to develop low-income housing projects. These loans may be used for pre-development costs, site acquisition, construction/rehabilitation financing and other project development costs and to provide short-term financing repaid from equity contributed by investors in low-income housing credit projects.

Local Area Program

\$4.256 million

The Local Area Program allows for the payment of periodic subsidies to cities, towns, villages and housing authorities in accordance with the public housing law.

Community Voices Heard Program

\$300,000

Community Voices Heard (CVH) is a member-led multi-racial organization, principally women of color and low-income families in New York State that builds power to secure social, economic and racial justice for all.

Neighborhood Housing Services of Queens, CDC Inc.

\$75,000

Neighborhood Housing Services of Queens CDC, Inc. is a non-profit organization that helps low- to moderate-income families continue to live in Queens by sustainably achieving or preserving homeownership.

C. Division of Housing and Community Renewal – State Operations

The Division of Housing and Community Renewal is an executive branch agency responsible for the supervision, maintenance and development of affordable low- and moderate-income housing in New York State. It is one of five agencies, along with the Housing Trust Fund Corporation, the Housing Finance Agency, the State of New York Mortgage Agency, and the Affordable Housing Corporation, that together comprise New York State Homes and Community Renewal. Within these five agencies are 17 offices, some of which receive funding to perform certain functions, and which are outlined below.

The Office of Finance and Development is responsible for investing billions of dollars each year to stimulate the development or preservation of affordable rental housing and to help low- and moderate-income homeowners purchase their first home. The department’s multifamily programs are driven by the Federal and State Low Income Housing Tax Credits, tax-exempt bonds, and augmented by an array of State-funded programs targeted to a range of housing and community development needs.

- **Community Development Program**

\$8.856 million

The Office of Community Renewal manages 18 housing, community and economic development programs including the Affordable Housing Corporation, the New York State Community Development Block Grant Program, the New York Main Street program, the Neighborhood and Rural Preservation programs, and the Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE).

- **Community Renewal Program** **\$327,000**

The Office of Housing Preservation operates programs that maintain and enhance existing affordable housing, including public and privately owned, and previously subsidized housing. Includes the Asset Management Unit, the Statewide Section 8 Program and Weatherization Assistance Programs.

- **Housing Program** **\$21.675 million**
- **Low Income Weatherization Program** **\$4.658 million**
- **Rent Administration Program** **\$42.946 million**

The Office of Professional Services includes shared support functions such as Human Resources, Facilities, Procurement, Finance, Information Technology and corporate compliance functions.

- **Administration Program** **\$12.445 million**
- **Housing Information System Program** **\$1.034 million**

D. 421-A (Affordable New York Housing Program)

§421-a of the Real Property Law is a tax exemption for residential buildings constructed in New York City. Chapter 20 of the Laws of 2015 was the most recent modification to the §421-a program, and it established a new phase of the §421-a program for projects having a construction commencement date between January 1, 2016 and June 15, 2019. As part of the 2015 changes, the §421-a program's continuation was conditioned on representatives of the real estate industry and construction labor unions coming to an agreement on wages through a memorandum of understanding (MOU) by January 15, 2016. Since an agreement was not reached by that date, the revised 421-a did not go into effect.

The 2017-2018 State Budget included Article VII language, proposed by the Executive, which was intended to reflect a November 2016 agreement made between the real estate industry and construction labor unions. The enacted State Budget included the Executive's §421-a program with some modifications.

E. The Mortgage Insurance Fund

In the 2017-2018 State Budget, Article VII language transferred over \$150 million to utilize reserves in the Mortgage Insurance Fund (MIF) to support programs that target affordable housing, supportive housing, urban and rural preservation, as well as property

rehabilitation. The following is a breakdown of how the funding was dispersed to various housing programs:

- \$39.5 million for the rehabilitation of Mitchell-Lama housing projects;
- \$34.5 million for the Rural and Urban Community Investment Fund;
- \$22.96 million for the Rural Rental Assistance Program;
- \$21 million to support the Low Income Housing Trust Fund;
- \$12.5 million for municipal relief to the City of Albany;
- \$8.479 million for the Neighborhood Preservation Program;
- \$6.522 million for the New York State Supportive Housing Program, the Solutions to End Homelessness Program, the Operational Support for AIDS Housing Program, or to qualified grantees under such programs;
- \$3.539 million for the Rural Preservation Program;
- \$2 million for the Homes for Working Families Program;
- \$1 million for the Mobile and Manufactured Home Replacement Program;
- \$1 million for the Community Restoration Fund;
- \$1 million for costs associated with Naturally Occurring Retirement Communities; and,
- \$1 million for costs associated with Neighborhood Naturally Occurring Retirement Communities.
- \$600,000 for the New York State Supportive Housing Program.

IV. LEGISLATIVE HEARINGS

A. Cooperatively Owned Housing

On September 14, 2017, the Assembly Committee on Housing held a hearing to examine cooperatively owned housing in New York State. Market-rate housing cooperative corporations, also known as co-ops, are unique in that their shareholders are tenants, and co-ops can provide a homeownership option to many New Yorkers that is comparable to many others. Generally, State law provides for the manner in which such corporations are established, managed, and how they may operate. Shareholders of the co-op elect a board of directors that is given certain duties for the successful operation of the co-op to meet the needs of its shareholder tenants.

Given the framework of the laws governing the creation and management of co-ops, as a whole, the Committee wished to receive input in order to examine this particular type of housing in New York State. The hearing provided an overview of the current status of cooperative housing in New York State and indicated that co-ops face unique challenges, given their ownership structure, and that all members of the co-op – shareholders and members of the Board alike – have responsibilities relating to the success of the co-op. The Committee members at the hearing engaged in useful dialogue with the witnesses, and this dialogue will help the Committee to continue its work in examining the status of market-rate cooperatives.

B. Oversight of the State Fiscal Year 2017-2018 Budget

The Committee held a hearing on December 14, 2017 to review the impact and implementation of the 2017-2018 State Fiscal Year budget for New York State Homes and Community Renewal. While the Committee regularly holds a hearing on the State's housing programs, this year's hearing was especially important because of the additional \$2.5 billion, five-year investment for the construction and preservation of supportive and affordable housing throughout New York State. Given New York's many different regional and population needs, these critical investments are intended to address housing challenges in different community settings with a focus on individuals and families with varying income levels and particular housing needs.

Several witnesses provided testimony to the Committee members present, each of whom provided testimony regarding their perspective on the housing budget. Many witnesses indicated that the level of funding would help address issues with housing affordability, particularly for those groups of individuals with targeted funds (e.g., seniors and middle-income households). Other witnesses indicated that additional funding be included for public housing and that this funding be made a regular commitment.

V. OUTLOOK FOR 2018

In next year's legislative session, the Assembly Committee on Housing will continue to work on strengthening laws governing rent-regulated apartments because of how critical these housing units are to millions of New Yorkers. In addition, the Committee will continue its review of existing laws to determine whether and how any changes should be made in order to provide and maintain safe and affordable housing throughout New York State. The Committee will also continue its longstanding support for the needs of public housing throughout the State, and particularly the New York City Housing Authority, which is the greatest source of truly affordable housing. Lastly, the Committee will explore ways of furthering the development of senior housing and senior housing with services, both of which are a growing need throughout New York State.

APPENDIX A

**2017 Summary Sheet
Summary of Action on All Bills Referred to the Committee on Housing**

Final Action	Assembly Bills	Senate Bills	Total Bills
Bills Reported With or Without Amendment			
To Floor; Not Returning to Committee (Favorable)	13	0	13
To Ways and Means	5	0	5
To Codes	20	0	20
To Rules	4	0	4
To Judiciary	0	0	0
Total	42	0	42
Bills Having Committee Reference Changed			
Aging	1	0	1
Total	1	0	1
Senate Bills Substituted or Recalled			
Substituted		2	2
Recalled		0	0
Total		2	2
Bills Defeated in Committee	0	0	0
Bills Held for Consideration with a Roll-Call Vote	0	0	0
Bills Never Reported, Held in Committee	203	18	221
Bills Having Enacting Clauses Stricken	1	0	1
Motions to Discharge Lost	0	0	0
Total Bills in Committee	247	20	267
Total Number of Committee Meetings Held		6	

APPENDIX B

Bills that Passed the Assembly in 2017

BILL #	SPONSOR	DESCRIPTION
A.353	Braunstein	Would clarify existing procedures and establish new procedures related to refinancing provisions in ground leases. Ground leases are long-term leases of real property that allow the tenant to construct, improve or renovate structures upon the property.
A.433	Rosenthal	Would repeal provisions in the New York State and New York City statutes that allow apartments to be removed from rent stabilization or rent control upon being vacated if the rent exceeds \$2,700 per month.
A.654	Kavanagh	Would repeal laws relating to the allowance of a rent increase upon vacancy of a rent-regulated housing accommodation.
A.1760	Hevesi	Would require a specific timeline to which the Division of Housing and Community Renewal must adhere to when setting rent reduction schedules in order to provide rent-regulated apartments that have electricity factored into their base rent with a fair reduction at the time submetering begins.
A.1930	Joyner	Would require the Division of Housing and Community Renewal to establish a “Lease and Landlord Fraud Awareness” program by developing written materials and brochures to be made available to the general public and local municipalities.
A.4818	Titus	Would direct the New York City Housing Authority to give mobility-impaired tenants first notice when a unit becomes available on a lower floor.
A.5560	Cymbrowitz	Would raise the income limits for families that would be eligible for Mitchell-Lama housing.
A.5685-A	Hunter	Would allow tenants to deduct the cost of a water bill they pay from their rent in cases where the landlord has failed to make such payment.
A.6028-C	Hunter	Would allow individuals with a disability to terminate a lease early, without penalty, when they are moving to a residence of a family member or entering certain facilities.
A.6285	Cymbrowitz	Would prohibit an owner from adjusting the amount of a preferential rent upon the renewal of the lease.
A.7973	Blake	Would require the State Division of Housing and Community Renewal to include in its annual report on the Mitchell-Lama Program information regarding any limited-profit housing company that has voluntarily dissolved in the preceding calendar year or has filed a notice of its intent to dissolve in the upcoming year. Would also require such report to be submitted to the State Comptroller and the Attorney General.

A.8259	De La Rosa	Increases the bonding authority of the New York State Housing Finance Agency and New York City Housing Development Corporation, and extends authorities and sunset dates for various State agencies.
A.8261-A	Cymbrowitz	Would require cooperatives to provide the boards of directors with information pertaining to conflicts of interest in certain transactions, as well as provide an annual report to shareholders or members of any such transactions.
A.8409-A	Glick	Would update the application requirements for units applying for coverage under laws relating to interim multiple dwellings (or “lofts”) that were residentially occupied for 12 consecutive months beginning January 1, 2008 and ending December 31, 2008 would establish a new eligibility period for units that were residentially occupied for at least 12 consecutive months from January 1, 2015 until December 31, 2016; and would remove a June 15, 2017 application deadline.
A.8513	Glick	Would extend by two years, until June 15, 2019, the application deadline for units applying for coverage under laws relating to interim multiple dwellings (or “lofts”).

APPENDIX C

Chapters of 2017 – Bills Signed into Law by the Governor

CHAPTER	ASSEMBLY BILL # (SPONSOR)	SENATE BILL # (SPONSOR)	DESCRIPTION
89	A.8259 (De La Rosa)	S.6414 (Little)	Increases the bonding authority of the New York State Housing Finance Agency and New York City Housing Development Corporation, and extends authorities and sunset dates for various State agencies.
372	A.8234 (Dinowitz)	S.1349-B (Alcantara)	Requires the Division of Housing and Community Renewal to add fee information in existing lease riders, which describes fees that owners may charge tenants separate and apart from rent.
446	A.8249 (Harris)	S.6636 (Golden)	Requires landlords to demonstrate to potential tenants that they have a certificate of occupancy for a dwelling unit that would be subject to a lease.
305	A.8261-A (Cymbrowitz)	S.6652-A (Golden)	Requires condominiums and cooperatives to provide the boards of directors with information pertaining to conflicts of interest in certain transactions, as well as provide an annual report to shareholders or members of any such transactions.