



# **2018 Annual Report**

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

**Senator Elizabeth O’C. Little, Chair**

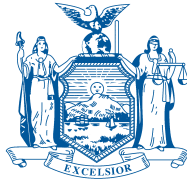


ELIZABETH O'C. LITTLE  
SENATOR, 45TH DISTRICT

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THE SENATE  
STATE OF NEW YORK

CHAIR  
HOUSING, CONSTRUCTION AND  
COMMUNITY DEVELOPMENT

COMMITTEES  
CRIME VICTIMS, CRIME AND CORRECTION  
CULTURAL AFFAIRS, TOURISM,  
PARKS AND RECREATION  
EDUCATION  
ENERGY AND TELECOMMUNICATIONS  
ENVIRONMENTAL CONSERVATION  
FINANCE  
HEALTH  
RULES

December 19, 2018

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

Dear Senator Flanagan:

As Chair of the New York State Senate Standing Committee on Housing, Construction and Community Development, it is a privilege to submit the 2018 Annual Report detailing our accomplishments this past year.

The Committee has made great strides in furthering an agenda which advances affordable housing and community development in diverse geographic regions throughout our state. These efforts represent a public and private commitment beyond bricks and mortar; it is a commitment to fostering personal well-being and economic opportunity.

A safe, decent and affordable place to call home is the center of a community. It is the foundation for building self-sufficient families, educating our children, empowering our workforce and strengthening our neighborhoods. By creating and preserving affordable housing, we also invest in the villages, towns, and cities that make up our state.

Our accomplishments are a credit to the shared commitment among the members of our Committee, stakeholders that have offered their expertise, and the dedicated professionals at NYS Homes and Community Renewal who work so diligently to administer the programs we create and funds we appropriate.

Thank you, once again, for the pleasure to serve as Chair.

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**

**2018 Annual Report**

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

**Committee Members**

Senator Anthony P. Avella, Jr.      Senator John Brooks  
Senator John J. Bonacic              Senator Patrick M. Gallivan  
Senator Philip M. Boyle              Senator Elizabeth Krueger  
  
Senator Catharine M. Young

**Staff**

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

Room 309  
Legislative Office Building  
Albany, New York 12247



## Legislation Signed into Law

**S.7388-B TEDISCO** – Relates to the presence of a companion animal when executing a warrant for eviction or dispossession of property.  
Chapter 205 of the Laws of 2018



## Legislation Passed by the Senate

**S.768-A STEWART-COUSINS** – Establishes an emergency evacuation plan for individuals with disabilities; and establishes a \$500 fine for failure to comply.

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

**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.1989 KLEIN** – Authorizes the New York City Council to oversee the activities of the New York City Housing Authority.

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

**S.3373 SANDERS** – Creates the New York City Department of Housing Preservation and Development Homeowners Improvement Trust Fund and the HPD homeowner standard warranty.

**S.3940-A 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.5788 KLEIN** – Establishes an office of independent monitor for the New York City Housing Authority, within the Division of Housing and Community Renewal, to oversee such authority.

**S.5881-B 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).



**S.7552 MURPHY** – Establishes that the North Tarrytown Housing Authority shall be known as the Sleepy Hollow Housing Authority.

### **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 the Division 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-A BOYLE** – Establishes the Lease and Landlord Fraud Public Awareness Program.

**S.811 GOLDEN** – Relates to application of the state Uniform Fire Prevention and Building Code to certain premises owned or leased by the state or public authorities.

**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.2142-A 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.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.5467 ADDABBO** – Authorizes the district attorney to intervene in a proceeding brought by the owner of a premise upon which the tenant’s occupancy is illegal.

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

**S.6277-A LAVALLE** – Relates to manufactured homes certificate of title and the conveyance and encumbrance of manufactured homes as real property.

**S.6693-A GOLDEN** – Relates to liability and related penalties for illegal conversion.

**S.6760 RULES** – Relates to the floor area ratio of certain dwellings in New York City.

**S.6950-A BOYLE** – Establishes procedures authorizing certain municipalities to grant building permits upon certification by a licensed professional engineer or a registered architect.

**S.7063-B BAILEY** – Relates to Affordable Housing Corporation grants.

**S.8014 LITTLE** – Makes technical corrections to rent control provisions.

**S.8526-A LITTLE** – Relates to community land trusts.

**S.8555 LITTLE** – Relates to the statewide or regional multi-state contract administration for Section 8 project-based housing assistance payment contracts.

### **Legislation Advanced to Committee of Secondary Reference**

**S.1378-A LITTLE** – Establishes the Mobile and Manufactured Home Replacement Program. (Reported and Committed to Finance)

**S.7683-B YOUNG** – Relates to the New York State Low-Income Housing Tax Credit. (Reported and Committed to Finance)

**S.7866 LITTLE** – Establishes an Affordable, Independent Senior Housing Assistance Program. (Reported and Committed to Finance)



## Nominations

### **Martha J. Gallo, Member Battery Park City Authority**

On June 19, 2018, the Committee considered and voted to move the nomination of Martha J. Gallo as a Member of the Battery Park City Authority.

The full Senate confirmed Martha J. Gallo on June 19, 2018, with a term to expire on December 31, 2022.

### **Anthony S. Kendall, Member Battery Park City Authority**

On June 19, 2018, the Committee considered and voted to move the nomination of Anthony S. Kendall as a Member of the Battery Park City Authority. The full Senate confirmed Anthony S. Kendall on June 20, 2018, with a term to expire on December 31, 2021.

## Appearances

### **RuthAnne Visnauskas, Commissioner and CEO New York State Homes and Community Renewal (HCR)**

On May 22, 2018, Commissioner Visnauskas addressed the Committee related to the Agency's housing priorities.



