Agency Programs/Activities: Inventory and Key Data
NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL
AGENCY MISSION

To make New York State a better place to live by supporting community efforts to preserve and expand affordable housing, home ownership and economic opportunities, and by providing equal access to safe, decent and affordable housing.

Relation to Core Mission (H/M/L)	Program/Activity	Spending Category (SO, ATL, CAP)	3/31/09 FTEs (All Funds)	General Fund Disbursements ($000s) 2006-07 Actual	2007-08 Actual	2008-09 Plan	2009-10 Projected	State Special Revenue Funds Disbursements ($000s) 2006-07 Actual	2007-08 Actual	2008-09 Plan	2009-10 Projected	Capital Pr 2006-07 Actual
	<u>Office of Housing Operations</u>											
H	Low Inc Housing Monitoring/Asset Mgmt	SO	15	$511,386	$422,239	$365,306	$364,000	$1,180,367	$1,084,627	$1,186,111	$1,185,000	
L*	Manufactured/Mobile Homes	SO	5	$134,575	$111,116	$121,769	$120,000	$310,623	$285,428	$395,370	$394,000	
H	Mitchell Lama Developments	SO	84	$2,260,864	$1,866,741	$2,045,711	$2,044,000	$5,218,464	$4,795,192	$6,642,222	$6,641,000	
L*	Periodic Subsidies	ATL	4	$15,978,741	$18,507,695	$14,544,500	$14,544,500					
H	Public Housing Modernization	CAP										$11,629,762
	<u>Office of Community Development</u>											
	Local Programs		39	$1,746,183	$1,223,478	$1,429,750	$1,429,000	$419,682	$480,722	$916,120	$915,000	
M*	Access to Home	CAP										$0
H*	Foreclosure Prevention/Homeownership Co	CAP								$25,000,000	$25,000,000	
M*	Housing Dev Fund (Farmworker Housing)	ATL						$1,288,330	-$673,716	$1,569,000	$1,569,000	
M*	Neighborhood Preservation Program	ATL		$10,364,272	$13,666,184	$14,476,000	$14,476,000					
M*	RESTORE	CAP										
M*	Rural Preservation Program	ATL		$4,469,251	$5,977,087	$6,751,000	$6,751,000					
H	Rural Rental Assistance Program	ATL		$17,081,648	$18,174,752	$17,404,000	$17,403,000					
M*	Urban Homeownership Assistance Prog	ATL		$0	$388,000	$916,000	$916,000					
	Capital Programs		63	$2,692,150	$2,083,219	$2,472,750	$2,471,000	$714,593	$818,526	$1,559,880	$1,558,000	
H	Homes for Working Families	CAP										$3,500,000
H	Housing Trust Fund Program	CAP										$24,243,691
M*	Rural Area Revitalization Program	CAP										$250,000
H	State Low Income Housing Tax Credit	CAP										$4,000,000
M*	Urban Initiatives Program	CAP			$349,200							$375,000
	<u>Office of Community Renewal</u>		1			$122,500	$122,500					
M	Flood Relief	CAP										
M*	Main Street	CAP										$5,000,000
	<u>Office of Rent Administration</u>											
H	NYC Rent Control /Stabilization Program	SO	256					$34,968,685	$34,505,492	$34,335,653	$34,334,000	
H	Other Rent Program Costs	SO	74	$2,719,575	$3,083,631	$2,594,483	$2,593,000					
H	Rent Registration	SO	6					$128,608	$152,299	$140,000	$139,000	

Relation to Core Mission (H/M/L)	Program/Activity	Spending Category (SO, ATL, CAP)	3/31/09 FTEs (All Funds)	General Fund Disbursements ($000s)				State Special Revenue Funds Disbursements ($000s)				Capital Prc
				2006-07 Actual	2007-08 Actual	2008-09 Plan	2009-10 Projected	2006-07 Actual	2007-08 Actual	2008-09 Plan	2009-10 Projected	2006-07 Actual
L*	BRO & District Rent Offices	SO	43	$238,817	$253,802	$266,517	$265,000	$2,085,573	$2,479,115	$2,649,347	$2,648,000	
	Office of Administration											
H	Administration Services	SO	51	$4,353,697	$4,460,718	$5,066,227	$5,065,000					
H	Fair Housing	SO	6	$492,871	$504,987	$573,535	$572,000					
H	Intergovernmental Affairs	SO	8	$821,452	$841,645	$955,892	$954,000					
H**	Internal Audit/Training	SO	11	$903,597	$925,809	$1,051,481	$1,050,000					
H	Legal Services	SO	57	$4,682,278	$4,797,376	$5,448,584	$5,447,000					
H	Policy and Research	SO	5	$410,726	$420,822	$477,946	$476,000					
H	Public Information	SO	6	$492,871	$504,987	$573,535	$572,000					
H	Housing Information Services	SO	81	$7,723,862	$8,349,883	$8,473,600	$8,471,000					
	Miscellaneous	ATL		$2,945,160	$614,571	$3,600,000	$3,599,000					
	DHCR TOTALS			**$81,023,976**	**$87,527,942**	**$89,731,086**	**$89,705,000**	**$46,314,925**	**$43,927,685**	**$49,393,703**	**$49,383,000**	**$44,998,453**

NOTES:

L* Designated as Low Priority as identified in our 2008 financial management plan

M* Designation is related to source of funding, not agency mission. Funds for these programs can be made available using agency resources.

H* Time sensitive program - high priority currently given foreclosure crisis; urgency should abate over time.

H** Some elements (i.e., Internal Controls) mandated by budget bulletin.

Items highlighted in blue are Mortgage Insurance Fund Programs are not appropriated funds and have not been included in DHCR total line.

Item highlighted in pink is the Tax Credit allocation funds and are not appropriated and have not been included in DHCR total line.

2008-09 Projected Disbursed levels have been reduced to reflect most recent 7% reduction.

Miscellaneous includes 007, RCRP, LI Partnership, Lead Paint

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: Office of Fair Housing and Equal Opportunity

Mandate:

Fair Housing Act of 1968 - Title VIII

Presidential Executive Order #11063 requiring equal opportunity in housing;
Presidential Executive Order #11246 requiring affirmative action programs in federally-assisted construction projects;
Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u, Section 3);
Executive Order #6 which ensures equal employment opportunity for minorities, women, disabled persons and Vietnam veterans in state government employment;

Executive Order #19 prohibiting sexual harassment and intimidation in the workplace; and

Executive Law Article 15-A requiring employment and business opportunities for M/WBEs in State agencies and contracted projects.

Mandated Funding Level:
The 2008-09 Enacted Budget included $573,500 for this State Fiscal Year

Brief Description/History/Background:
Organized to respond to the Agency's expanding role in monitoring the progress of access to Fair Housing initiatives, FHEO is also responsible for implementing the agency's Affirmative Action and Equal Opportunity programs for minority and women-owned business enterprises. FHEO is composed of three distinct units. Each unit is under the guidance of the Director who is responsible for ensuring that respective program areas are monitored for compliance with State and Federal laws, rules and regulations governing equal opportunity in tenant occupancy in State-assisted housing, hiring, and contractual opportunities administered by DHCR.

Issues:
None.

Population Served:
All.

Performance Measures:
To increase the particpation of minority and women businesses in state contracts.
Provide timely and meaningful review of marketing plans for DHCR/HTFC assisted housing developments.

DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: Office of Policy Research and Development

Mandate:
The Office of Policy Research and Development (OPRD) is responsible for studying the long-term housing needs of the State and assisting with the development of appropriate policies.

Mandated Funding Level:
The 2008-09 Enacted Budget included $478,000 for the State Fiscal Year.

Brief Description/History/Background:
The Office of Policy Research and Development is responsible for studying the long-term housing needs of the State and assisting with the development of appropriate policies.

OPRD promotes a holistic, forward thinking collaborative approach by researching and identifying best practices and initiatives to advance the State's housing needs and the broader goals of the Governor's housing related agenda.

A major focus of the OPRD is to conduct a statewide Housing Needs Study. This study is an effort to truly understand the housing needs of communities across the State and will be used as a tool to determine if New York State's housing programs are suited to meet the needs of its residents.

Another important focus of the OPRD is on environmental and energy issues as they relate to housing, such as promoting high efficiency and green buildings and encouraging brownfield redevelopment and smart growth principles.

Issues:
The State did not have a comprehensive housing needs study to be used as a tool for policy and program alignment. In addition, there is a need to coordinate housing and environmental activities and incorporate energy efficient and green building measures into housing and community development programs.

Population Served:
Population served includes low and moderate income persons and families who are assisted by DHCR's various Housing Programs.

Performance Measures:
Issuance of nine Regional Housing Needs Study Reports and a final Statewide Housing Needs Study.

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: NYC Rent Control/Stabilization Program

Mandate:
The Rent Programs were formerly administered separately in New York City and outside New York City. Starting April 1, 1984, however, in addition to administering rent regulation outside New York City, the New York State Division of Housing and Community Renewal (DHCR) also became responsible for administering rent regulation in New York City. The Omnibus Housing Act of 1983 mandated the consolidation of all rent regulation under DHCR and also made other changes in the rent laws significantly affecting tenants and owners. The rent regulations authorize DHCR to administer systems; that limit rent increases for both vacancy and lease renewals, require the maintenance of building services, allow owners to apply for rent increases based upon building-wide major capital improvements, provide for review of tenant complaints of harassment and require the filing of annual rent registration statements.

Mandated Funding Level:
The 2008-09 Enacted Budget included $46,452,000 for this State Fiscal Year

Brief Description/History/Background:
A number of communities in New York State have rent regulation programs known as rent control and rent stabilization. Rent regulation is intended to protect tenants in privately-owned buildings from illegal rent increases and allow owners to maintain their buildings and realize a reasonable profit.

Rent control is the older of the two systems of rent regulation. It dates back to the housing shortage immediately following World War II and generally applies to buildings constructed before 1947. Rent stabilization generally covers buildings built after 1947 and before 1974, and apartments removed from rent control. Outside New York City rent stabilization is also known as ETPA, for the Emergency Tenant Protection Act. There are approximately 900,000 units in New York City, Westchester, Rockland and Nassau counties.

The rent control program applies to residential buildings constructed before February, 1947 in municipalities that have not declared an end to the postwar rental housing emergency.There are approximately 43,000 units in New York City and several hundred in Erie, Albany, Westchester and Nassau counties.

In order for an apartment to be under rent control the tenant must have been living there continuously since before July 1, 1971. When a rent controlled apartment is vacated in NYC or most ETPA localities, it becomes rent stabilized (where the building contains at least six units), or completely removed from regulation.

Issues: Policies and procedures need to be reviewed and modified as needed to ensure that cases are processed fairly for tenants and owners. Access to the public needs to be increased through outreach efforts on the agency web site, at community meetings, and at owner and tenant forums.

Population Served: 900,000 rent stabilized tenants and 43,000 rent controlled tenants.

Performance Measures:

- Propose regulatory amendments.

- Increase and track the number of inspections conducted.

- Increase and track the number of website responses to email inquiries and FOIL requests and attendance at community meetings.

- Develop procedures to increase building rent registration compliance.

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: New York Mainstreet Program

Mandate:
NYMS is a comprehensive grant program that provides funding for local revitalization efforts and technical assistance to help communities build the capacity required to grow their downtown or neighborhood retail district. Eligible activities include providing funds to building owners for façade renovation grants, to preserve or restore original architectural elements or provide a consistent streetscape; for building renovation grants, to fund necessary interior and exterior rehabilitation that will create or maintain jobs or businesses; for downtown anchor grants, which will provide gap financing for more extensive rehabilitation of important main street buildings to create business or cultural anchors; and for streetscape enhancement grants, which will only be provided in combination with one of the other activities, to fund tree planting, street furniture, kiosks, public informational signage, and other ancillary enhancements.

Mandated Funding Level:
The 2008-09 Enacted Budget included $5,000,000 for this State Fiscal Year, additional funds may be made available from the New York State Housing Trust Fund Corporation. NYMS is a comprehensive grant program that provides funding for local revitalization efforts and technical assistance to help communities build the capacity required to grow their downtown or neighborhood retail district. Successful applicants will: involve local residents, businesses, and property owners in making decisions about program implementation; address design issues in a contextually-appropriate manner; follow a coordinated outreach and communication strategy to publicize district activities; and implement an effective business strategy to recruit appropriate businesses and measure and evaluate progress in meeting district goals.

Brief Description/History/Background:
NYMS is a state-wide initiative. Eligible areas include any traditional main street, downtown retail district, or neighborhood business district that is part of an eligible area for the purposes of the Community Development Block Grant (CDBG) program, Housing Trust Fund program, or other similar community development, economic development, or urban renewal program, or in an area designated as an economic development zone, enterprise community, or similar designation. Any traditional main street or downtown retail district in an area served by, or eligible to be served by, a Neighborhood or Rural Preservation Company is an eligible area. Any other main street district that is located in an area where at least 51% of the residents have incomes at or below 80% of state or area median is also eligible. Activities must occur within recognized mixed use (commercial/residential) business districts in urban, small town, or rural areas.

Housing is a key component in any successful main street revitalization. Affordable, marketable housing in upper-floor spaces and on adjacent streets helps to strengthen the social and economic vitality of the business district. HTFC believes that a holistic approach to main street revitalization that involves aesthetics, business creation/retention, and housing will lead to healthy and economically vibrant communities. In the end, a combination of capacity and capital is needed to revitalize main streets across the State. The NYMS program is designed to help address these needs.

Issues:
The HTFC is awaiting response to its Request for Proposals due 11/12/08, there are no issues at this time.

Population Served:
This is a statewide initiative to serve the residents of any unit of local governments or those served by eligible not-for-profit partners.

Performance Measures:

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: Greater Catskills Flood Remediation Program

Mandate:
To provide funding to areas affected by the floods in 2004. The funding will be used by counties to purchase homes.

Mandated Funding Level:
The 2008-09 Enacted Budget included $15,000,000 for this State Fiscal Year. Funding will be administered through the NYS Housing Trust Fund Corporation / Division of Housing and Community Renewal to the following counties: Broome Chenango, Delaware, Herkimer, Montgomery, Orange, Otsego, Schoharie, Sullivan, Tioga, and Ulster.

Brief Description/History/Background:
On April 11,2008, Governor David Paterson and Legislative leaders announced that the Enacted Budget includes $15 million for the Greater Catskills Flood Remediation Program. Under the program, eligible counties in the Southern Tier and Catskill regions will apply to purchase one or two family homes that have been damaged by floods since April 1, 2004, and are determined to be at future risk. The initiative will allow homeowners to relocate from areas vulnerable to flooding. In order to qualify for the program, the home must be the primary residence of the owner with a family income up to 150% of the Area Median Income, as defined by HUD. Homes purchased would be condemned and property will be dedicated for open space, recreational, wetlands, or flood mitigation purposes. The program will help to remove people and possessions from harms way in areas that have been hit particularly hard by flooding in recent years.

Issues:
HTFC awaits responds to the Request for Proposals due 10/14/08, there are no issues at this time.

Population Served:
Primary homeowner located in the following 11 counties: Broome Chenango, Delaware, Herkimer, Montgomery, Orange, Otsego, Schoharie, Sullivan, Tioga, and Ulster and have been effected by a flood incident since 2004.

Performance Measures:
The number of properties purchased and people relocated out of harm's way through the acquisition of the home by the counties.

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: Neigborhood and Rural Preservation Programs - NPP/RPP

Mandate:
The NPP was created in 1977 by Article XVI of the Private Housing Finance Law (PHFL) of New York State to support community based not for profit organizations involved in neighborhood preservation activities. The RPP was established three years later (1980) by Article XVII of the PHFL of New York State. Article XVII gives DHCR authority to contract with rural not-for-profit housing and community-based organizations - known as Neighborhood Preservation Companies (NPCs) and Rural Preservation Companies (RPCs). The primary intent of the program is to promote and preserve housing for Low and Moderate-income individuals.

Mandated Funding Level:
The 2008-09 Budget includes $20,196,000. At this level of funding each NPP group will receive $88k and the RPP groups will receive $90k each. The 2008-09 enacted budget contains language to increase the annual and lifetime funding cap for all groups. The aggregate lifetime cap is $2,104,500. The annual cap is $97,500.

Brief Description/History/Background:
DHCR provides financial support to 219 not-for-profit community-based housing corporations which undertake housing and community renewal activities. These corporations, known as Preservation Companies, provide assistance including but not limited to, housing rehabilitation, home buyer counseling, tenant counseling, landlord/tenant mediation, community revitalization and renewal, crime watch programs, employment programs, legal assistance, and Main Street Development. A majority of Preservation Companies are also involved in the planning and development of capital projects including new construction and/or rehabilitation of older housing stock. Companies perform this work with the assistance of DHCR administrative funds and leveraged funds from the private sector and other governmental sources. Preservation Companies are located in most areas of the state and primarily serve low- and moderate-income residents. Preservation Companies are required to serve areas where there are significant unmet housing needs for the low and moderate income population.

Issues:
In November of 2007, the Division completed a process of "review and reform" to identify specific measures to strengthen the Program. A representative Task Force was assembbled which included members from the Neighborhood and Rural Preservation Coalitions, participants of the Program, and DHCR personnel. The Task Force developed a Report that outlines measures that are implemented including a new certification process for preservation companies and a requirement that each program participant develop a needs assessment and strategic plan for their service area. The Division and the Task Force continue work on additional recommendations contained in the Report including the development of incentives for collaboration and/or consolidation among Program participants, promotion and marketing of the program, and continuation of the Task Force to ensure ongoing dialogue between the Division and the Program participants.

Population Served:
N/RPP companies are located throughout the state, and serve low-income populations in both urban and rural areas. The majority of the persons served must be less than 90% of area median income.

Performance Measures:
As recommended in the Commissioner's November 2007 report to the legislature, DHCR has implemented a Certification process. All companies must pass certification by July 1, 2009 to continue to work as a preservation company. As part of the certification process, each company will complete a local needs assessment and strategic plan for their service area. Performance measures: number and percentage of companies passing certification, number and percentage of companies successfully implementing needs assessments and strategic plans.

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
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Program: Rural Rental Assistance

Mandate:
The Rural Rental Assistance Program provides rental subsidy payments on behalf of low-and very low- income rural family, elderly and handicapped households in multi-family rental projects constructed with low-interest financing made available by the Federal government. RRAP subsidies are used in conjunction with the USDA's Rural Housing Service Section 515 and 521 programs which provide 30 year mortgages and rental assistance to developers of affordable rental housing in rural areas.

Mandated Funding Level:

The 2008-09 Enacted Budget included $19,604,000 for this Program. The Rural Rental Assistance Program provides up to 25 years of rental subsidies for projects financed with mortgages from the United States Department of Agriculture (USDA) Rural Housing Services (RHS) (formerly Federal Farmers Home Administration) Section 515 Program. The current maximum contract term limit is 25 years, provided in successive 15 and 10 year increments. Potential sponsors submit applications for funding under DHCR's Unified Funding Process.

Brief Description/History/Background:
The Rural Rental Assistance Program provides rental subsidy payments to low-and very low-income rural family, elderly and handicapped households in multi-family rental projects constructed with low-interest financing made available by the Federal government. Private, not-for-profit and municipal developers have been able to construct and maintain affordable rural rental projects utilizing a successful partnership with Federal, State and local governments. RRAP subsidies are used in conjunction with the USDA's Rural Housing Service Section 515 and 521 programs which provide 30 year mortgages and rental assistance to developers of affordable rental housing in rural areas.

In response to a notice that funds are available, the sponsor submits an application to RHS to determine if the project is eligible for a RHS 515 loan. DHCR enters into a subsidy contract with the project sponsor once the project is built, at Certificate of Occupancy and RHS final inspection. For the past twelve years, the State's Housing Trust Fund, HOME and Low Income Housing Tax Credit Programs have been used in conjunction with USDA 515 funds to build new projects. Funded projects also receive USDA rental assistance and New York State RRAP rental assistance.

Issues:
Mostly due to increases in utilities and insurance, project expenses are outpacing project incomes, resulting in higher subsidy payments.

Population Served:
Very low and low-income elderly, handicapped, and family households.

Performance Measures:
Amount of Federal dollars leveraged
Number of Low and Very Low Income Households served

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: Access to HOME Program

Mandate:
The Access to Home Program provides financial assistance to property owners to make dwelling units accessible for low- and moderate income persons with disabilities. The program enable individuals to safely and comfortably continue to live in their residences and avoid institutional care.

Mandated Funding Level:

The 2008-09 Enacted Budget included $4,000,000 for this State Fiscal Year. Grants will be made to municipalities and eligible not-for-profit entities which have substantial experience in adapting or retrofitting homes for persons with disabilities. Adaptation work must meet the needs of those with physical disabilities and seniors with an age-related disability. Examples include: wheel chair ramps and lifts, handrails, easy-to-reach kitchen work and storage areas, lever handles on doors, roll-in showers with grab bars, etc. Loans to homeowners will be up to 100% of the total cost of the adaptations to a maximum of $25,000. Loans will be at 0% interest with payments deferred on the condition the customer resides in the modified residence. The entire loan will be forgiven at the end of the five year regulatory period. The minimum grant is $100,000, and the maximum grant is $500,000.

Brief Description/History/Background:
The Access to Home program provides funds to not-for-profit organizations and municipalities to make the homes and apartments of low and moderate income New Yorkers with disabilities more accessible. Under the program, home adaptations and alterations are made to enable persons with disabilities to remain or return to their own homes rather than enter or stay in more costly and more restrictive institutional settings. Homeowners and renters may qualify for loan assistance through the municipality or not-for-profit entity under the following criteria: the

Issues:
None

Population Served:
Persons with disabilities where total household income does not exceed 80% of area median income, or 120% of area median income if a veteran. The program is available in all areas of the state

Performance Measures:
Number of applications received and funded.
Number of units assisted.
Increased amount of leveraged resources.

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: RESTORE Program

Mandate:
The Residential Emergency Home Repair Program for the Elderly (RESTORE) provides grants to not-for-profit corporations and municipalities to pay for the cost of emergency repairs to eliminate hazardous conditions in one- to four-unit homes owned by the low-income elderly.

Mandated Funding Level:
The 2008-09 Enacted Budget included $4,400,000 for this State Fiscal Year. Work undertaken cannot exceed $7,500 per unit. Funds must be used to assist low-income elderly owner households in one- to four-unit owner-occupied dwellings. The program permits not-for-profit corporations to use up to 7.5 percent of the award to cover administrative costs. Municipalities can use up to 5 percent for administrative costs. No more than 50 percent of the annual appropriation may be allocated to any one municipality.

Brief Description/History/Background:
RESTORE funds may be used to pay for the cost of emergency repairs to eliminate hazardous conditions in homes owned by the elderly when the homeowner cannot afford to make the repairs in a timely fashion. In response to a publicly-issued Notice of Funding Availability, not-for-profit corporations and municipalities submit program designs detailing their proposed local RESTORE program administration plan. The plans include eligibility criteria, constrution monitoring, and compliance with program requirements. Eligible applicants are permitted to design programs for grants, loans, or both.

Issues:
None

Population Served:
Eligible homeowners must be 60 years of age or older and have a household income that does not exceed 80 percent of the area median income.

Performance Measures:
Number of applications received and funded.
Number of units assisted.
Increased amount of leveraged resources.

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: Housing Trust Fund Program

Mandate:
Chapter 67 of the Laws of 1985 created the Housing Trust Fund Corporation (HTFC), a public benefit corporation which administers the Low-Income Housing Trust Fund Program (HTF). The Housing Trust Fund Program was established under Article XVIII of the Private Housing Finance Law (PHFL) to help meet the critical need for decent, affordable housing opportunities for people of low income. The Corporation, under the direction of a Board of Directors chaired by the Commissioner of the Division of Housing and Community Renewal (DHCR), receives staff and administrative support from DHCR.

Mandated Funding Level:
Since 1985, HTF has received annual appropriations between $25 and $39 million; a nominal amount of each appropriation can be used for administration of the program. The 2008-09 Enacted Budget included $60,000,000 for this State Fiscal Year.

Brief Description/History/Background:
HTF provides funding to eligible applicants to construct low-income housing, to rehabilitate vacant or under-utilized residential property (or portions of a property), or to convert vacant non-residential property to residential use for occupancy by low-income homesteaders, tenants, tenant-cooperators or condominium owners. HTF can also provide seed funding to eligible non-profit applicants who need financial assistance in developing a full HTF project application.

Projects must be located in an area which is blighted, deteriorated or deteriorating, or has a blighting influence on the surrounding area, or is in danger of becoming a slum or blighted area because of the existence of substandard, unsanitary, deteriorating or deteriorated conditions, an aged housing stock, or vacant non-residential property or an area in which the private sector has demonstrated an inability or unwillingness to participate in the provision of affordable housing without government assistance.

Population Served:
Occupancy in HTF projects is limited to low-income persons and families defined as:
in cities with a population of one million or more, those persons and families whose incomes do not exceed 80 percent of the median income for the metropolitan statistical area in which a project is located. In the case of an owner-occupant of a homesteading project, persons of low income shall also mean those whose incomes do not exceed 80 percent of the median income for the State; in those portions of the State outside of cities with a population of one million or more persons and within a metropolitan statistical area (MSA), those persons and families whose incomes do not exceed 90 percent of the median income for the MSA in which the project is located, or 90 percent of the median income for the State, whichever is greater; or in those portions of the State outside of a metropolitan statistical area, those persons and families whose incomes do not exceed 90 percent of the median income for the county in which a project is located, or 90 percent of the median income for the State, whichever is greater.

Performance Measures:
Number of applications received and funded.
Number of units created or preserved.
Increased amount of leveraged resources.

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DIVISION OF HOUSING AND COMMUNITY RENEWAL
PROGRAM INFORMATION SHEET

Program: Low Income Housing Credit Program

Mandate:
The Low-Income Housing Credit Program (LIHC) (LIHC) was established under the Tax Reform Act of 1986 to promote private sector involvement in the retention and production of rental housing that is reserved for low-income households.

Mandated Funding Level:
The 2008 Federal LIHC allocation ceiling is $38,600,000 for this State Fiscal Year. New York received an allotment of low-income housing credit of $2.00 per capita, or $38.1 million for calendar year 2008. Since the LIHC is available each year for ten years, New York's yearly LIHC allotments support approximately $325 million in low-income housing development. DHCR is the lead Housing Credit Agency for New York State. Other Housing Credit Agencies are the New York State Housing Finance Agency, the New York City Department of Housing Preservation and Development and the Development Authority of the North Country. Historically DHCR has suballocated a portion of the state's LIHC allocation to the City of New York to be administered directly by NYC.

Brief Description/History/Background:
The LIHC program provides a dollar-for-dollar reduction in federal income tax liability for project owners who develop rental housing that serves low-income households with incomes up to 60% of area median income. The amount of LIHC available to project owners is directly related to the number of low-income housing units that they provide. The Low-Income Housing Credit Program (LIHC) was established under the Tax Reform Act of 1986 to promote private sector involvement in the retention and production of rental housing for low-income households.

The amount of LIHC allocated to project owners is related to project cost (basis). Most projects receiving an allocation of LIHC also utilize another governmental subsidy as part of their project financing. Federal subsidies such as the Community Development Block Grant (CDBG), HOME, HUD 202/811 program, and USDA RHS Section 515 program have been used in conjunction with the LIHC. On the State level, the LIHC has been allocated to projects employing Housing Trust Fund and New York State HOME Program subsidies. Local government capital subsidies have been employed extensively in projects located in New York City. The LIHC is turned into equity as a project financing source through the syndication (sale) of the project credits to investors. Project owners use the equity as a project financing gap filler.

Through the Tax Reform Act of 1986 the federal government established the Low-Income Housing Credit Program to promote investment in the production and retention of affordable low income rental housing. By Executive Order, DHCR was designated the lead agency in New York State responsible for allocating tax credits in accordance with a Qualified Allocation Plan (QAP).

Issues:
The crisis in the financial markets has had a dramatic negative effect on the amount that investors are willing to pay for credits, meaning less equity is available in the marketplace. Reductions in equity require increases in other financing sources at the project level, potentially reducing the amount of overall production.

Population Served:
Low and very low income households (60% of AMI or below)

Performance Measures:
Number of applications received and funded.
Number of units created or preserved.
The amount of other financing sources leveraged.

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Program: State Low Income Housing Tax Credit

Mandate:

The New York State Low Income Housing Tax Credit Program (SLIHC) makes state tax credits available for a ten year period to owners of qualified projects to promote private sector and not-for-profit participation in the development and retention of rental housing for low-income seniors, working families and individuals. Signed into law in 2000 (ARTICLE 2-A), the SLIHC Program is modeled after the federal LIHC program and administered pursuant to the Internal Revenue Code and DHCR's Qualified Allocation Plan.

Mandated Funding Level:
The 2008-09 Enacted Budget included $4,000,000 for this State Fiscal Year.

Brief Description/History/Background:

SLIHC provides a dollar-for-dollar reduction in state taxes to investors in qualified low-income housing which meet the requirements of Article 2-A of the Public Housing Law.

Issues:
The crisis in the financial markets has had a dramatic negative effect on the amount that investors are willing to pay for credits, meaning less equity is available in the marketplace. Reductions in equity require increases in other financing sources at the project level, potentially reducing the amount of overall production. To help address the loss of equity caused by turmoil in the financial markets, New York State should consider allowing the bifurcation of SLIHC. Bifurcation would allow affordable housing developers to sell federal and state low income housing tax credits to separate investors. Currently, in projects that rely on both federal and state tax credits, developers must sell both credits to the same set of investors. As such, developers must find investors that have both federal and New York State tax liabilities, even though some potential investors may only have a need for one of the credits. As such, the bifurcation of the federal and state credits should increase the pool of eligible investors and consequently increase the investment dollars generated by the tax credits

Population Served:
Moderate, Low and Very Low income households. SLIHC assisted units must serve households whose incomes are at or below 90 percent of the area median income (vs. the 60 percent standard of the federal program).

Performance Measures:
Number of applications received and funded.
Number of units created or preserved.
The amount of other financing sources leveraged.
Number of Units assisted serving a mixture of household income levels.

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Program: Subprime Foreclosesure Prevention Program

Mandate:
The Program provides grants to not-for-profit companies to provide financial counseling, mediation, legal representation, negotiation, and other support services to borrowers who face default or foreclosure. Collaborative proposals by multiple not-for-profit organizations are strongly encouraged to achieve coverage of all necessary services in an efficient manner that decreases duplication and maximizes the impact of public resources.

Mandated Funding Level:
The 2008-09 Enacted Budget included $25,000,000 for this State Fiscal Year.

Brief Description/History/Background:
The 2008 NYS Budget includes $25 million to help homeowners in NYS, who entered into a subprime or unconventional mortgage, by providing counseling and legal services. The program will be administered by the NYS Housing Trust Fund Corporation (HTFC) / Division of Housing and Community Renewal (DHCR), in consultation with the NYS Banking Department and the Office of Court Administration. Funding will also be available to provide credit counseling and homeownership assistance training and support for housing counselors, mediators and lawyers who are assisting residents with subprime or unconventional mortgages.

Issues:
The existing program currently only allows assistance to be provided to those homeowners who are at risk of default or foreclosure due to subprime or inconventional home loan products. There is a growing need to assist other New York homeowners who are at risk of foreclosure due to loss of employment, inability to pay property taxes or other circumstances unrelated to the subprime crisis.

Population Served:
Current program only allows assistance to be provided to New York homeowners who hold subprime or unconventional loan products. Program is striving to fund not for profits organizations in each area of the State to ensure that all eligible homeowners may receive necessary foreclosure prevention services.

Performance Measures:
On or before December 31, 2008, the HTFC will submit a report to the governor, the Speaker of the Assembly, and the temporary President of the Senate on the implementation of the Program. Such report will include each organization receiving funding, a description of services to be provided, the contract amount, the number of persons and households served, and identification of any households that could not be served. Additionally, the report will include an analysis of mortgage defaults in the state, the unmet needs that exist due to defaults on loans, rates of foreclosure, the need for direct assistance to homeowners, and the ability of homeowners to successfully comply with the mortgage terms or negotiate changes in their mortgages to remain in their homes. Due to the fact that all grant funds are not likely to be disbursed by December 31, 2008, HTFC will issue quarterly updates to component of the report that outlines the activities of the grant awardees through the 24 month duration of the Program.

Measures include:
Number of applications received.
Number of homeowners assisted.
Number of households able to avoid foreclosure.

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Program: Urban Homeownership Program (UHAP)

Mandate:

The purpose of the Urban Homeownership Assistance Program (UHAP) is to increase opportunities for low-income families to own homes and/or rehabilitate existing homes. More specifically, this program assists low income families and individuals with the acquisition of funding and financing to purchase and/or to rehabilitate owner-occupied homes in New York State.

Mandated Funding Level:

The 2008-09 Enacted Budget included $ 975,000 for this State Fiscal Year. The Budget language requires DHCR to select twelve organizations from our current network of Neighborhood Preservation Companies to administer the program.

Brief Description/History/Background:

The Urban Homeownership Assistance Program (UHAP) is designed to increase opportunities for low-income families to own homes and/or rehabilitate existing homes. The program will provide assistance to owners and prospective purchasers of owner-occupied properties (up to five units) in urban communities to secure funding for the purchase and/or rehabilitation of such dwellings. Assistance to homeowners includes, but is not limited to credit counseling, referral services, technical assistance, homeownership training and other related activities. The 2008-09 program participation criteria are as follows: prior experience administering Urban Homeownership Assistance Programs; operating an innovative and successful counseling program; being a certified housing counseling agency; member of the NeighborWorks organization; and serving areas that have very high foreclosure rates or subprime loans as identified by the HALT or Empire Justice Center reports.

Issues:

Population Served:

Low income households and individuals

Performance Measures:

Number of households assisted.
Amount of leveraged resources.

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Program: Urban Initiatives Program

Mandate:

The purpose of the Urban Initiatives program is to provide financial/technical resources to New York communities for the restoration and improvement of housing, commercial areas and public/community facilities in urban neighborhoods.

Mandated Funding Level:
The 2008-09 Enacted Budget included $3,500,000 for this State Fiscal Year.

Brief Description/History/Background:

The purpose of the Urban Initiatives program is to provide financial/technical resources to New York communities for the restoration and improvement of housing, commercial areas and public/community facilities in urban neighborhoods. This program will provide grants to not-for-profit community based organizations and charitable organizations that have a direct interest in improving the health, safety and economic viability of a distressed urban neighborhood or other aspects of the area environment that are related to community preservation or renewal activities. Eligible applicants include not-for-profit corporations or charitable organizations, organized for a period of one or more years, which are either incorporated under the not-for-profit corporation law (together with any other applicable law) or, if unincorporated, are not organized for the private profit or benefit of its members and have been engaged primarily in community preservation activities and will serve a population with incomes at 90% or below of median annual income.

Issues:
Maximum awards per project are capped at an insufficient amount ($100,000), per appropriation language. The Program's per project funding cap hasn't been increased since 1991. As a result, inflationary pressures have eroded the value of this funding source, limiting its utility. For this reason, an increase of per project cap to $500,000 is recommended.

In addition, it is recommended that the definition of "urban initiatives projects" be amended to remove the requirement that "the creation, preservation or improvement of residential housing units" be part of a project involving the preservation or improvement of commercial or public facilities. This would provide the UI program with more latitude by allowing the use of UI funds for commercial or civic standalone projects that do not have a housing component, and would bring it in line with RARP which does not have such a requirement.

Population Served:
Areas of the state predominantly occupied by households with incomes at or below 90% of area median

Performance Measures:
Number of applications received and funded.
Number of residential, commercial, or civic units assisted.
Amount of other financing sources leveraged.

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Program: Housing Development Fund

Mandate:
The Housing Development Fund (HDF) is a revolving loan fund established in 1966 under Article XI of the Private Housing Finance Law and administered by the DHCR. The purpose of the HDF program is to provide loans to nonprofit organizations to develop low-income housing projects and for Farm Worker Housing. HDF loans may be used for pre-development costs, site acquisition, construction/ rehabilitation financing, and other mortgageable project development costs. HDF loans may also be used to provide short term financing repaid from equity contributed by investors in low-income housing credit projects.

Mandated Funding Level:
The 2008-09 Enacted Budget included $9,900,000 for this State Fiscal Year.

Brief Description/History/Background:
Projects developed with HDF loans must provide housing for low-income residents, and therefore, the permanent financing is generally State, Federal or Municipal government-aided. However, the project may be privately financed as long as it provides permanent housing for low-income persons. Generally, HDF pre-development and site acquisition loans are repaid from the first receipts of the construction financing; HDF construction loans are repaid from the first receipts of the permanent financing; and HDF bridge loans are repaid from equity proceeds.

In 1995, the HDF was authorized to provide loans for the improvement of existing housing or the construction of new housing for seasonal farmworkers. In 2004, this loan authority was expanded to authorize loans to assist in the construction or improvement of housing for non-seasonal dairy farmworkers. And in 2008, the Program was once again expanded to make this assistance available to all year-round farmworker housing.

Issues:
Expansion of the type of eligible farm projects may put demand pressure on program resources.

Population Served:
Low income households or individuals.

Performance Measures:
Number of Farmworker Housing Loans originated.

Number and amount of performing loans as percentage of total portfolio.

Number and amount of affordable housing construction loans closed.

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Program: Homes for Working Families

Mandate:
The Homes for Working Families Program (HWF) is a program which maximizes the use of federally subsidies tax-exempt bonds and as-of-right Low Income Housing Credits to finance affordable housing for low-income families and seniors.

Mandated Funding Level:
The 2008-09 Enacted Budget included $17,000,000 for HWF.

Brief Description/History/Background:

The HWF program provides assistance of up to $35,000 per unit ($45,000 in New York City) to family or senior rental projects in which more than 50 percent of the project is financed with tax-exempt bonds issued by a public authority and allocated from the State's Private Activity Bond Volume Cap. This enables the project to receive an allocation of 4 percent "as-of-right" Low-Income Housing Credit (LIHC).

Issues:
The crisis in the financial markets has had a dramatic negative effect on the amount that investors are willing to pay for credits, meaning less equity is available in the marketplace. Reductions in equity require increases in other financing sources at the project level, potentially reducing the amount of overall production.

Population Served:
HWF assisted units are targeted to households earning at 60% or less of area median incomes.

Performance Measures:
Number of applications received and funded.
Number of units created or preserved.
The amount of other financing sources leveraged.

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Program: Rural Areas Revitalization Program

Mandate:
The purpose of the program is to provide financial/technical resources for the restoration and improvement of housing, commercial areas and public/community facilities in rural communities.

Mandated Funding Level:
The 2008-09 Enacted Budget included $6,000,000 for this State Fiscal Year.

Brief Description/History/Background:
The program provides grants to not-for-profit community based organizations and charitable organizations that have a direct interest in improving the health, safety and economic viability of rural areas. Eligible applicants include not-for-profit corporations or charitable organizations, organized for a period of one or more years, which are either incorporated under the not-for-profit corporation law (together with any other applicable law) or, if unincorporated, are not organized for the private profit or benefit of its members and have been engaged primarily in community preservation activities and will serve a population with incomes at 90% or below of median annual income.

Issues:

The Program's per project funding cap of $200,000 hasn't been increased since 1991. As a result, inflationary pressures have eroded the value of this funding source, limiting its utility. For this reason, an increase of per project cap to $500,000 is recommended.

Population Served:
Residential projects occupied by persons or households whose income does not exceed 90% of area median income; or non residential projects located in areas in which at least 50% of the population has incomes at or below 90% of area median income.

Performance Measures:
Number of applications received and funded.
Number of residential, commercial, or civic units assisted.
The amount of other financing sources leveraged.

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Program: Mitchell Lama

Mandate:

The Limited Profit Housing Companies Act was created in 1955 for the purpose of building affordable housing for middle-income residents. The housing developed under this program is more commonly known as Mitchell-Lama housing, derived from the last names of former Manhattan State Senator MacNeil Mitchell and former Brooklyn Assemblyman Alfred Lama, who sponsored the legislation. It is officially embodied in the Private Housing Finance Law and is designed to accommodate the housing needs of moderate income families.

Mandated Funding Level:
The 2008-09 Enacted Budget included $8,687,900 for this State Fiscal Year.

Brief Description/History/Background:
A total of 269 State-supervised Mitchell-Lama developments with over 105,000 apartments were built under the program. After twenty years from initial occupancy, housing companies are statutorily permitted to voluntarily dissolve (buyout) and leave the program. To date, 91 Mitchell-Lama developments (31,566 units) have voluntarily dissolved. In addition, 22 middle-income developments with over 10,000 apartments were built under the Limited-Dividend program, a precursor of the Mitchell-Lama program.

In exchange for low-interest mortgage loans and real property tax exemptions, the M-L Law required limitation on profits, income limits on tenants and supervision by DHCR. Developments are eligible to withdraw from the Mitchell-Lama program, or buyout, after 20 years upon prepayment of the mortgage (or after 35 years in the case of developments aided by loans prior to May 1, 1959). When developments buy out, depending on location and the year of construction they are no longer subject to DHCR regulation, and apartments need not be kept affordable for moderate income families.

Issues:

Population Served:
178 developments with over 73,000 units serving low income and moderate income families remain in the portfolio.
Performance Measures:
This Administration is committed to the preservation of Mitchell-Lama housing companies. An inititative to preserve Mitchell-Lama housing by providing refinancing opportunities has resulted in 1,886 units being preserved in the program.

Maintenance and operation of this housing to ensure that safe, decent and affordable housing continues to be provided to eligible individuals and families.

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Program: Low Income Housing Monitoring/Asset Management

Mandate:
The mission of the Low-Income Housing Credit Monitoring Program is: (a) to ensure compliance with the monitoring requirements of Section 42 of the Internal Revenue Code and the Low-Income Housing Credit Regulatory Agreement; and (b) to ensure that limited housing resources are used for the purpose which they were originally funded and benefit the population they were intended to serve.

Mandated Funding Level:
The 2008-09 Enacted Budget included $1,551,000 for this State Fiscal Year.

Brief Description/History/Background:
Through the Tax Reform Act of 1986 the federal government established the Low-Income Housing Credit Program to promote investment in the production and retention of affordable low income rental housing. By Executive Order, DHCR was designated the lead agency in New York State responsible for allocating tax credits in accordance with a Qualified Allocation Plan (QAP). Final Internal Revenue Service (IRS) regulations were issued on September 2, 1992 requiring allocating agencies to develop procedures to monitor compliance with the program requirements. The monitoring requirement applies to all tax credit projects placed in service since the program was created in 1986. The revised QAP including the monitoring procedure was initially approved on June 26, 1993. Additional final IRS regulations were issued on January 14, 2000 which increase the scope of State agencies' compliance monitoring responsibilities.
The primary components of the Low-Income Housing Credit Monitoring Program are: (a) annual certification by project owners and certification compliance review by DHCR; (b) collection and processing of compliance monitoring fees; (c) on-site compliance monitoring of each project-every three years; (d) resolution and reporting of all non-compliance issues; and (e) provide technical assistance to project owners.

The current portfolio consists of 818 projects with 2,764 buildings and 36,946 tax credit units.

Issues:
To maintain adequate staff levels to meet IRS mandated site visit requirements. That is a site visit to new projects within two years of the placed-in-service date and once every three years thereafter

Population Served:

Households below 60% of area median income.

Performance Measures:

Each project must submit an annual owner certification.

Billing and collection of annual monitoring fee for each project.

For new projects, DHCR must conduct an On Site Inspection by the end of the second calendar year followiong the year the last building in the project is placed in service.

After the initial On Site inspection, a site visit must be conducted at least once every three years.

Site visits must include an inspection of all buildings and 20% of the Tax Credit Units for compliance with the HUD Uniform Physical Condition Standards; and a review of the tenant files (Income and Rent) of the same units for which a Physical Inspection was conducted.

Non-compliance findings resulting from an On Site Inspection must be reported to the Internal Revenue Service within 45 days of the end of the correction period.

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Program: Manufactured Homes

Mandate:
The Manufactured Home Tenants' "Bill of Rights" was enacted in 1974 and, based upon an amendment in 1988, the Division of Housing and Community Renewal was directed to administer a registration process for parks and was authorized to commence court actions to enforce the major provisions of Section 233 of the Real Property Law. Under the 1988 amendment, the Commissioner of Housing may make applications to courts to restrain violations by park owners and seek the imposition of penalties, allowances and restitution

Mandated Funding Level:
The 2008-09 Enacted Budget included $517,100 for this State Fiscal Year.

Brief Description/History/Background:
The Manufactured Homes Complaint Program is administered by DHCR. In an effort to broaden its reach and bring tenants and park operators together at no cost to them and to settle issues as quickly as possible, DHCR utilizes the services of mediation centers statewide. Complaints may be resolved by local mediation centers or by DHCR.

In order to efficiently respond to manufactured home park residents, DHCR has a 24-hour telephone hotline. DHCR's enforcement and compliance relies upon the evaluation of each complaint by Division professionals and where appropriate, referral to mediation centers across the state for prompt resolution. If mediation is not appropriate, DHCR staff will attempt to conciliate the complaint or, if necessary, seek a remedy from the courts.

In addition to the compliance feature, the law requires manufactured home park owners with parks containing three or more more manufactured homes occupied for year round living to file an annual regiestration statement.

Issues:
A review of the case statistics indicate that the most prevalent complaints filed by tenants are regarding lease offers, STAR exemptions, warranty of habitability, and fees charged by park owners. The MHP Unit has also seen an increase in the number of complaints regarding the closure of manufactured home parks.

Population Served:
New York State has approximately 72,035 manufactured home households in nearly 2,030 manufacture home parks. They comprise a vulnerable community that often encouncers difficulties due to the fact that the majority of manufactured home households are both homeowners and tenants. The uniqueness of this type of tenancy combined with the high cost of moving the units and, in certain areas of New York State, the scarce number of parks with vacancies, makes tenants' rights of the utmost concern.

Performance Measures:

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Program: Periodic Subsidies

Mandate:
In the 1940's and 1950's, New York State issued general obligation bonds backed by tax receipts to finance the construction and rehabilitation of low income housing projects on behalf of municipal public housing authorities (PHAs) across the State. Bond payments are made through funds appropriated to the Division of Housing and Community Renewal (DHCR) in the Periodic Subsidy Program, which was established in the New York State Public Housing Law.

Mandated Funding Level:
The 2008-09 Enacted Budget includes $16,220,000. The enacted budget has been modified in recent budget gap negotiations such that "the amount of approrpriation available for expenditure and disbursement on and after September 1, 2008 shall be reduced by 6% of the amount that was undisbursed as of August 15, 2008" The appropriation covers debt service payments for bonds issued. The bonds from which the loans were made are amortized in equal annual principal payments with declining interest payments. Therefore, the further into the contract a PHA is, a smaller amount of subsidy is required to repay the bonds.

Brief Description/History/Background:
The Public Housing Law of 1939 launched the country's first state-subsidized public housing program. This program introduced several social innovations not found in Federal legislation passed several years earlier. These innovations are prime examples of New York's leadership in housing and social programs. The State's housing developments, unlike those financed by the Federal government, admitted elderly single persons and barred discrimination in selecting public housing tenants based on race, color, creed or religion. Since 1939, the State has financed the construction of 66,123 apartments for low-income families in 143 housing developments owned and operated by 42 municipal housing authorities.

The housing developments were financed by $960 million in general obligation bond authorizations and are supported by an annual State subsidy payments for both debt service bond repayments and annual operating subsidy directly to Housing Authorities across the state. The operating subsidy is the difference between the maximum subsidy and the debt service amount. The operating subsidy is limited to the operating deficit incurred by the PHA to the extent the deficit does not exceed the maximum subsidy. Conceptually, the operating subsidy (sometimes referred to as balance of subsidy) increases each year since the maximum figure remains fixed and the debt service payment declines as the principal declines. In 1997-98, the Governor proposed, and the Legislature accepted, elimination of operating subsidies to all public housing authorities.

Issues:

Elimination of the operating subsidy continues to be a problem for many Housing Authorities as basic operating costs have risen faster than the tenant's ability to pay rent. The resulting deficits have eroded the reserve fund necessary to replace worn out facilities and improve older projects. Many projects are in need of repair and upgrades.

Population Served:
The population served includes the tenants who reside in the housing developments erected under this program.

Performance Measures:

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Program: Public Housing Modernization (PHM) Program

Mandate:
The State's Public Housing Modernization Program began in 1980 with an initial appropriation of $3 million to provide grants to public housing developments where rental income is insufficient and funds are unavailable from other sources for needed repairs and improvements. Funds are appropriated on an annual basis.

Mandated Funding Level:
The 2008-09 Enacted Budget included $17,800,000 for this State Fiscal Year. Since the program's inception, over $300 million has been appropriated, and approximately $295 million has been awarded to 31 Public Housing Authorities to upgrade 57 housing projects containing nearly 19,918 apartments. These appropriations include $4,800,000 set aside for the Public Housing Drug Elimination Program.

Brief Description/History/Background:
The modernization program is the sole dedicated source of funding for the State's modernization of its aging portfolio of public housing. Since 1989, grants have been allocated on a multi-year basis for comprehensive, long-range modernization plans. The grants are used to replace or repair roofs, heating systems and ventilation work, renovate elevators, plumbing systems, modernize bathrooms and kitchens, replace existing windows and add storm windows. Improvements to a development can also include masonry re-pointing and repair, upgrading of electrical systems, landscaping, lead testing and asbestos abatement.The Public Housing Modernization Program - provides funding for comprehensive, long-range modernization plans.

Each year the New York City Housing Authority (NYCHA) receives 50% of the PHM state appropriation. Since 1997 the total PHM funds (including the 2008-09 allocation) will exceed $78 million dollars for NYCHA.

Issues:

Population Served:
Low income individual and families.

Performance Measures: