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**THE COUNCIL OF THE CITY OF NEW YORK**

##### BRIEFING PAPER AND COMMITTEE REPORT OF THE INFRASTRUCTURE DIVISION AND THE HUMAN SERVICES DIVISION

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**Committee on HOUSING & BUILDINGS**

Hon. Pierina Sanchez, *Chair*

**COMMITTEE ON AGING**

Hon. Crystal Hudson, *Chair*

**October 3, 2022**

**Oversight: Increasing Affordable Housing for Older New Yorkers and Improving Accessibility in the City’s Housing Stock**

**Int. No. 141:** By Council Members Ayala, Won, Farías, Schulman and Brewer

**Title:** A Local Law to amend the New York city building code, in relation to power-operated and power-assisted doors

**Int. No. 322:** By Council Members Brannan, Farías, Louis, Stevens, Ung, Avilés, Abreu, Hudson, Richardson Jordan and Sanchez

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to the installation of protective devices for seniors and persons with a disability who reside in multiple dwellings, and the provision of a tax abatement for certain related installations

**Int. No. 375:** By Council Members Ayala, Nurse, Krishnan, Abreu, Richardson Jordan and Sanchez

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to reporting on affordable housing set-asides for tenants with disabilities

**Int. No. 584:** By the Public Advocate (Mr. Williams) and Council Members Cabán, Louis, Marte, Joseph, Nurse, Gutiérrez, Hudson, Sanchez and Brewer

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to evictions of disabled tenants

**Int. No. 608:** By Council Members Ayala, Hanif, Won, Nurse, Gutiérrez, Joseph, Abreu and Sanchez

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to ensuring compliance with accessibility requirements in submitted building construction and renovation plans

**Int. No. 676:** By Council Members Hudson, Lee, Schulman, Richardson Jordan, Louis, Sanchez, Velázquez, Barron, Stevens, Avilés, Brewer and Won

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to requiring a percentage of dwelling units receiving city financial assistance to be universal design units

**Res. No. 236:** By Council Members Cabán, Hudson, Hanif, Brewer, Louis, Ung, Gutiérrez, Richardson Jordan, Restler, Riley, Won, Velázquez, Barron and Sanchez

**Title:** Resolution calling upon the New York State Legislature to pass, and the Governor to sign, S.5102/A.1475, which would allow municipalities and localities that have a senior citizen rent increase exemption program to establish an automatic enrollment program for eligible seniors to be automatically enrolled or automatically re-enrolled in the program

1. **Introduction**

On October 3, 2022, the New York City Council (Council) Committee on Housing and Buildings, chaired by Council Member Pierina Sanchez, and the Committee on Aging, chaired by Council Member Crystal Hudson, will hold a joint oversight hearing on increasing affordable housing for older New Yorkers and improving accessibility in the city’s housing stock. The Committees will consider Int. No. 141, sponsored by Council Members Ayala, Won, Farías, Schulman, and Brewer; Int. No. 322, sponsored by Council Members Brannan, Farías, Louis, Stevens, Ung, Avilés, Abreu, Hudson, Richardson Jordan, and Sanchez; Int. No. 375, sponsored by Council Members Ayala, Nurse, Krishnan, Abreu, Richardson Jordan and Sanchez; Int. No. 584, sponsored by the Public Advocate (Mr. Williams) and Council Members Cabán, Louis, Marte, Joseph, Nurse, Gutiérrez, Hudson, Sanchez, and Brewer; Int. No. 608, sponsored by Council Members Ayala, Hanif, Won, Nurse, Gutiérrez, Joseph, Abreu, and Sanchez; Int. No. 676, sponsored by Council Members Hudson, Lee, Schulman, Richardson Jordan, Louis, Sanchez, Velázquez, Barron, Stevens, Avilés, Brewer, and Won; and Res. No. 236, sponsored by Council Members Cabán, Hudson, Hanif, Brewer, Louis, Ung, Gutiérrez, Richardson Jordan, Restler, Riley, Won, Velázquez, Barron, and Sanchez. The Committees expect to hear testimony from the New York City Department for the Aging (DFTA) and the Department of Housing Preservation and Development (HPD), as well as advocates for older adults, advocates for tenants, and other interested parties.

1. **Background**

*Increase in New York City’s Senior Population and Lack of Affordable Senior Housing*

New York City (NYC or City) is home to approximately 1.1 million older adults aged 65 and up, and this figure is projected to grow to 1.4 million older adults by 2040.[[1]](#footnote-1) By 2030, 1 in 5 New Yorkers are expected to be over age 60.[[2]](#footnote-2) While the City continues to experience significant growth in its older adult population, it has not accounted for that growth in the City’s housing stock. It has been reported that NYC’s older adults often cannot afford to purchase homes in the current housing market due to reliance on dwindling retirement funds and Medicaid funding to cover living, medical, *and* housing expenses.[[3]](#footnote-3) Further complicating the issue, older adults often require special housing accommodations to help address the unique needs of older age. Older adult housing thus covers a range of apartments, buildings, and on-site services and includes such features as “elevators, accessibility ramps, slip-resistant floors, bathroom and hallway grab bars, showers that don’t involve bath tubs, wider doorways, and good lighting.”[[4]](#footnote-4) Such housing might also need to include the provision of “assisted-living services such as caregivers, shopping assistance, counseling, meals, group leisure activities, and special dementia care.”[[5]](#footnote-5)

The NYC older adult population is quickly increasing, older adults are best served by senior housing, and senior housing must be affordable to older adults on a limited income. Today, NYC does not have enough affordable senior housing to meet current demand.[[6]](#footnote-6)

*Senior Citizen Rent Increase Exemption and Senior Citizen Exemption*

Although increased housing stock presents one aspect of the solution to the looming older adult housing crisis, City and New York State programs to help older adults better afford available housing are equally important. To this end, NYC offers two programs targeted toward older adults: the Senior Citizen Rent Increase Exemption (SCRIE),[[7]](#footnote-7) or NYC Rent Freeze Program, and the Senior Citizen Homeowner Exemption (SCHE)[[8]](#footnote-8) for property taxes. The SCRIE program, run through the NYC Department of Finance, protects eligible renters from certain increases imposed by their landlords.[[9]](#footnote-9) It is, essentially, a rent freeze for low-income renters who are age 62 or older.[[10]](#footnote-10) In return for freezing rent, the landlord receives a property tax abatement equal to the amount of the rent forgiven.[[11]](#footnote-11) Tenants are eligible for the SCRIE program if they are at least 62 years old; have a total household income that does not exceed $50,000; reside in a rent controlled or rent stabilized apartment, a Mitchell-Lama complex, or a rent regulated residential hotel; and their rent is increased to a level that exceeds one-third of the household’s income.[[12]](#footnote-12)

SCHE is a New York State program that allows local governments to reduce the amount of property taxes paid by qualifying older adults.[[13]](#footnote-13) In NYC, under the SCHE program, property owners aged 65 and over are eligible for a property tax exemption if the combined income of all owners of the property and their spouses does not exceed $58,399 and if the applicant maintains the property as their primary residence.[[14]](#footnote-14) Depending on an applicant’s household income, SCHE can reduce property taxes by 5 to 50%.[[15]](#footnote-15)

1. **HPD**

HPD is the City agency in charge of the development and preservation of affordable housing for NYC’s older adult population. HPD supports the increase of senior affordable housing through a variety of programs and initiatives.

First, HPD helps finance construction of affordable senior housing by offering various programs to incentivize the development of such housing. Through its Senior Affordable Rental Apartments (SARA) Program, for example, HPD provides low-interest loans to developers to support the construction and renovation of affordable housing for older adults aged 62 and older with low income. [[16]](#footnote-16) HPD also works with the New York City Housing Authority (NYCHA) to identify NYCHA properties to create new housing for older adults.[[17]](#footnote-17)

Second, HPD supports the preservation of existing affordable housing for older adults. The City’s existing stock of affordable housing for older adults is financed by the City, New York State, and the United States Department of Housing and Urban Development (HUD).[[18]](#footnote-18)

Finally, HPD’s “Aging in Place” initiative involves working with buildings already receiving preservation financing in order to assess in-unit and building-wide modifications that help homes become more accessible to seniors and to better assist those who opt to age in their homes. [[19]](#footnote-19) This initiative is an evaluation process for preservation projects to help identify these modifications that also make apartments more accessible to people with disabilities.[[20]](#footnote-20) These modifications are completed in conjunction with a building owner’s application for a rehabilitation project with a preservation loan.[[21]](#footnote-21)

From Fiscal Year (FY) 2018 to FY 2022, HPD has financed the construction of 10,433 senior affordable housing units.[[22]](#footnote-22) Over the FY 2020-2023 period, HPD’s Capital Commitment Plan allocated $508.3 million to finance senior affordable housing units through the SARA program and the Section 202 program.[[23]](#footnote-23) These funds are expected to produce 1,000 units of senior affordable housing units financed annually over that time period.[[24]](#footnote-24) In FY 2022, “HPD created and preserved 1,459 units reserved for low-income older adults, or 56 percent fewer than in the previous fiscal year. This is because an unusually high number of senior units were produced in FY 2021 due to a one-time increase of almost 1,000 additional units of senior housing resulting from the conclusion of the Privately Financed Affordable Senior Housing (PFASH) program.”[[25]](#footnote-25)

*HPD’s SARA Program*

In 2014, HPD launched the SARA program, which funds the construction of new affordable housing for low-income older adults.[[26]](#footnote-26) The SARA program provides gap financing in the form of low-interest loans to support the construction and renovation of affordable housing for low-income older adults aged 62 years and older.[[27]](#footnote-27) SARA loans may be up to $75,000 per unit and projects developed with SARA funding must also set aside 30% of units for homeless older adults referred by a City or New York State agency.[[28]](#footnote-28) The remaining units are marketed through the NYC Housing Connect lottery.[[29]](#footnote-29)

*HUD’s Section 202 Supportive Housing for the Elderly Program*

HUD operates the Section 202 Supportive Housing for the Elderly program (Section 202) to provide housing with supportive services and rental assistance to low-income older adults.[[30]](#footnote-30) Section 202 provides two forms of assistance. First, Section 202 offers interest-free capital grants to private, non-profit organizations for the construction, rehabilitation, or acquisition of properties for low-income older adults.[[31]](#footnote-31) The capital grant is not required to be repaid if the project serves very low-income older adults for 40 years.[[32]](#footnote-32) Second, Section 202 provides project rental assistance subsidies to fund the difference between operating costs and the portion of the resident’s rent.[[33]](#footnote-33) This assistance can be used to fund 15% of supportive services costs that are $15 or less per unit.[[34]](#footnote-34) Residents pay monthly rent based on their income – usually 30% of their monthly income – and sometimes pay more for services. [[35]](#footnote-35)

HUD recently issued a Notice of Funding Opportunity (“NOFO”) for $184,600,000 to provide capital advance funding for the development and operation of Section 202 housing, expecting to make approximately 35 awards from this NOFO.[[36]](#footnote-36) The applications for these grants opened on September 21, 2022 and is scheduled to close on January 25, 2023.[[37]](#footnote-37)

HPD estimates that there are over 170 Section 202 projects in NYC, comprising more than 14,000 units.[[38]](#footnote-38) Since January 2014, HPD has assisted 19 HUD Section 202 projects for a total of 1,957 homes under former Mayor Bill de Blasio’s Housing New York plan.[[39]](#footnote-39)

*Federal Rent Subsidies for Older Adults*

As discussed above, HUD promotes affordable supportive housing for older adults through Section 202 by offering incentives to property owners and rent subsidies to older adults residing in Section 202 units.[[40]](#footnote-40) HUD also offers a more expansive housing subsidy program, known as Section 8, which offers vouchers to low-income, older adult, and disabled tenants to help them afford the rent of a privately owned unit.[[41]](#footnote-41) Similar to Section 202 subsidies, a Section 8 voucher generally ensures that a household spends no more than 30% of its income on rent.[[42]](#footnote-42) Approximately 38% of Section 8 heads of households are older adults.[[43]](#footnote-43) Section 8 is administered locally by NYCHA, HPD and the State Division of Housing and Community Renewal (DHCR).[[44]](#footnote-44) While the benefits of Section 8 vouchers are substantial for low-income residents, the availability of such vouchers is extremely limited.

As of September 5, 2022, HPD administered 42,490 Section 8 vouchers.[[45]](#footnote-45) About 5,902 of such administered vouchers were project-based vouchers, which HPD reserves for the development of senior affordable and extremely low-income housing units.[[46]](#footnote-46) Of the total 42,490 vouchers, about 17,664 are utilized by older adult households, as defined by HUD.[[47]](#footnote-47) Total funding for HPD’s Section 8 program through the City’s FY 2022’s Adopted Budget is about $510.8 million.[[48]](#footnote-48) In FY 2022, according to the 2022 Mayor’s Management Report, “the number of vouchers issued decreased by 49 percent, to 1,367, due to lower levels of voucher turnover resulting from COVID-19 waivers and policies put in place to keep voucher holders stable during the pandemic.”[[49]](#footnote-49) The preliminary plan for FY 2023 is for Section 8 funding to amount to approximately $521.2 million.[[50]](#footnote-50)

1. **DFTA**

The lack of affordable housing in the City disproportionately impacts older adults. Older adults face a high risk of homelessness, and often live on fixed incomes or are rent burdened, even when enrolled in programs to freeze their rent, such as the SCRIE program.[[51]](#footnote-51) Older adults are more likely to spend in excess of 30% of their income on housing than the total population, whether they rent or own.[[52]](#footnote-52)

While DFTA is not involved with the construction of affordable housing for older adults, the agency does offer certain programs to help older adults afford their housing needs. For example, the agency partners with the New York Foundation for Senior Citizens (NYFSC) to operate a Home Sharing Program for older adults.[[53]](#footnote-53) The Home Sharing Program pairs individuals aged 60 or older with other older adults, younger adults, or developmentally disabled individuals as housemates for homes owned by a non-profit organization or an individual.[[54]](#footnote-54) NYFSC facilitates this match through a QUICK-MATCH system and staff of licensed social workers to determine the most compatible housemates by analyzing 21 lifestyle objectives.[[55]](#footnote-55) The home sharing space usually consists of private bedrooms and some common areas, and housemates often operate as a household by sharing chores and expenses.[[56]](#footnote-56) Home sharing allows older adults to split rent, combats social isolation, and promotes intergenerational engagement between roommates.[[57]](#footnote-57)

DFTA previously reported that the pandemic has had a significant impact on the public’s interest in participating in the Home Sharing Program due to concerns around sharing a living space during the public health crisis. As such, there has continued to be interest from individuals looking for an apartment, but decreased interest from individuals who are willing to be hosts. This has resulted in a decrease in the number of matches made in FY 2021.[[58]](#footnote-58)

The City’s FY 2019 Preliminary Budget included $1.4 million for the Home Sharing Program and $1.1 million for it in FY 2020 and the out-years.[[59]](#footnote-59) In FY 2020, the Council provided NYFSC with $130,000 to support its home sharing and respite care programs.[[60]](#footnote-60)

DFTA partners with legal services organizations to assist older adults with a variety of legal issues, including landlord-tenant issues.[[61]](#footnote-61) According to DFTA’s website, the agency currently contracts with three organizations: Legal Services NYC for older adults in the Bronx, Brooklyn, and Staten Island; Mobilization for Justice for older adults in Manhattan; and the Jewish Association Serving the Aging for older adults in Queens.[[62]](#footnote-62) Additionally, in partnership with the Civil Court of the City of New York Access to Justice Program, and the New York City Human Resource Administration, DFTA operates Tenancy and Eviction Support Services, formerly the Assigned Counsel Project (ACP), for individuals aged 60 and older.[[63]](#footnote-63) This program provides eligible older adults at risk of being evicted from their homes with free legal representation and social services.[[64]](#footnote-64) At a September 2022 Committee on Aging hearing, DFTA Commissioner Lorraine Cortés-Vázquez confirmed that this program serves approximately 415 clients each year, and that demand for the program exceeds its capacity.[[65]](#footnote-65)

1. **Legislative Analysis**

***Int. No. 141***

This bill would require that certain types of new or renovated buildings have at least one power-operated or power-assisted door at an entrance and exit. It would also require signs that direct people to the power-operated or power-assisted door.

***Int. No. 322***

This bill would require the installation in multiple dwellings of certain protective devices for seniors and persons with disabilities that enhance mobility, safety, and the quality of life for such persons. These devices would be installed upon the request of a tenant and include such items as grabs bars in bathrooms and treads on the floors of tenants. There would be no cost to the tenant for the installation of the devices but eligible owners would be entitled to a tax abatement for certain related installations.

***Int. No. 375***

This bill would require HPD to report annually on how many of its affordable housing units set aside for persons with disabilities are actually rented to persons with disabilities, disaggregated by development. The report would also include how many applications each development received from persons with a mobility, vision, or hearing disability; how many units were rented to persons with disabilities that were designated as accessible for a person with their disability; and the size of the waiting list of applicants with disabilities for each development.

***Int. No. 584***

This bill would require HPD to provide tenants with disabilities with information about legal services when such tenants are facing eviction. It would also require the Commissioner of HPD to report to the Mayor and the Speaker of the Council on any pattern of discrimination against disabled tenants.

***Int. No. 608***

This bill would require the creation of an Office of Accessibility Compliance within the New York City Department of Buildings, which would have the task of ensuring all submitted plans for building construction or renovation comply with the Americans with Disabilities Act accessibility requirements in the New York City Building Code, with at least one registered design professional on staff with knowledge of those requirements. It would also require an annual report on how many plans are examined and approved or rejected by the Office of Accessibility Compliance.

***Int. No. 676***

In general, universal design for housing involves designing an apartment or house so that it is accessible for everyone, regardless of age, physical ability, or stature. This bill would require HPD to develop a list of universal design principles and require that a developer that receives City financial assistance incorporate universal design in at least 10% of dwelling units in each housing development project or housing preservation project. It would also require HPD to produce annual reports on the universal design list and universal design unit requirement, which HPD would post on its website.

1. **Conclusion**

As the City’s older adult population grows, the City must take measures to ensure that such population has access to housing that is safe, affordable, and accessible. The Committees on Aging and Housing and Buildings therefore seek to hear from HPD and DFTA about the current state of senior affordable housing in the City, as well as about plans to increase senior affordable housing stock. The Committees also seek to obtain updates on City programs that help older adults afford housing; strategies to improve services and facilities for older adults to “age in place”; and measures the City has taken and plans to take to improve housing safety, affordability, and accessibility for its older adult population.

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Int. No. 141

By Council Members Ayala, Won, Farías, Schulman and Brewer

A Local Law to amend the New York city building code, in relation to power-operated and power-assisted doors

Be it enacted by the Council as follows:

Section 1. Section BC 1109 of the New York city building code is amended by adding a new section 1109.18 to read as follows:

**1109.18 Power-operated doors.** At least one door at an accessible entrance and egress to any Assembly Group A, Business Group B, Education Group E, Institutional Group I-1, I-2 or I-3, Mercantile Group M, Residential Group R-1 or Group R-2 occupancy shall be a power-operated or power-assisted and low-energy door that complies with Section 1010.1.4.2.

§ 2. Section 1111.2 of the New York city building code is amended by adding a new item 6 to read as follows:

6. At each entrance or egress to a building required to have a power-operated or power-assisted and low-energy door in accordance with Section 1109.18, the nearest such power-operated door.

§ 3. This local law takes effect January 1, 2023.

Session 12

AS

LS #7714

3/30/22

Session 11

NAB

LS #7930/8377/8607

Int. #1506-2019

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Int. No. 322

By Council Members Brannan, Farías, Louis, Stevens, Ung, Avilés, Abreu, Hudson, Richardson Jordan and Sanchez

A Local Law to amend the administrative code of the city of New York, in relation to the installation of protective devices for seniors and persons with a disability who reside in multiple dwellings, and the provision of a tax abatement for certain related installations

Be it enacted by the Council as follows:

Section 1. Article 11 of subchapter 2 of chapter 2 of title 27 of the administrative code of the city of New York is hereby amended by adding a new section 27-2046.5 to read as follows:

                           § 27-2046.5 Protective devices for senior citizens and persons with a disability; notification to tenants.  a. It shall be the duty of the owner, lessee, agent or other person who manages or controls a multiple dwelling to:

1.  Provide, install and maintain in a safe manner grab bars on the walls of shower and bathtub stalls and adjacent to each toilet or water closet in each residential unit when requested by a senior citizen or tenant residing therein who is a person with a disability, or by a tenant residing therein with a senior citizen or person with a disability;

2.  Provide, install and maintain in a safe manner treads on the floors of showers and bathtub stalls in each residential unit when requested by a senior citizen or tenant residing therein who is a person with a disability, or by a tenant residing therein with a senior citizen or person with a disability; and

3.  Cause to be delivered to each residential unit a notice advising occupants of the obligation of such owner, lessee, agent or other person who manages or controls a multiple dwelling to install the protective devices referred to in paragraphs 1 and 2 of this subdivision at no cost to the tenants. Such notice shall be provided on an annual basis in a form and manner approved by the department.

b. The department shall promulgate such rules as it deems necessary to comply with the provisions of this section with regard to the annual notice to tenants, and the safety standards and maintenance of the protective devices required by this section.

c. Any person who violates the provisions of this section, or the rules promulgated pursuant to this section, shall be guilty of a misdemeanor punishable by a fine of up to $500or imprisonment for up to six months or both.  In addition, such a person shall also be subject to a civil penalty of not more than $500 per violation.

d. As used in this section, the following terms have the following meanings:

Senior citizen. The term "senior citizen" means a person who is at least 60 years of age.

Person with a disability. The term "person with a disability" means an individual who provides documentation indicating that he or she is recognized by any city, state or federal authority or agency as having a disability which impedes vision or mobility, or who provides medical evidence indicating that he or she has a disability impeding vision or mobility.

§ 2. Part 1 of subchapter 2 of chapter 2 of title 11 of the administrative code of the city of New York is amended by adding a new section 11-245.11 to read as follows:

§ 11-245.11 Tax abatement for the installation of grab bars. a. For the purposes of this section, the following terms have the following meanings:

Eligible owner. The term "eligible owner" means a person who does not reside in a residential unit and installed grab bars on the walls of shower and bathtub stalls and adjacent to each toilet or water closet in each residential unit upon a request by a senior citizen or person with a disability residing therein or by a tenant residing therein with a senior citizen or person with a disability.

Multiple dwelling unit. The term  "multiple dwelling unit" means a dwelling unit in a building in which there is either rented, leased, let or hired out to be occupied, or is occupied as the residence or home of two or more occupants living independently of each other.

Person with a disability. The term "person with a disability" means an individual who provides documentation indicating that he or she is recognized by any city, state or federal authority or agency as having a disability which impedes vision or mobility, or who provides medical evidence indicating that he or she has a disability impeding vision or mobility which would entitle him or her to receive the protective devices referred to in paragraphs 1 and 2 of subdivision a of section § 27-2046.3 of this code.

                     Senior citizen. The term "senior citizen" shall mean a person who is at least 60 years of age.

b. For fiscal years beginning on and after the July 1 2023, an eligible owner of a multiple dwelling unit shall be eligible to receive an abatement of taxes imposed on such multiple dwelling unit for each grab bar installed in such multiple dwelling unit in one of the following amounts:

1. Where the eligible owner purchases and installs a grab bar within the tub area requiring anchoring by screws or toggles where there is no removal of surface tiles or surrounding facade, an amount not to exceed $250; or

2. Where the eligible owner purchases and installs a grab bar requiring anchoring that entails the removal and replacement of surrounding surface tiles or facade, an amount not to exceed $400; or

3. Where such owner purchases and installs a grab bar requiring anchoring that entails the removal and replacement of surface lines and underlayment behind the removed tiles, an amount not to exceed $800.

c. Notwithstanding the provisions of subdivision b of this section, no abatement of real property taxes in accordance with this section shall exceed the actual cost to the eligible owner of the purchase and installation of a grab bar.

d. Any application for the real property tax abatement provided for in this section shall be submitted in such manner and in such form as shall be established by the commissioner by rule.

§3. This local law takes effect 90 days after enactment except that the commissioner of housing preservation and development and the commissioner of finance shall take such actions as are necessary for the implementation of this local law, including the promulgation of rules, prior to its effective date.

Session 12

BM

LS # 233

4/11/22 12:00pm

Session 11

WCJ-PLS

S11 LS# 1187 / Int 225

S10 LS# 251/Int. 309-2014

Int. No. 375

By Council Members Ayala, Nurse, Krishnan, Abreu, Richardson Jordan and Sanchez

A Local Law to amend the administrative code of the city of New York, in relation to reporting on affordable housing set-asides for tenants with disabilities

Be it enacted by the Council as follows:

Section 1. Section 26-1402 of the administrative code of the city of New York, as added by local law 217 for the year 2019, is amended by adding a subdivision c to read as follows:

c. In each report required by subdivision a of this section, the department shall disclose, disaggregated by development, the following information:

1. The total amount of units in the development;

2. How many applications were received for the development by persons with a mobility, vision, or hearing disability;

3. How many units were rented to persons with a mobility disability that were designated as accessible for a person with that disability?

4. How many units were rented to persons with a vision or hearing disability that were designated as accessible for a person with that disability; and

5. The size of the waiting list of applicants with disabilities for the development.

§ 2. This local law takes effect immediately.

Session 12

EB

LS #1723

5/4/22 3:50 PM

Session 11

MJT

LS #8326

Int. #1338-2020

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Int. No. 584

By the Public Advocate (Mr. Williams) and Council Members Cabán, Louis, Marte, Joseph, Nurse, Gutiérrez, Hudson, Sanchez and Brewer

A Local Law to amend the administrative code of the city of New York, in relation to evictions of disabled tenants

Be it enacted by the Council as follows:

                     Section 1.  Title 26 of the administrative code of the city of New York is amended by adding a new chapter 34 to read as follows:

CHAPTER 34

EVICTIONS OF DISABLED TENANTS

                     § 26-3401 Definitions.

                     § 26-3402 Notification requirement.

                     § 26-3403 Tenant assistance.

                     § 26-3404 Reporting.

                     § 26-3405 Violations.

                     § 26-3406 Rules.

                     § 26-3401 Definitions. For the purposes of this chapter, the following terms shall mean:

                     COMMISSIONER. The commissioner of housing preservation and development.

                     DEPARTMENT. The department of housing preservation and development.

                     DISABLED OCCUPANT. A person who is (i) entitled to the possession or use and occupancy of a dwelling unit and (ii) who is a disabled person or the spouse or domestic partner of a disabled person as defined in subdivision m of section 17-306 of this code.

                     DWELLING UNIT. A dwelling unit as defined by section 27-2004 of the housing maintenance code.

                     OWNER. An owner as defined by section 27-2004 of the housing maintenance code.

                     § 26-3402 Notification requirement. On or before the day on which an owner serves a petition or notice of petition for a summary proceeding to recover possession of real property, pursuant to article seven of the real property actions and proceedings law or a notice pursuant to section 5(a)(11) of the emergency tenant protection act of 1974, upon a disabled occupant, the owner shall provide written notification to the department of the name, address and phone number of the disabled occupant where an owner knows or has reason to know the occupant is disabled. Such notification shall be in the form and manner determined by the department pursuant to rules promulgated by the department.

                     § 26-3403. Tenant assistance. Upon receiving a notice pursuant to section 26-3402 of this chapter, the department shall provide to the disabled occupant identified on the notice a list of entities that may provide legal services to disabled tenants, including low-income disabled tenants, or that may assist such tenants in obtaining legal services.

                     § 26-3404 Reporting. The commissioner, in conjunction with the commissioner on human rights, shall, no later than July first of each year, report to the mayor and the speaker of the council on trends identified in evictions of disabled tenants and any findings or pattern of discrimination against disabled tenants with respect to eviction based upon information received pursuant to section 26-3402 of this chapter.

                     § 26-3405 Violations. Any person who violates section 26-3402 of this chapter shall be guilty of a class A misdemeanor.

                     § 26-3406 Rules. The commissioner shall promulgate such rules as may be necessary for the purposes of implementing the provisions of this chapter.

                     §2. This local law shall take effect 120 days after it becomes law, except that the commissioner of housing preservation and development shall take such measures as are necessary for its implementation, including the promulgation of rules, prior to such effective date.

Session 12

MMB

LS #119

3/15/22; 11:20 a.m.

Session 11

JW

LS #424

Int. #0583-2018

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Int. No. 608

By Council Members Ayala, Hanif, Won, Nurse, Gutiérrez, Joseph, Abreu and Sanchez

A Local Law to amend the administrative code of the city of New York, in relation to ensuring compliance with accessibility requirements in submitted building construction and renovation plans

Be it enacted by the Council as follows:

Section 1. Article 104 of chapter 1 of title 28 of the administrative code of the city of New York is amended by adding a new section 28-104.14 to read as follows:

**§ 28-104.14 Office of accessibility compliance.** There is hereby established within the department an office of accessibility compliance represented in each borough office of the department. Each office of accessibility compliance shall be staffed with at least one qualified registered design professional experienced in building construction and design and with knowledge of the accessibility provisions of the New York city building code. The commissioner may direct such office to work with and receive periodic training from the mayor’s office for people with disabilities or a successor agency. Notwithstanding the provisions of sections 28-104.2.1 through 28-104.2.1.3.2.3 of the Administrative Code, the office of accessibility compliance shall examine all submitted plans for construction of new buildings or renovation of existing buildings and ensure such plans are in compliance with sections 27-292.1 through 27-292.20 of the Administrative Code.

**§ 28-104.14.1 Reporting.** By no later than April 1, 2024 and annually thereafter, the department shall submit a report in writing to the council on the progress of the office of accessibility compliance. Such report shall include, at minimum:

1. The number of submitted plans for construction of new buildings or renovation of existing buildings examined by each examiner in the office;

2. The number of submitted plans for construction of new buildings or renovation of existing buildings approved by each examiner in the office, if any;

3. The number of submitted plans for construction of new buildings or renovation of existing buildings denied by each examiner in the office, if any; and

4. The number and nature of projects in which the office assisted the department disability service facilitator.

§ 2. This local law takes effect 270 days after it becomes law, except that the commissioner of buildings shall take such measures as are necessary for the implementation of this local law, including the promulgation of rules, before such date.

Session 12

AS

LS #1731

8/3/2022

Session 11

MJT/AS

LS #8348

Int. # 1831-2019

Int. No. 676

By Council Members Hudson, Lee, Schulman, Richardson Jordan, Louis, Sanchez, Velázquez, Barron, Stevens, Avilés, Brewer and Won

A Local Law to amend the administrative code of the city of New York, in relation to requiring a percentage of dwelling units receiving city financial assistance to be universal design units

Be it enacted by the Council as follows:

            Section 1. Title 26 of the administrative code of the city of New York is amended by adding a new chapter 34 to read as follows:

CHAPTER 34

UNIVERSAL DESIGN UNITS

§ 26-3401 Definitions. As used in this chapter, the following terms have the following meanings:

Age group. The term “age group” means the range of ages of the head of household residing in a universal design unit, as determined by the department.

City financial assistance. The term “city financial assistance” means any loans, grants, tax credits, tax exemptions, tax abatements, subsidies, mortgages, debt forgiveness or land conveyances for less than appraised value or other thing of value allocated, conveyed or expended by the city other than as-of-right assistance, tax abatements or benefits, including but not limited to, benefits approved in accordance with sections 421-a or 489 of the real property tax law, or any assistance provided to a developer for a housing development project or a housing preservation project, the amount of which is based on an evaluation of as-of-right assistance, tax abatement or benefits for which such developer would have been eligible.

Class A dwelling unit. The term “class A dwelling unit” means a dwelling unit in a class A multiple dwelling, as defined in section 4 of the multiple dwelling law.

Department. The term “department” means the department of housing preservation and development.

Developer. The term “developer” means an individual, sole proprietorship, partnership, joint venture, corporation or other entity that receives city financial assistance for a housing development project or a housing preservation project.

Dwelling unit offered for rent. The term “dwelling unit offered for rent” means a class A dwelling unit that is (i) occupied on a rental basis or (ii) required pursuant to a regulatory agreement with a federal, state or local government agency to be offered for occupancy on a rental basis, regardless of whether such unit has been constructed.

Housing development project. The term “housing development project” means construction of any multiple dwelling of no less than 41 new dwelling units offered for rent, provided that such multiple dwelling (i) is subject to a regulatory agreement with a federal, state or local government agency and (ii) shall not include any rehabilitation of a multiple dwelling,  any construction of any multiple dwelling that is owned by a limited-profit housing company organized pursuant to article 2 of the private housing finance law or any construction of any multiple dwelling located on HUD restricted land.

Housing preservation project. The term “housing preservation project” means rehabilitation or alteration of any multiple dwelling by a developer that preserves at least one dwelling unit offered for rent; provided that such multiple dwelling is (i) subject to a regulatory agreement with a federal, state or local government agency and (ii) shall not include any rehabilitation or alteration of any multiple dwelling that is owned by a limited-profit housing company organized pursuant to article 2 of the private housing finance law or that is located on HUD restricted land.

HUD restricted land. The term “HUD restricted land” means land that was subject to a declaration of trust or restrictive covenant in favor of the United States department of housing and urban development for the purpose of public housing.

Income group. The term “income group” means a group of households eligible to rent a dwelling unit, based on such household’s income and size, and includes extremely low-income, very low-income, low-income, moderate-income and middle-income income groups.

Receives. The term “receives” means the execution of a written instrument that sets forth the provision of city financial assistance to a developer.

Rehabilitation. The term “rehabilitation” means correction and restoration to a better condition, including, but not limited to, projects involving demolition of (i) a multiple dwelling, reconstruction of a multiple dwelling in place of the demolished multiple dwelling and provision to tenants of such demolished multiple dwelling an opportunity to occupy the reconstructed multiple dwelling and (ii) dwelling units in a multiple dwelling and reconstruction of new dwelling units in such multiple dwelling.

Universal design. The term “universal design” means the design of a dwelling unit that fits into the comprehensive design of such unit so that such unit is accessible to all individuals.

Universal design unit. The term “universal design unit” means a dwelling unit that incorporates the principles of universal design from the universal design list required by this chapter.

§ 26-3402 Universal design list. Not later than 30 days after the effective date of the local law that added this chapter, the department, in consultation with the mayor’s office for people with disabilities and the department for the aging, shall develop a list of the principles of universal design that a developer, at a minimum, shall incorporate in a universal design unit. Such list shall include, but not be limited to, bright lighting throughout such unit, easy-to-open doors with door levers instead of door knobs, grab bars in bathrooms, non-slip walking surfaces, stepless entryways and wide interior doors and hallways.

§ 26-3403 Universal design units. The department shall require that any developer who receives city financial assistance incorporates universal design units in at least 10 percent of the dwelling units offered for rent in a housing development project or a housing preservation project. Such universal design units shall be distributed throughout each such project so there is at least one such unit available in each bedroom size and among each income group in each such project, if applicable. Such universal design units shall be located on the ground floor or the lower levels of each such project without an elevator and distributed throughout each such project with an elevator.

2. The provisions of this section shall not apply to any written agreement between a city agency or a city economic development entity and a covered developer providing for financial assistance executed prior to the enactment of the local law that added this chapter, except that extension, renewal, amendment or modification of such written agreement, occurring on or after the enactment of the local law that added this chapter that results in the grant of any additional financial assistance to the financial assistance recipient shall make the project subject to the conditions specified in this section.

3. The department may promulgate such rules as may be necessary to carry out the purposes of this section.

§ 26-3404 Report required. No more than one year after the effective date of the local law that added this chapter, and annually thereafter, the department shall issue a report on the universal design units pursuant to this chapter, which the department shall submit to the mayor and the speaker of the council and post on the department’s website. Such annual reports shall include, but need not be limited to, the following:

1. The principles of universal design that the department included on the list required by this chapter and an explanation as to why the department included such principles;

2. Whether each developer who received city financial assistance incorporated universal design units in at least 10 percent of the dwelling units offered for rent in a housing development project or a housing preservation project;

3. The following information for each housing development project constructed that year in which a developer received city financial assistance:

(a) The name of such project;

(b) The address and the borough-block-lot of such project;

(c) The total number of dwelling units in such project;

(d) The number of floors, the bedroom sizes and the income groups available in each such project; and

(e) The total number of such dwelling units that are universal design units;

4. The following information for each housing preservation project preserved that year in which a developer received city financial assistance:

(a) The name of such project;

(b) The address and the borough-block-lot of such project;

(c) The total number of dwelling units in such project;

(d) The number of floors, the bedroom sizes and the income groups available in each such project; and

(e) The total number of such dwelling units that are universal design units; and

5. The following anonymized information about each universal design unit constructed or preserved that year:

(a) The name of the housing development project or housing preservation project that such unit is located in;

(b) The floor on which such unit is located;

(c) The bedroom size of such unit; and

(d) The age group and income group of the head of household residing in such unit.

§ 2. This local law takes effect 240 days after it becomes law, except that the commissioner of housing preservation and development shall take such measures as are necessary for the implementation of this local law, including the promulgation of any rules, before such date.

NLB

LS #7241

4/29/2022

Res. No. 236

Resolution calling upon the New York State Legislature to pass, and the Governor to sign, S.5102/A.1475, which would allow municipalities and localities that have a senior citizen rent increase exemption program to establish an automatic enrollment program for eligible seniors to be automatically enrolled or automatically re-enrolled in the program.

By Council Members Cabán, Hudson, Hanif, Brewer, Louis, Ung, Gutiérrez, Richardson Jordan, Restler, Riley, Won, Velázquez, Barron and Sanchez

Whereas, New York City (“NYC” or “City”) is home to an estimated 1.26 million residents aged 65 and older (“older adults”), about 14.9 percent of the City’s total population, per the United States (U.S.) Census Bureau’s Population Estimates Program; and

Whereas, Over the next decade, according to the NYC Department of City Planning, the older adult population is expected to grow by 15.9 percent, which is three times faster than the under 18 population and five times faster than the City overall; and

Whereas, Additionally, there is increasing longevity in the projection period, meaning more people are expected to survive into older age; and

Whereas, As such, the number of older adults living in NYC is expected to surpass 1.4 million over the next two decades; and

Whereas, In 2021, according to the Economist Intelligence Unit, NYC was ranked as the sixth most expensive city in the world and the most expensive city in the U.S.; and

Whereas, Rental prices are a significant driver of the high cost of living in NYC, where renters make up two-thirds of all households; and

Whereas, The price of rent in NYC increased 33 percent between January 2021 and January 2022, according to the online listing site Apartment List, almost double the national rate and the highest increase among the 100 largest American cities tracked by the group; and

Whereas, In January 2020, before the pandemic, the median price of rent citywide was $2,900, according to the real estate website StreetEasy; and

Whereas, The price of rent decreased about 14 percent the over the following year, before increasing to $2,895 in January 2022, with more dramatic declines and increases in wealthier neighborhoods, such as the Upper West Side in Manhattan and Williamsburg in Brooklyn, where median asking rents are now higher than they were before the pandemic; and

Whereas, More than one-third of older adult New Yorkers live on a fixed income of less than $25,000 a year, per the U.S. Census Bureau’s American Community Survey; and

Whereas, Older adult New Yorkers are among the least likely in the country to move into a nursing home, which costs almost $6,000 a month, or an assisted living facility, which costs almost $13,000 a month, preferring to age in place, per the Kaiser Family Foundation; and

Whereas, Accordingly, older adult New Yorkers, especially those with limited incomes, confront an array of hurdles when it comes to housing, including a lack of affordable housing, a shortage of safe and accessible apartments, low supply of home health care aides, and long waiting lists at many programs; and

Whereas, Without major policy changes, older adult New Yorkers will face greater difficulties aging in their homes and getting the support they need; and

Whereas, The Senior Citizen Rent Increase Exemption (“SCRIE”) program provides a subsidy to cover most rent/maintenance increases for seniors who reside in a rent-regulated or Mitchell-Lama apartment, a Redevelopment Company development, a Housing Development Fund Corporation cooperative (“co-op”) or a federally-assisted 213 co-op; and

Whereas, In order to be eligible for SCRIE, the head of household must be 62 years or older at the time of the increase and the tenant/shareholder of record; said tenant must be living in the apartment at the time of increase; the total household income cannot exceed the income maximum of $50,000 annually; the monthly basic rent/carrying charge must be more than or equal to one-third of the tenant/shareholders total annual household income; and tenants must not be enrolled in any other rent/carrying charge subsidy program; and

Whereas, The most recently available data show that, in 2016, less than 60,000 New Yorkers were enrolled in SCRIE, although it was estimated that there were over 12,000 potentially eligible SCRIE recipients; and

Whereas, Many eligible seniors do not know about SCRIE, or may not remember to re-enroll in the program; and

Whereas, S.5102/A.1475, sponsored by State Senator John Liu and State Assembly Member Karines Reyes, respectively, would implement automatic enrollment in the SCRIE program for eligible older adults; and

Whereas, S.5102/A.1475 would also provide for a check box for a taxpayer to opt-out of data sharing and automatic enrollment on their tax return; and

                     Whereas, Older adult New Yorkers have a right to live and age with dignity, and ensuring that they receive the benefits that they are entitled to is one important piece of addressing the current housing crisis in NYC; now, therefore be it

                     Resolved, That the Council of the City of New York calls upon the New York State Legislature to pass, and the Governor to sign, S.5102/A.1475, which would allow municipalities and localities that have a senior citizen rent increase exemption program to establish an automatic enrollment program for eligible seniors to be automatically enrolled or automatically re-enrolled in the program.

CGR

LS #6659, 6714 & 6768

06/08/22

1. NYC Dept. of Health, Health of Older Adults in New York City, *available at* <https://www1.nyc.gov/assets/doh/downloads/pdf/episrv/2019-older-adult-health.pdf>. [↑](#footnote-ref-1)
2. <https://www.sageusa.org/wp-content/uploads/2021/01/disrupting-disparities-lgbtq-new-yorkers.pdf>. [↑](#footnote-ref-2)
3. *See* Tony Kamins, *The Distressing Math of NYC’s Future Senior-Housing Need*, CityLimits.org, Apr. 24, 2019, *available at* <https://citylimits.org/2019/04/24/the-distressing-math-of-nycs-future-senior-housing-need/>. [↑](#footnote-ref-3)
4. *Id.* [↑](#footnote-ref-4)
5. *Id.*  [↑](#footnote-ref-5)
6. *Id.* [↑](#footnote-ref-6)
7. *See* *Senior Citizen Rent Increase Exemption (SCRIE)*, NYU Furman Center, <https://furmancenter.org/coredata/directory/entry/senior-citizen-rent-increase-exemption-program>. [↑](#footnote-ref-7)
8. *See* *Senior citizens exemption*, New York State Department of Taxation and Finance, <https://www.tax.ny.gov/pit/property/exemption/seniorexempt.htm>. [↑](#footnote-ref-8)
9. *See* Chapter 689 of the Laws of 1972. [↑](#footnote-ref-9)
10. *Senior Citizen Rent Increase Exemption (SCRIE)*, NYU Furman Center, <https://furmancenter.org/coredata/directory/entry/senior-citizen-rent-increase-exemption-program>. [↑](#footnote-ref-10)
11. *Id.* [↑](#footnote-ref-11)
12. N.Y. State Real Property Tax Law § 467-c; N.Y.C. Admin. Code §§ 26-405(m), 26-406, and 26-509. [↑](#footnote-ref-12)
13. *Senior citizens exemption*, New York State Department of Taxation and Finance, <https://www.tax.ny.gov/pit/property/exemption/seniorexempt.htm>. [↑](#footnote-ref-13)
14. *Senior Citizen Homeowners’ Exemption (SCHE)*, NYC Department of Finance, *available at* <https://www1.nyc.gov/site/finance/benefits/landlords-sche.page>. [↑](#footnote-ref-14)
15. *Id.*  [↑](#footnote-ref-15)
16. *Senior Affordable Rental Apartments*, NYC Department of Housing Preservation and Developments, <https://www1.nyc.gov/site/hpd/developers/development-programs/senior-affordable-rental-apartments-program.page>. [↑](#footnote-ref-16)
17. *HPD and NYCHA Announce Development Teams for 100% Affordable Senior Housing in the Bronx and Brooklyn*, NYC Department of Housing Preservation and Developments, Mar. 11, 2019, *available at* <https://www1.nyc.gov/site/hpd/about/press-releases/2019/03/hpd-and-nycha-announce-development-teams-for-senior-affordable-housing.page>. [↑](#footnote-ref-17)
18. NYC Council Department of Finance, Dec. 9, 2019. [↑](#footnote-ref-18)
19. *Aging in Place,* NYC Department of Housing Preservation and Development, <https://www1.nyc.gov/site/hpd//services-and-information/aging-in-place.page>. [↑](#footnote-ref-19)
20. *Id.* [↑](#footnote-ref-20)
21. *Id.* [↑](#footnote-ref-21)
22. Adolfo Carrion Jr., *Department of Housing Preservation and Development, in* 2022 Mayor’s Management Report 355, 361(2022). [↑](#footnote-ref-22)
23. NYC Council Department of Finance, Dec. 9, 2019. [↑](#footnote-ref-23)
24. *Id.* [↑](#footnote-ref-24)
25. Adolfo Carrion Jr., *Department of Housing Preservation and Development*, in 2022 Mayor’s Management Report 355, 361 (2022). [↑](#footnote-ref-25)
26. *Press Release*, NYC Department of Housing Preservation and Developments, Nov. 17, 2014, *available at* <https://www1.nyc.gov/site/hpd/news/038-14/city-housing-agencies-new-affordable-housing-programs-changes-current-programs-that> [↑](#footnote-ref-26)
27. *Senior Affordable Rental Apartments (SARA) Program Term Sheet*, NYC Department of Housing Preservation and Developments, updated Mar. 10, 2021, *available at* <https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/snh-sara-term-sheet.pdf#:~:text=The%20SARA%20Term%20Sheet%20requires%20that%20homeless%20referrals,in%20a%20Regulatory%20Agreement%20with%20HPD.%20Eligible%20Uses> [↑](#footnote-ref-27)
28. *Id.* [↑](#footnote-ref-28)
29. *Id.* [↑](#footnote-ref-29)
30. *Section 202 Supportive Housing for the Elderly Program*, U.S. Department of Housing and Urban Development, <http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/eld202>; 12 U.S.C.A § 1701q; *see also Alternatives in Senior Housing Brooklyn*, NYC Department for the Aging, Oct. 2017, *available at* <https://www1.nyc.gov/assets/dfta/downloads/pdf/publications/HousingBrooklyn2017v2.pdf>. [↑](#footnote-ref-30)
31. *Section 202 Supportive Housing for the Elderly (Section 202)*, NYU Furman Center, *available at* <https://furmancenter.org/coredata/directory/entry/section-202-supportive-housing-for-the-elderly>. [↑](#footnote-ref-31)
32. *Id.* [↑](#footnote-ref-32)
33. *Id.* [↑](#footnote-ref-33)
34. *Id.* [↑](#footnote-ref-34)
35. *Id.* [↑](#footnote-ref-35)
36. *FY 2022 Section 202 Supportive Housing for the Elderly Program*, U.S. Department of Housing and Urban Development, *available at* <https://www.hud.gov/sites/dfiles/SPM/documents/FR-6600-N-52_Section_202_NOFO.pdf>. [↑](#footnote-ref-36)
37. *FY 2022 Section 202 Supportive Housing for the Elderly Program*, U.S. Department of Housing and Urban Development, *available at* <https://www.hud.gov/sites/dfiles/SPM/documents/FR-6600-N-52_Section_202_NOFO.pdf>. [↑](#footnote-ref-37)
38. Information provided to the City Council by HPD, May 9, 2019, on file with Committee staff. [↑](#footnote-ref-38)
39. *Id.* [↑](#footnote-ref-39)
40. *Section 202 Supportive Housing for the Elderly Program*, U.S. Department of Housing and Urban Development, <http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/eld202>. [↑](#footnote-ref-40)
41. *Housing Choice Vouchers Fact Sheet*,U.S. Department of Housing and Urban Development, <http://portal.hud.gov/hudportal/HUD?src=/topics/housing_choice_voucher_program_section_8>. [↑](#footnote-ref-41)
42. *Alternatives in Senior Housing Brooklyn*, NYC Department for the Aging, Oct. 2017, *available at* <https://www1.nyc.gov/assets/dfta/downloads/pdf/publications/HousingBrooklyn2017v2.pdf>. [↑](#footnote-ref-42)
43. *DTR Section 8 General Program Indicator*, NYC Department of Housing Preservation and Developments, *available at* <https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/hpd-section-8-program-statistics.pdf>. [↑](#footnote-ref-43)
44. *Section 8*, NYC Department of Housing Preservation and Developments, <https://www1.nyc.gov/site/hpd/section-8/about-section-8.page>. [↑](#footnote-ref-44)
45. *DTR Section 8 General Program Indicator*, NYC Department of Housing Preservation and Developments, *available at* <https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/hpd-section-8-program-statistics.pdf>. [↑](#footnote-ref-45)
46. *Id.* [↑](#footnote-ref-46)
47. *Id.* [↑](#footnote-ref-47)
48. *Report on the Fiscal 2023 Preliminary Plan and the Fiscal 2022 Mayor’s Management Report,* NYC Department of Housing Preservation and Development, March 14, 2022, *available at* <https://council.nyc.gov/budget/wp-content/uploads/sites/54/2022/03/806-HPD.pdf>. [↑](#footnote-ref-48)
49. Adolfo Carrion Jr., *Department of Housing Preservation and Development*, in 2022 Mayor’s Management Report 355, 361 (2022). [↑](#footnote-ref-49)
50. *Id.* [↑](#footnote-ref-50)
51. N.Y.C. Council,Our Homelessness Crises: The Case for Change*, available at:*[*http://council.nyc.gov/data/wp-content/uploads/sites/73/2020/01/FINAL-PAPER.pdf*](http://council.nyc.gov/data/wp-content/uploads/sites/73/2020/01/FINAL-PAPER.pdf). [↑](#footnote-ref-51)
52. *Id.* [↑](#footnote-ref-52)
53. *New York Foundation for Senior Citizens, Department for the Aging Expand Home Sharing Program*,NYC Department for the Aging, Mar. 27, 2019, *available at* <https://www1.nyc.gov/site/dfta/about/pr-NYFC-and-DFTA-hold-pr-for-homesharing-program.page>. [↑](#footnote-ref-53)
54. *Alternatives in Senior Housing Manhattan*, NYC Department for the Aging, 2017, *available at* <https://www1.nyc.gov/assets/dfta/downloads/pdf/publications/HousingManhattan2017.pdf> at p. 4. [↑](#footnote-ref-54)
55. *Department for the Aging Expand Home Sharing Program* NYC Department for the Aging, Mar. 27, 2019, *available at* <https://www1.nyc.gov/site/dfta/about/pr-NYFC-and-DFTA-hold-pr-for-homesharing-program.page>. [↑](#footnote-ref-55)
56. *Alternatives in Senior Housing Manhattan*, NYC Department for the Aging, 2017, *available at* <https://www1.nyc.gov/assets/dfta/downloads/pdf/publications/HousingManhattan2017.pdf> at p. 4. [↑](#footnote-ref-56)
57. [Lorraine Cortés-Vázquez](https://citylimits.org/author/lorraine-cortes-vazquez/), *Opinion: City’s Commitment to Diverse Seniors is Unprecedented*, CityLimits, Apr. 23, 2019, *available at* <https://citylimits.org/2019/04/23/opinion-citys-commitment-to-diverse-seniors-is-unprecedented/>. [↑](#footnote-ref-57)
58. DFTA reported that in FY 2021, out of 145 applications received as of April 2021, only 10 older adults had been successfully matched with hosts. This number was down from 146 applications with 22 matches in FY 2020. [↑](#footnote-ref-58)
59. *Report of the Finance Division on the Fiscal 2020 Preliminary Plan and the Fiscal 2019 Preliminary Mayor’s Management Report for the Department for the Aging*, NYC Council Department of Finance, *available at* <https://council.nyc.gov/budget/wp-content/uploads/sites/54/2019/03/125-DFTA1.pdf> and Council Fiscal Year 2020 Schedule C and Transparency Resolutions #1-5. [↑](#footnote-ref-59)
60. Council of the City of New York, Report of the Finance Division on the Fiscal 2021 Preliminary Plan and the Fiscal 2020 Preliminary Mayor’s Management Report for the Department for the Aging (Mar. 6, 2020), <https://council.nyc.gov/budget/wp-content/uploads/sites/54/2020/03/125-DFTA.pdf>. [↑](#footnote-ref-60)
61. *Id.* [↑](#footnote-ref-61)
62. NYC 311, Senior Legal Assistance and Inquiries, *available at* <https://portal.311.nyc.gov/article/?kanumber=KA-03171> (last accessed Sep. 9, 2022). *See also* N.Y.C. Dept.<https://data.cityofnewyork.us/Social-Services/Department-for-the-Aging-DFTA-Contracted-Providers/cqc8-am9x/data>. [↑](#footnote-ref-62)
63. *Id.* [↑](#footnote-ref-63)
64. Housing Support, NYC DFTA, *available at* <https://www1.nyc.gov/site/dfta/services/housing-support.page>. [↑](#footnote-ref-64)
65. New York City Council, Committee on Aging, Oversight – Improving Older New Yorkers’ Access to City Services, <https://legistar.council.nyc.gov/MeetingDetail.aspx?ID=993284&GUID=7D7A3534-38E7-4AE8-B43E-C8E0DF0AC7F6&Options=info|&Search>=. [↑](#footnote-ref-65)