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**Committee on Aging**

Hon. Margaret Chin, Chair

**Committee on Housing and Buildings**

Hon. Robert E. Cornegy, Jr., Chair

**December 12, 2019**

**Oversight:** Senior Affordable Housing

**Int. No. 6:** By Council Members Barron, Brannan and Koslowitz

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

**Administrative Code:** Adds a new chapter 18 to title 26

**Int. No. 225:** By Council Member Brannan

**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

**Administrative Code:**  Adds new sections 11-245.11 and 27-2046.4

**Introduction**

On December 12, 2019, the Committee on Aging, chaired by Council Member Margaret Chin, and the Committee on Housing and Buildings, chaired by Council Member Robert Cornegy, Jr., will hold a joint oversight hearing on senior affordable housing. The Committees will consider Int. No. 6, sponsored by Council Member Barron, and Int. No. 225, sponsored by Council Member Brannan. Int. No. 6 would require owners to disclose certain information to the City before evicting tenants age 62 or older and would require the City to provide information to such tenants about available legal assistance. Int. No. 225 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 these persons.

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 seniors, advocates for tenants, and other interested parties.

1. **Background**

*Senior Affordable Housing in New York City*

According to reports from various groups, including the U.S. Census Bureau, across the nation, the country’s older adult population is rapidly increasing.[[1]](#footnote-1) From 2000 to 2016, the population of individuals age 65 and older across the country increased from 35 million to 49.2 million.[[2]](#footnote-2) In New York City (NYC), the population of individuals age 65 and older increased from 947,000 in 2005 to 1.13 million in 2015 alone.[[3]](#footnote-3) Today, at approximately 1.59 million adults over the age of 60, older adults represent about 18.6% of the City’s total population.[[4]](#footnote-4) That percentage is only set to increase—researchers predict that by 2040 more than 1.86 million of the City’s population will be age 60 or older.[[5]](#footnote-5)

Although 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 New York City housing already cannot keep up with the city’s job growth,[[6]](#footnote-6) and the case is even more acute for seniors, who often cannot afford the current housing market due to reliance on dwindling retirement funds and Medicaid funding to cover living, medical, *and* housing expenses.[[7]](#footnote-7) Further complicating the issue, older adults often require special housing accommodations to help account for the unique needs of older age. Senior 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.”[[8]](#footnote-8) Such spaces might also need to include “assisted-living services such as caregivers, shopping assistance, counseling, meals, group leisure activities, and special dementia care.”[[9]](#footnote-9) This, then, is the challenge: that the New York City older adult population is quickly increasing, older adults are best served by senior housing, and senior housing must be affordable to seniors on a limited income. Today, New York City does not have enough affordable senior housing to meet current demand.[[10]](#footnote-10)

Affordable housing is based on a household’s percentage of the area median income (AMI)[[11]](#footnote-11), which is set by the federal government.[[12]](#footnote-12) In New York City, the median household income for a family of three is $96,100.[[13]](#footnote-13) Housing is considered affordable if a household pays 30% or less of its total income for housing; anything above 30% and the household is considered to be rent burdened.[[14]](#footnote-14) According to a 2017 report by the New York City Comptroller, seniors who often live on fixed incomes are more likely to be rent burdened than the total population of New York City.[[15]](#footnote-15) This is true both for senior homeowners, with 38.8% of whom are rent-burdened compared with 36.4% of the total population, and for senior renters, 59.7% of whom are rent burdened compared with 50.7% of the total population.[[16]](#footnote-16)

Advocates report that while affordable senior housing in NYC does exist, waiting lists are seven to 10 years long and that, further, an older adult only becomes eligible for such housing at 62 years of age.[[17]](#footnote-17) In 2017, for example, LiveOn NY reported that in two Manhattan community districts, about 19,700 seniors were waiting for a mere 45 affordable-housing openings.[[18]](#footnote-18) In another example, the Frances Goldin Senior Apartments, which opened in January 2018, received a staggering 65,000 applications for only 99 units.[[19]](#footnote-19) LiveOn NY estimates that the current citywide waiting list for affordable senior housing is over 200,000.[[20]](#footnote-20) With the aging population increasing and senior affordable housing waitlists being so long, then, it should be no surprise that between 2002 and 2012, the number of seniors in NYC homeless shelters increased 55%.[[21]](#footnote-21)

*Plans to Expand Senior Affordable Housing*

The City’s shortage of affordable senior housing has attracted significant attention from City leaders in recent years. While in February 2016, the City Planning Commission reported that only about 3,500 affordable senior housing apartments had been built in NYC since 2003, since then, Mayor Bill de Blasio has committed to building more senior affordable housing units.[[22]](#footnote-22) Notably, in October 2018, the Mayor announced a plan to increase affordable housing in order to address the growing senior population in the *Housing New York 2.0* report.[[23]](#footnote-23) The report outlines the following three-pronged strategy, referred to as *Seniors First*, for improving housing options for seniors: 1) preserve more senior housing originally developed through federal housing plans, 2) make more homes accessible to seniors and people with disabilities, and 3) develop new senior housing on New York City Housing Authority (NYCHA) land.[[24]](#footnote-24) At the time of announcement, Mayor de Blasio stated his goal to accelerate the creation and preservation of 200,000 affordable homes by 2022 and 300,000 units of affordable housing by 2026.[[25]](#footnote-25) Despite this significant commitment by the City, however, advocates have said that the timeline and progress on the promises made by the Mayor have remained unclear.

Additionally, Matthew Creegan, the deputy press secretary at HPD, stated in a 2019 email that “our financial commitment to senior housing has increased—from $40 million in total public resources in Fiscal Year (FY) to more than $425 million in FY18. Robust pipelines for FY20 and FY21 ensures that more senior housing units will come online every year.”[[26]](#footnote-26) However, no specifics or timelines have been provided about this pipeline or these expected units either.

*Senior Citizen Rent Increase Exemption (SCRIE) and Senior Citizen Exemption (SCHE)*

Although increased housing stock presents one aspect of the solution to the looming senior housing crisis, city and state programs to help seniors afford available housing is equally important. To this end, New York City offers two programs targeted toward older adults: the Senior Citizen Rent Increase Exemption (SCRIE),[[27]](#footnote-27) or NYC Rent Freeze Program, and the Senior Citizen Homeowner Exemption (SCHE)[[28]](#footnote-28) for property taxes. The SCRIE program, run through the NYC Department of Finance, protects eligible renters from certain increases imposed by their landlord.[[29]](#footnote-29) It is, essentially, a rent freeze for low-income renters who are age 62 or older.[[30]](#footnote-30) In return for freezing rent, the landlord receives property tax abatement equal to the amount of the rent forgiven.[[31]](#footnote-31) 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.[[32]](#footnote-32)

SCHE is a New York State program that allows local governments to reduce the amount of property taxes paid by qualifying senior citizens.[[33]](#footnote-33) 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.[[34]](#footnote-34) Depending on an applicant’s household income, SCHE can reduce property taxes by 5 to 50%.[[35]](#footnote-35)

1. **The Department of Housing Preservation and Development**

HPD is the agency in charge of the development and preservation of affordable housing for NYC’s senior 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 seniors age 62 and older with low income. [[36]](#footnote-36) HPD also works with NYCHA to identify NYCHA properties to create new senior housing.[[37]](#footnote-37) Second, HPD supports the preservation of existing affordable housing for seniors. The City’s existing stock of affordable housing for seniors is financed by the City, New York State, or the United States Department of Housing and Urban Development (HUD).[[38]](#footnote-38)

Finally, HPD’s “Aging in Place” initiative works with buildings already receiving preservation financing in order to make in-unit and building-wide modifications that help homes become more accessible to seniors and better assist those who opt to age in their homes. [[39]](#footnote-39) This initiative is an assessment process for preservation projects to help identify in-unit and building-wide modifications necessary to make apartments more accessible to seniors and people with disabilities.[[40]](#footnote-40) These modifications are completed in conjunction with a building owner’s application for a rehabilitation project with a preservation loan.[[41]](#footnote-41)

*Federal: Section 202 Supportive Housing for the Elderly*

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 seniors.[[42]](#footnote-42) 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 seniors.[[43]](#footnote-43) The capital grant is not required to be repaid if the project serves very low-income older adults for 40 years.[[44]](#footnote-44) Section 202 also provides project rental assistance subsidies to fund the difference between operating costs and the portion of the resident’s rent.[[45]](#footnote-45) This assistance can be used to fund 15% of supportive services costs that is $15 or less per unit.[[46]](#footnote-46) Residents pay based on their income, which is usually 30% of monthly income for rent and sometimes paying more for services. [[47]](#footnote-47)

Although Congress had not authorized funding for new Section 202 construction projects in several years, in April 2019, HUD issued a $50 million Notice of Funding Availability (NOFA) to provide capital advance funding for development and operation of Section 202 housing.[[48]](#footnote-48) HUD intends to issue a second NOFA in 2020 for the remaining funds.[[49]](#footnote-49)

HPD estimates that there are over 170 Section 202 projects in NYC, comprising of more than 14,000 units.[[50]](#footnote-50) Since January 2014, HPD has assisted 19 HUD Section 202 projects for a total of 1,957 homes under Housing New York.[[51]](#footnote-51)

*Federal Rent Subsidies for Seniors*

As discussed above, HUD promotes affordable supportive housing for seniors through Section 202 by offering incentives to property owners and rent subsidies to seniors residing in Section 202 units.[[52]](#footnote-52) HUD also offers a more expansive housing subsidy program, known as Section 8, which offers vouchers to low income, senior, and disabled tenants to help them afford the rent of a privately owned unit.[[53]](#footnote-53) Similar to Section 202 subsidies, a Section 8 voucher generally ensures that a household spends no more than 30% of income on rent.[[54]](#footnote-54) Approximately 38% of Section 8 heads of households are seniors.[[55]](#footnote-55) Section 8 is administered locally by NYCHA, HPD and the State Division of Housing and Community Renewal (DHCR).[[56]](#footnote-56) While the benefits of Section 8 voucher are substantial for low-income residents, the availability of such vouchers is extremely limited.

As of October 3, 2019, HPD administered 40,101 Section 8 vouchers.[[57]](#footnote-57) About 4,031 vouchers were project-based vouchers, which HPD reserves for the development of senior affordable and extremely low income housing units.[[58]](#footnote-58) Of the total 40,101 vouchers, about 15,392 are utilized by senior households, as defined by HUD.[[59]](#footnote-59) Total funding for HPD’s Section 8 program for FY 2020 is about $455.3 million, including $22.9 million in Administrative fees.[[60]](#footnote-60)

*The Senior Affordable Rental Apartments (SARA) Program*

In 2014, HPD launched the SARA program, which funds the construction of new affordable housing for low-income seniors.[[61]](#footnote-61) 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 seniors aged 62 years and older.[[62]](#footnote-62) 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 seniors referred by a City or State agency.[[63]](#footnote-63) The remaining units are marketed through the housing connect lottery.[[64]](#footnote-64)

From January 2014 through March 2019, HPD has financed the construction of 7,677 senior affordable housing units, including the construction of 3,526 units and the preservation of 4,151 units as part of commitments under *Housing New York*.[[65]](#footnote-65) Over the FY 2020-2023 period, HPD’s Capital Commitment Plan allocates $508.3 million to finance senior affordable housing units through the SARA program and the HUD 202 program.[[66]](#footnote-66) These funds will produce 1,000 units of senior affordable housing units financed annually over that time period.[[67]](#footnote-67)

1. **The Department for the Aging**

While DFTA is not involved with the construction of senior affordable housing, the agency does offer certain programs to help seniors 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.[[68]](#footnote-68) The Home Sharing Program pairs individuals aged 60 or older with other older adults, younger adults, or developmentally disabled individuals into homes owned by a non-profit organization or an individual.[[69]](#footnote-69) 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.[[70]](#footnote-70) 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.[[71]](#footnote-71) Home sharing allows older adults to split rent, combats social isolation, and promotes intergenerational engagement between roommates.[[72]](#footnote-72)

The FY 2019 Preliminary Budget added $1.4 million for the Senior Home Sharing Program in FY 2019 and $1.1 million in FY 2020 and in the out years.[[73]](#footnote-73) In FY 2018, the Council funded NYFSC home sharing and respite care program at approximately $100,000. In Fiscal 2020, the Council support increased to $130,000.[[74]](#footnote-74)

DFTA also partners with legal providers across the five boroughs to offer older adults free legal services, including services related to landlord-tenant issues.[[75]](#footnote-75) Additionally, in partnership with the Civil Court of the City of New York, DFTA operates the Assigned Counsel Project (ACP) for individuals aged 60 and older.[[76]](#footnote-76) ACP provides eligible older adults with a social worker and lawyer who assist them with their Housing Court cases. ACP offers older adults the following services for free:

* Legal representation.
* Social work advocacy and assistance with securing:
  + Financial grants to cover arrears, and
  + Entitlements such as SCRIE, Medicare/Medicaid, home care, Access-a-Ride, Meals on Wheels, etc.[[77]](#footnote-77)

1. **Conclusion**

By all metrics, the senior population of New York City is booming. As the City’s senior population grows, the City must take measures to ensure that its seniors have access to housing that is safe, affordable and accessible. Although the Mayor and HPD have announced projects to both develop and preserve affordable senior housing, timelines are unclear and many questions remain.

The Committee on Aging and the Committee on Housing and Buildings therefore seek to hear from HPD and DFTA about the current state of senior affordable housing in the City, including plans to increase senior affordable housing stock, updates on City programs that help seniors afford housing, strategies to improve services and facilities for seniors to “age in place,” and measures the City has taken and plans to take to improve housing safety, affordability, and accessibility for its senior population.

1. **Legislation**

Below is a brief summary of the legislation being heard by the Committee at this hearing. This summary is intended for informational purposes only and does not substitute for legal counsel. For more detailed information, you should review the full text of the bill, which is attached below.

***Int. No. 6, A Local Law to amend the administrative code of the city of New York, in relation to evictions of elderly tenants***

This bill would add a new chapter 18 to title 26 and would require owners to disclose certain information to the City before evicting tenants age 62 or older and would require the City to provide information to such tenants about available legal assistance. Section 26-1801 of section one would define the terms “dwelling unit,” “owner,” “commissioner,” “department,” “senior” and “senior occupant” for purposes of this section. Section 26-1802 would require owners to give notice to senior occupants of eviction proceedings being brought against them, and to provide the Department of Housing Preservation and Development (HPD) with any such tenant’s information. Section 26-1803 would require HPD to provide senior tenants facing eviction with information about available legal services. Section 26-1804 would require HPD, in conjunction with the Commission on Human Rights, to provide the mayor and speaker of the council with annual reports. Section 26-1805 would make any violation of section 26-1802 a class A misdemeanor.

This legislation would take effect 120 days after it becomes law.

***Int. No. 225, 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***

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. Subdivision a of section one would require owners to provide grab bars and treads in bathrooms when requested by a tenant who is a senior or who has a disability, and to annually notify tenants of such requirement. Subdivision b of section one would require HPD to promulgate rules pursuant to this section. Subdivision c of section one would make any violation of this section or rules promulgated pursuant to such section a misdemeanor punishable by fine or imprisonment, as well as an additional civil penalty. Subdivision d of section one would define the terms “senior citizen” and “person with a disability” for purposes of this section.

Subdivision a of section two would define the terms “eligible owner,” “multiple dwelling unit,” “person with a disability” and “senior citizen” for purposes of this section. Subdivision b of section two would establish a tax abatement for grab bars installed pursuant to subdivision a of section one. Subdivision c of section two would set a limit on the amount of abatement an owner can receive for installing grab bars. Subdivision d of section two would require applications for a tax abatement under this section to be submitted according to rules promulgated by the Department of Finance.

This legislation would take effect 90 days after it becomes law.

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Int. No. 6

By Council Members Barron, Brannan and Koslowitz

..Title

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

..Body

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 18 to read as follows:

CHAPTER 18

EVICTIONS OF ELDERLY TENANTS

§ 26-1801 Definitions.

§ 26-1802 Notification requirement.

§ 26-1803 Tenant assistance.

§ 26-1804 Reporting.

§ 26-1805 Violations.

§ 26-1801 Definitions. As used in this chapter, the terms “dwelling unit” and “owner” shall have the meanings ascribed to such terms by the housing maintenance code and:

Commissioner. The term “commissioner” means the commissioner of housing preservation and development.

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

Senior. The term “senior” means a person who is sixty-two years of age or older.

Senior occupant. The term “senior occupant” means, with respect to a dwelling unit, a person who is (i) a senior or the spouse or domestic partner of a senior and (ii) entitled to the possession or use and occupancy of such unit.

§ 26-1802 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 a dwelling unit, pursuant to article seven of the real property actions and proceedings law, upon a senior occupant of such unit, the owner shall provide notification to the department of the name, address and phone number of the senior occupant. Such notification shall be in a form and manner determined by the department.

§ 26-1803 Tenant assistance. Upon receiving a notice pursuant to section 26-1802, the department shall provide to the senior occupant identified on the notice a list of persons that may provide legal services to senior tenants, including low-income senior tenants, or that may assist such tenants in obtaining legal services.

§ 26-1804 Reporting. The commissioner, in conjunction with the commissioner of the commission on human rights, shall analyze the information received pursuant to section 26-1802 and shall, by no later than July first in each year, electronically submit to the mayor and the speaker of the council, and make publicly available online, a report regarding the findings of such analysis including, but not limited to, any trends identified in evictions of senior tenants and any finding or pattern of discrimination against senior tenants with respect to eviction.

§ 26-1105 Violations. Any person who violates section 26-1802 shall be guilty of a class A misdemeanor.

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

LS 22/Int. 477-2014

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Int. No. 225

By Council Member Brannan

..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

..Body

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 27-2046.4 to read as follows:

       § 27-2046.4 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 five hundred dollars or 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 five hundred dollars per violation.

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

1. "Senior citizen" means a person who is at least sixty years of age.

2. "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:

1. "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.

2. "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.

3.  "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.

4. "Senior citizen" shall mean a person who is at least sixty years of age.

b. For fiscal years beginning on and after the first of July, two thousand fourteen, 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:

(i) 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 two hundred fifty dollars; or

(ii) 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 four hundred dollars; or

(iii) 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 eight hundred dollars.

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.

WCJ-PLS

LS 251/Int. 309-2014

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2. *Id.* [↑](#footnote-ref-2)
3. *Id.* [↑](#footnote-ref-3)
4. *Annual Plan Summary April 1, 2018 – March 31, 2019*, NYC Department for the Aging, Sept. 2017, *available at* <https://www1.nyc.gov/assets/dfta/downloads/pdf/reports/DFTAAnnualPlanSummary2017.pdf>. [↑](#footnote-ref-4)
5. *Id.* [↑](#footnote-ref-5)
6. Kelly Mena and Victoria Merlino, *NYC’s housing supply can’t keep up with its job growth: report*, Brooklyn Daily Eagle, Nov. 8, 2019, *available at* <https://brooklyneagle.com/articles/2019/11/08/nycs-housing-supply-cant-keep-up-with-its-job-growth-report/>. [↑](#footnote-ref-6)
7. *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-7)
8. *Id.* [↑](#footnote-ref-8)
9. *Id.*  [↑](#footnote-ref-9)
10. *Id.* [↑](#footnote-ref-10)
11. *Area Median Income (AMI)*, NYC Housing Preservation & Development*, available at* <https://www1.nyc.gov/site/hpd/renters/area-median-income.page>. [↑](#footnote-ref-11)
12. *Median Family Income Calculation Methodology*, Office of Policy Development and Research, *available at* <https://www.huduser.gov/portal/datasets/il/il2019/2019MedCalc.odn>. [↑](#footnote-ref-12)
13. *Area Median Income (AMI)*, NYC Housing Preservation & Development*, available at* <https://www1.nyc.gov/site/hpd/renters/area-median-income.page>. [↑](#footnote-ref-13)
14. *Affordable Housing*, U.S. Department of Housing and Urban Development, *available at*  <https://www.hud.gov/program_offices/comm_planning/affordablehousing/>. [↑](#footnote-ref-14)
15. *Aging with Dignity: A Blueprint for Serving NYC’s Growing Senior Population*, NYC Comptroller, Mar. 21, 2017, *available at*  <https://comptroller.nyc.gov/reports/aging-with-dignity-a-blueprint-for-serving-nycs-growing-senior-population/>. [↑](#footnote-ref-15)
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