



# Homes and Community Renewal

June 2017

## Governor Cuomo Directs Investigation Into Landlord Policies and Practices Across New York State to Stamp Out Discrimination and Unlawful Targeting of Immigrants

Governor Cuomo has directed HCR, along with the Department of State and the Division of Human Rights, to launch a comprehensive statewide investigation of landlord policies and practices that may discriminate against individuals based on their immigration status, national origin, ethnicity or race. Additionally, the state will launch a new campaign designed to educate both landlords and tenants about their legal rights and responsibilities.

In New York, it is illegal to require a tenant to provide immigration status information as a condition to renew their lease.

The Governor's [Immigrant Resource Guide](#) outlines programs and initiatives designed to support immigrants and their families. In conjunction with the guide, HCR and the Division of Human Rights have developed an [Immigration and Housing Fact Sheet](#) that addresses "Frequently Asked Questions" related to immigration status, housing discrimination, and tenant harassment.

[Read the complete announcement.](#)

## In the Spotlight: Tenant Protection Unit



Earlier this month, the State Supreme Court [issued a ruling](#) that upheld rent reform laws and the creation of the Governor's Tenant Protection Unit (TPU).

To date, TPU has successfully returned close to 60,000 improperly deregulated apartments and recovered nearly \$4 million in overcharged rent for unsuspecting tenants through settlement agreements and administrative proceedings.

Governor Cuomo said, "We created the Tenant Protection Unit to give renters a voice and to crack down on those who seek to harass and intimidate them out of their homes. This ruling upholds the creation of the TPU and additional renter protections advanced by this administration, which is a victory for the more than 2 million rent-regulated tenants across New York. Make no mistake: We will continue to protect tenants and move aggressively against unscrupulous landlords who seek to violate their rights and the law."

In partnership with TPU, Attorney General Eric Schneiderman investigated and indicted Steven Croman, a major New York City landlord with more than 140 apartment buildings across Manhattan, for fraudulently refinancing loans and committing tax fraud. Croman recently [entered a guilty plea](#). Under the terms of the plea, he will serve one year of jail time on Rikers Island and pay a \$5 million tax settlement.

TPU also collaborated with Attorney General Schneiderman on the investigation and indictment of Crown Heights landlord David Melamed. Melamed was [found guilty](#) earlier this month on three counts of Unlawful Eviction of rent stabilized tenants and could face up to one year in jail.

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## Affordable and Supportive Housing Requests for Proposals

Earlier this month, Governor Cuomo announced the second phase of a historic \$20 billion five-year [plan](#) for the creation or preservation of 100,000 affordable and 6,000 supportive housing units.

State agencies issued three separate Requests for Proposals to provide more than \$650 million in capital funding and \$30 million in service and operating funding for supportive housing.

HCR issued an RFP for more than \$588 million to advance the creation and preservation of a wide range of affordable housing, including up to \$175 million for supportive housing as part of the Supportive Housing Opportunity Program. Applications will be reviewed as received and funding determinations will be made throughout the year.

[The RFP is available on our website.](#)

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## Section 3 Match Up Sessions Connect Eligible Workers and Businesses with Potential Opportunities on HCR-Funded Housing Projects

HCR is hosting free Section 3 Match Up sessions around the state to connect local developers and contractors, municipalities and nonprofit organizations receiving funding from HCR with residents and eligible businesses for potential employment and contracting opportunities.

Under Section 3 of the United States Housing and Urban Development (HUD) Act of 1968, the Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very low- income residents in connection with projects and activities in their neighborhoods.

Upcoming Match Up sessions:

- August 2: Boeblert Transportation Center, Utica
- August 22: Elmira
- September 20: Geneva Housing Authority, Geneva

Email [feho@nyshcr.org](mailto:feho@nyshcr.org) for more information.

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## HCR In Action



### [SONYMA Hosts Spruce Up Events in Troy, Buffalo and Newburgh](#)

SONYMA Spruce Up is a series of neighborhood cleanup events that took place in May and earlier this month in Troy, Buffalo and Newburgh.

Volunteers and NYS staff teamed up to perform beautification projects and make minor repairs for residents.

### [HCR Announces Transformation of West Side Knitting Mill into 40 State-of-the-Art Loft Apartments; 35 for Working Families](#)

The Edo Sales Building, a former 100-year old



knitting factory on Syracuse's West Side, has been rehabilitated and transformed into Harbor Street Lofts, a mixed-income apartment complex for 40 Syracuse families.

The adaptive reuse of the historic building was a Priority Project of Governor Cuomo's Central New York Regional Economic Development Council and complements CNY Rising, the Upstate Revitalization Initiative that is growing the economy and creating more opportunities for area families.

### [HCR, NYCHA and HUD Announce \\$560 Million Upgrade and Preservation of NYCHA'S Ocean Bay Bayside Apartments in Far Rockaway](#)



The federal, state, city and private investment will finance essential infrastructure upgrades, support state-of-the-art resiliency and security systems, and the renovation and preservation of the public housing complex that is home to nearly 4,000 residents in Far Rockaway, Queens.

### [Governor Cuomo Announces Construction of \\$8.2 Million Affordable Housing Development for Seniors in City of Oneida](#)



Seneca Fields Apartments will provide 32 affordable homes for those who are aged 55 and older in the City of Oneida, Madison County. Ten apartments will be reserved for formerly homeless seniors who will receive supportive services.

### [HCR, NYSEDA and Partners Announce Marcus Garvey Apartments' \\$190 Million Renovation in Brownsville, Brooklyn; Extending Affordability for 40 More Years](#)



The major renovation to the 625-apartment Mitchell-Lama complex returns 80 unoccupied homes to the rent rolls and deepens affordability.

The developer worked with energy partners, including Con Edison, on the construction of a microgrid system that will reduce the property's power consumption by managing the generation and storage of renewable energy.

### [Governor Cuomo Announces Opening of \\$22 Million Affordable and Supportive Housing Development in Troy](#)



Tapestry on the Hudson will provide 67 apartments for families and formerly homeless residents. The project included renovating the former Wilbur, Campbell, & Stephens Co. Factory, which was built in 1899.

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