



HOUSING NOW

June 2021

BREAKING NEWS: 2021 LEGISLATION SESSION ENDS

The 2021 legislative session ended on Friday, June 11, 2021. The bills that directly could have affected Manufactured & Modular Housing here in New York which did not get a vote in the Assembly include: the right of first refusal {A6231 (THIELE) / S6085 (SKOUFIS)}, and amendments to the rent control bill, S. 6199 {(SKOUFIS) / A. 6755 (BARRETT)}.

Mark Glaser, Esq. & the staff at Greenberg Traurig did a great job connecting us with Senator Helming and Assemblyman Thiel to give us an opportunity to explain our opposition, and also submitted letters of opposition against the amendments to the rent control bill and the right of first refusal. Mark will be providing us with an update to wrap all this up, and we will forward that to membership once received.

29th ANNUAL SUMMER OUTING: AUGUST 4, 2021

Our 29th Annual Summer Outing is a great opportunity for camaraderie, networking and just plain fun! This year's Outing will be held on August 4, 2021 at Drumlins Golf & Country Club in Syracuse. Registration and sponsorship forms can be found on our website at: www.nyhousing.org/events/2021-summer-outing

One thing we hope you immediately notice is that prices have been **held at the reduced 2019 rates!** We did this in 2019 and the turnout was the best in many years. We encourage our members to bring as many of your fellow employees as possible.

We will be holding the 3-hour Continuing Education Course in the morning while many members are out on the links. We

encourage those taking the CE course to spend the afternoon at the clam bake. It is a wonderful time for those that are new to our industry to meet with other members and strengthen working relationships.

We will observe any and all guidelines from both NYS and the CDC regarding the safety and health of our members and participants. We already have a sponsor for individual hand sanitizers for all participants – thanks, Blevins!

This is going to be a great time to get together after the long time spent apart. This is ***your*** association and ***your*** Summer Outing. Let's make it a memorable one that we can build on. ***We look forward to seeing you all there!***



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EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP)

AVAILABLE JUNE 1, 2021!

The application process for the Emergency Rental Assistance Program opened June 1st, and it is critical that you get your applications in as soon as possible. Manufactured home residents are available in the first round of payments. Residents can apply themselves or the landlord may apply on the resident's behalf. We are providing the link to the Office of Temporary and Disability Assistance as this is the agency tasked with distributing rent relief. Also, please find attached, the landlords checklist and the tenant checklist that will help you prepare to make application.

Main OTDA Rental Assistance web page: <https://otda.ny.gov/programs/Emergency-Rental-Assistance/>

When applying, landlords/property owners will need to provide:

- Completed W-9 tax form.
- Executed lease with tenant applicant, or if there is no written lease, a cancelled check, evidence of funds transfer or other documentation of the last full monthly rent payment.
- Documentation of rent due from tenant (e.g. ledger, etc.) or attestation on application.
- Banking information to receive direct deposit payment.

The property owner or an authorized property management company will be required to sign the application form and associated certifications agreeing that the information provided, including the amount of rental arrears owed, is accurate and does not duplicate a payment received from another program.

The property owner or authorized property management company must also agree to the following terms as a condition of accepting rental arrears payments:

- The ERAP payment satisfies the tenant's full rental obligations for the time period covered by the payment.
- Waive any late fees due on any rental arrears covered by the ERAP payment.

- Not increase the monthly rental amount above the monthly amount due at the time of application for ERAP assistance for months for which rental assistance is received and for one year from receipt of the ERAP payment.

Not evict the household on behalf of whom the ERAP payment is made for reason of expired lease or holdover tenancy for one year from the receipt of the ERAP payment. An exception to this requirement shall be made if the dwelling unit contains four or fewer units and the property owner or owner's immediate family members intend to immediately occupy the unit for use as a primary residence.

Benefits:

- Up to 12 months of rental arrears payments for rents accrued on or after March 13, 2020.
- Up to 3 months of additional rental assistance if the household is expected to spend 30 percent or more of their gross monthly income to pay for rent.
- Up to 12 months of electric or gas utility arrears payments for arrears that have accrued on or after March 13, 2020.

Payments will be made directly to the landlord/property owner and utility company on behalf of the tenant. Tenant applicants will be notified of the amounts paid on their behalf. If a landlord is difficult to locate or does not otherwise provide information needed to complete the application, funds will be held for up to 180 days to allow sufficient time to locate the landlord and collect required information as well as to provide tenant protections and maximize landlord participation.

Please be aware seven communities that received funding for emergency rental assistance directly from the federal government opted to administer their own programs. **Residents of City of Rochester and Monroe County, the City of Yonkers, Onondaga County and the towns of Hempstead, Islip and Oyster Bay** must apply with their local programs for emergency rental assistance and are ineligible for assistance from the state-administered Emergency Rental Assistance Program.



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MHI MAKES RECOMMENDATIONS TO MHCC ABOUT ENERGY CONSERVATION STANDARDS, HUD CODE CHANGES

In advance a recent Manufactured Housing Consensus Committee (MHCC) Meeting, where the Department of Energy will give a presentation regarding manufactured housing energy conservation standards, MHI urged the MHCC to ensure any potential changes the DOE proposes do not pose excessive compliance and cost burdens on manufactured housing that outweigh benefits to consumers. In its letter, MHI discusses the DOE's 2016 proposed rulemaking about manufactured housing energy conservation standards which failed to adequately assess the cost impact of the regulations or their overlap with HUD oversight on manufactured homes. MHI's cost analysis demonstrated that over a ten-year period, the energy requirements of the 2016 proposed rule would increase costs for homeowners by more than \$500 for a single-section home and over \$1,000 for a double-section home. While DOE has not revealed what it will be proposing, MHI called on

the MHCC to consider the below points when reviewing the presentation:

- DOE's energy conservation standards must balance affordability with energy efficiency.
- Any proposed energy standard must not conflict with HUD standards which are preemptive.
- DOE must work with HUD to develop a clear compliance path to avoid overlapping regulations and ensure clarity.

In addition to the DOE presentation, the MHCC will also review outstanding Log Items for updating the HUD Code including changes to Subpart M, the On-Site Completion of Construction of Manufactured Home, which incorporates many MHI recommendations. MHI has long argued that reasonable updates were needed to Subpart M that would streamline the inspection process and reduce the paperwork requirements. MHI will be participating in this week's MHCC meeting to ensure the industry's concerns are represented.

PRESIDENT PROCLAIMS JUNE NATIONAL HOMEOWNERSHIP MONTH

President Biden has declared June 2021 "National Homeownership Month" with a proclamation "calling upon the people of this Nation to recognize the enduring value of homeownership and to recommit ourselves to helping more Americans realize that dream." As part of his proclamation, he referenced the Administration's efforts to streamline and widen the availability of homeownership to those affected by the COVID-19 coronavirus pandemic, as well as historically underserved communities. Further, he called on HUD to continue to advance affordable and sustainable homeownership.

MHI has been working with HUD Secretary Fudge and Congress to ensure manufactured housing is part of any discussions about addressing the affordable housing shortage in the country. In testimony before Congress, Sec Fudge has confirmed her strong interest to incorporate

manufactured housing into HUD's affordable housing strategies stating she is a "strong proponent," "100% supportive," and that it is "affordable, resilient, energy efficient and something we should do more and more of." Further, MHI is bringing to the Administration's and Congress' attention that there is great opportunity to pursue its racial equity agenda by stepping up HUD actions to support manufactured housing by taking measures that support the availability and placement of manufactured homes in communities across America. Recently, National Mortgage News, an award-winning comprehensive digital information resource serving policymakers and the entire residential mortgage industry, published an opinion piece authored by MHI's CEO Lesli Gooch titled "Advancing Racial Equity Through Manufactured Housing."



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Need any corrections?

Contact:

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MANUFACTURED HOME PARKS REGISTRATION (MHPR)

Beginning in June 2020, the New York State Department of Taxation and Finance and New York State Homes and Community Renewal (HCR) consolidated their registration and reporting systems for manufactured home park owners.

Owners are now required to register their manufactured home communities with the Tax Department through its online application for Manufactured Home Parks Registration.

This will allow the Tax Department to:

- offer an updated online application like those you may already use to report and pay your New York State individual and business taxes;
- view and report all your park data; and
- share updated information with the Office of Real Property Tax Services to facilitate STAR check delivery to those who qualify.

You will be able to:

- manually enter or upload your lot info, and
- update your park information throughout the year.

To better serve you and your manufactured home park community and to provide information for

STAR, you will register with the Tax Department twice each year now: during June and during December. You will now need to provide lot details, including lot numbers, physical addresses, monthly lot rent, and names of adult residents.

What stayed the same?

You should have registered and updated your contact information on the Tax Dept. website, but you will continue to contact HCR regarding:

- adding a new manufactured home park;
- responding to resident complaints; and
- resolving a registration delinquency notice issued by HCR.

What should I be doing now?

You should have started using the new registration system in 2020, so you should have an online MHPR account to gain access to the Tax Dept. registration form on their website.

You can subscribe to the Dept. of Tax & Finance *Manufactured Home Park Owners* email topic for reminders, updates, and tips to make registration fast and simple.

Starting June 2020

Registration for manufactured home parks has a new home at the Tax Department!

To learn more, visit: tax.ny.gov/bus/mhp





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- Aug 3 NYHA Board Meeting, Syracuse
- Aug 4 Summer Golf Outing, Drumlins
- Aug 4 Continuing Education, Syracuse
- Aug 5 21B & Mechanics Training, Syracuse

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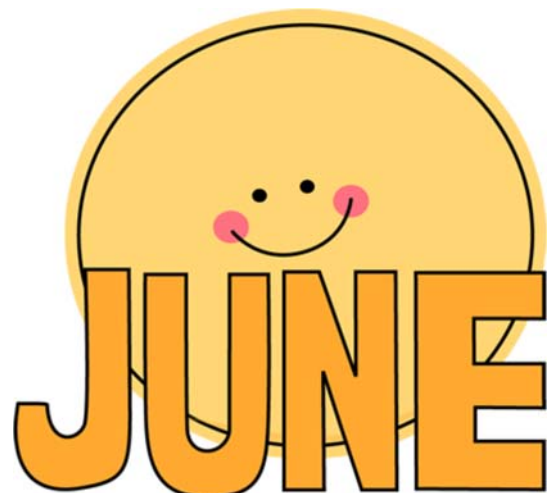
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MHI: SUPREME COURT ASKED TO BLOCK CDC'S EVICTION MORATORIUM

A coalition of Realtor groups has asked the Supreme Court to block the U.S. Centers for Disease Control and Prevention's (CDC) federal eviction moratorium after the U.S. Court of Appeals for the D.C. Circuit denied the group's request to lift the "stay" on the eviction moratorium currently in place while the Department of Justice appeals the case in federal court. Previously, the U.S. District Court for the District of Columbia in May had issued a decision invalidating the CDC order, but then "stayed" the decision to give the government time to appeal. As a result of this recent ruling, the CDC eviction

moratorium remains in effect nationwide. The CDC eviction moratorium is set to expire on June 30, 2021.

In case you missed it, MHI recently held a webinar about the CDC's eviction moratorium, how states are implementing their rental assistance programs and how manufactured housing residents and landlords can access these funds. Visit MHI's website to watch a recording of the webinar and enter your member login to access the page.

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Assessment Issues?

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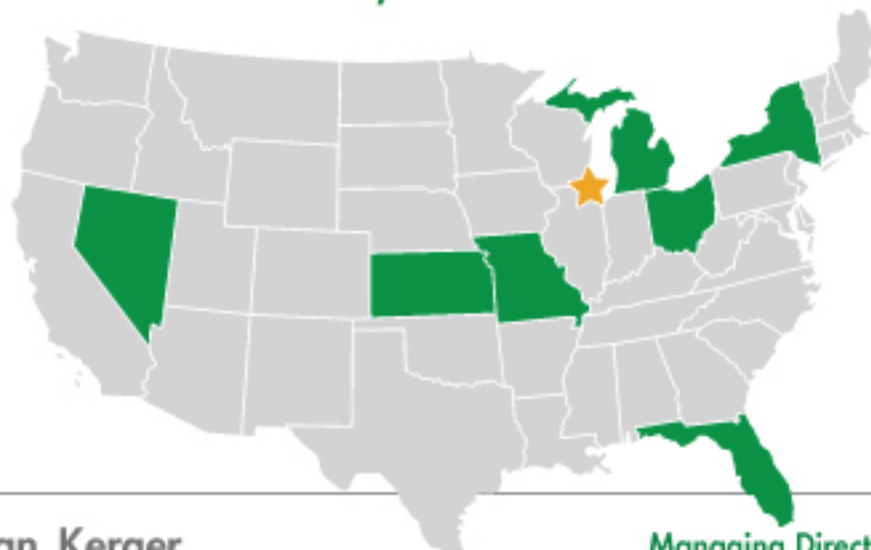


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