

New York State Federal Housing Trust Fund Program Rehabilitation Standards

All rehabilitation that is performed using federal Housing Trust Fund (HTF) funds must comply with 24 CFR 93.301(b) and meet the following requirements:

1. Applicants must perform a capital needs assessment according to the Integrated Physical Needs Assessment (IPNA) Standard (attached) and forms or other format approved by HCR to determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project. Items identified in the capital needs assessment at a minimum must:

- Identify life-threatening deficiencies that must be addressed immediately.
- Address, at a minimum, the following major systems:
 - Structural support,
 - Roofing,
 - Cladding and weatherproofing (e.g. windows, doors, siding, gutters),
 - Plumbing,
 - Electrical, and
 - Heating, ventilation, and air conditioning.
- Estimate the remaining useful life of each of these major systems upon project completion based on current age and condition.

2. Upon completion, the rehabilitation work and HTF-assisted project and units must:

- Meet all applicable State and local codes, ordinances, and requirements. In the absence of an applicable State or local building code, the project must meet the International Existing Building Code of the International Code Council. Such codes, ordinances, and requirements may include, but are not limited to, the following as applicable:
 1. NYS Uniform Fire Prevention and Building Code.
 2. New York City Building Code.
 3. Energy Conservation Construction Code of New York State.
 4. Energy Conservation Code of New York City.
 5. Multiple Dwelling Law.
 6. "Covered multifamily dwellings," as defined at 24 CFR 100.201, must meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).

7. 24 CFR Part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794, and Titles II and II of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36.
 8. Federal Labor Standards regulatory requirements (Davis-Bacon Related Acts).
 9. New York State Labor Law, Industrial Code Rule 56.
 10. Evaluation and Control of Lead-Based-Paint Hazards in Housing (HUD-1539-LBP, Current Edition and 24 CFR Part 35).
 11. EPA Renovation, Repair and Painting Rule (40 CFR Part 745).
 12. New York State Department of Labor Mold Program.
 13. New York City "Guidelines on Assessment and Remediation of Fungi in Indoor Environments".
 14. US Environmental Protection Agency Mold Prevention in Schools and Commercial Buildings.
 15. Model Standards and Techniques for Control of Radon in New Residential Buildings, EPA 402-R-94-009, March 1994.
 16. ASTM E1465-08a Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings (or most current edition).
 17. ASTM E2121-09 Standard Practice for Installing Radon Mitigation Systems in Existing Low-Rise Residential Buildings (or most current edition).
 18. Phase I Environmental Site Assessment ASTM E1527-13, or most current edition.
 19. NYS Smart Growth Public Policy Act.
 20. NYSDEC Prohibited and Regulated Invasive Species, 6 NYCRR Part 575.
- Be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703.
 - Where relevant, be improved to mitigate the impact of potential disasters (e.g. earthquake, hurricanes, flooding, and wildfires) in accordance with State and local codes, ordinances, and requirements, or such other requirements as HUD may establish.
 - Provide for installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100, except where determined and documented by New York State Homes and Community Renewal in accordance with 24 CFR 93.407(a)(2)(iv) that:
 - a) The location of the substantial rehabilitation makes installation of broadband infrastructure infeasible;
 - b) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of the project or in an undue financial burden; or

- c) The structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.

- 3. If the remaining useful life of one or more major system is less than the project's period of affordability (at least 30 years), a replacement reserve with monthly payments of adequate size must be established to repair and replace systems as needed.

- 4. The project must comply with any and all other requirements at 24 CFR 93.301 (b) not outlined or stated herein.