

NY Rising Housing Recovery Program Guidance on the Prohibition of Luxury Items

The intent of the NY Rising Housing Recovery Program is to assist owners of residential property who sustained damage due to Hurricane Sandy, Hurricane Irene, and Tropical Storm Lee in restoring their dwelling to a standard that supports the national objective of a “decent home and suitable living environment” of the federal Community Development Block Grant Disaster Recovery (CDBG-DR) program, which is providing New York State with the funding to implement repair and reconstruction activities. Applicants assisted under the NY Rising Housing Recovery Program may have their homes repaired, rehabilitated, or reconstructed to basic construction standards, but these standards do not include luxury items that are above the minimum construction standards of the program. Homeowners that wish to include a luxury item may elect to pay the difference between what the NY Rising Housing Recovery Program provides and the actual cost of the item.

The following list provides examples of luxury items that are not eligible to be paid for by CDBG-DR funds; however this list is for illustrative purposes and is not exhaustive.

1. Detached garages (Attached garages only allowable when repairing a home with an existing attached and damaged garage)
2. Garage door openers
3. Alarm systems, excluding smoke, fire & CO alarm systems
4. Irrigation systems, fountains, ponds, etc.
5. Sound systems, wireless computer & communication systems
6. Light fixtures beyond standard builder’s package grade, except to allow similar models that are ENERGY STAR compliant fixtures.
7. Lighting controls beyond standard one & three way switches
8. Exterior lighting beyond lights at entry doors
9. Out buildings (i.e. sheds, gazebos, trash enclosures, & pool houses)
10. House vacuum systems
11. Swimming pools, hot tubs, saunas, etc. and associated equipment
12. Appliances beyond standard builder’s package (no laundry equipment, built-in microwave)
13. Other than 30 inch wide builder’s grade electric or gas kitchen ranges (i.e. no wall ovens or in-cabinet appliances; exceptions made for wall ovens and range tops for residents with mobility impairment)
14. Refrigerator styles beyond builder’s standard, top freezer mounted models with these nominal size limits per # of bedrooms: 1br: 14cf; 2 br: 18cf; 3br: 20cf; 4 br: 25cf (exceptions made for side-by-side and bottom mounted freezers for residents with a mobility impairment)
15. Portable appliances (i.e. air conditioners, electric heaters, etc.)
16. Countertops beyond standard, builder’s grade plastic laminate. (i.e. no stone, composite stone or solid surface)
17. Vanity tops beyond standard builder’s grade plastic laminate or builder’s grade simulated stone
18. Cabinets beyond standard builder’s grade

19. Built-in bookshelves, radiator covers, or any item requiring custom millwork or shop drawings
20. Kitchen sinks and bathroom fixtures beyond standard builder's grade (i.e. porcelain, composite, stone, & solid surface)
21. Door hardware beyond builder's grade entry hardware for exterior doors and residential grade for interior doors; knobs to be builder's standard
22. Stone tile floors & walls
23. Wood trim profiles and species beyond standard builder's grade; stain grade is allowable to replace existing stained trim
24. Luxury carpet
25. Wall paper
26. Built-in closet systems – only rod & shelf allowed
27. New fireplaces (wood, gas, or electric); repairs to storm damaged fireplace chimneys are allowed
28. Exterior decks, unless to allow for egress on homes being elevated; materials limited to builder's grade composite decking and rail systems
29. Covered porches, unless replacing an existing covered porch
30. Carports
31. Similar items as determined by the NY Rising Housing Recovery Program