



NY Rising Housing Recovery Program Rental Properties Repairs Frequently Asked Questions

July 28, 2014

In order to repair my dwelling what do I have to do?

1. ***Stop work! NY Rising cannot fund repairs undertaken between the time the application is submitted and when the environmental review is complete.***
2. Read and sign the Grant Agreement
3. Deposit check into bank account
4. Hire a design professional
5. Hire a general contractor
6. Complete the work and receive required environmental clearances

Construction is in progress on my property. Should I stop construction until I hear from NY Rising?

Construction should stop as of the date your application is submitted and should not recommence until the required environmental review is complete. NY Rising cannot provide assistance for any work completed between the date of submission of the application and the date the environmental review is completed.

Who pays the design professional and general contractor?

You, the applicant, will pay your design professional and general contractor directly, with funds provided by NY Rising. Your Estimated Cost of Repairs (ECR) will include a design professional fee in an amount equal to 10% of the ECR total, to be used to hire your design professional to develop the plans and specifications required to apply for a permit.

How do I select a design professional or a general contractor?

You may hire a design professional or general contractor of your choice. Guides to selecting a design professional or general contractor are posted [here](#).

My design professional and/or general contractor wants me to sign a contract with them, should I?

New York State law requires design professionals and general contractors to provide a written contract for home improvement work. Contracts must be in writing, legible and in plain English. A copy must be given to the customer before any work is done.

7/29/2014 11:06 AM



What is “Davis Bacon”?

“Davis Bacon” is the federal wage structure and reporting system which is required for any construction contract that applies to 8 or more residential units. It applies to any construction work to be undertaken after applying to the program and receiving environmental approval (“repair”). Davis Bacon does not apply to construction undertaken prior to applying to the program (“reimbursement”).

I have signed contracts with the design professional and general contractor, now what?

Your design professional will work with you to develop a scope of work that will address all of the items in the Estimated Cost of Repairs (ECR). They will also make sure that all work is designed to be in compliance with the Program’s required building and energy codes. They will also hire other specialty consultants, such as a soil engineer and a surveyor, if you are elevating your dwelling.

There is work that I want to be done that is not in the ECR. How do I handle this?

The ECR prepared by the NY Rising damage assessor includes only items of work that the Program will pay for in order to provide you with decent, safe and sanitary housing. Any items of work that are not in the ECR would be considered an upgrade. Applicants must pay for upgrades with their own funds.

How, and when, do I receive the second payment and the final payment?

Early in the process, NY Rising will perform environmental clearance tests, or you can work with your design professional and contractor to arrange these tests; then submit documentation to the Program for reimbursement for these tests. After the tests are completed and you have reached 50% completion of the project, you can request a midpoint inspection in order to receive your second payment of 40% of the ECR. Once you have completed all of the work in the ECR, you can request a final site visit, where the Program will determine that all of the work included in the ECR was completed and meets all Program requirements. At this point, you must provide documentation of completed work including a Certificate of Occupancy, an Elevation Certificate, and other Program required documentation (see Required Documents). After this closeout process is completed, you will receive the balance of your award payment.