NEW YORK STATE OF OPPORTUNITY. | ConnectALL

A Division of Empire State Development

Affordable Housing Connectivity Program

Property Owner Information Session

May 29, 2025

Agenda

- ConnectALL Overview
- Affordable Housing Connectivity Program Overview
- Responsibilities of Internet Service Providers and Property Owners
- Q&A

CONNECTALL OVERVIEW

ConnectALL is Governor Hochul's initiative to transform New York's digital infrastructure, build a robust broadband marketplace, and bring affordable, reliable, high-speed internet service to all New Yorkers.

Governor Hochul delivering the 2022 State of the State address.

ConnectALL Signature Programs

ConnectALL Deployment Program	Affordable Housing Connectivity	Digital Equity Program
Connectivity Innovation	Municipal Infrastructure Program	Excelsior Broadband Network

Affordable Housing Connectivity Program Overview

Affordable Housing Connectivity Program Overview

The Affordable Housing Connectivity Program is the nation's largest program to upgrade broadband infrastructure in affordable housing properties and connect low-income residents with in-unit internet access.

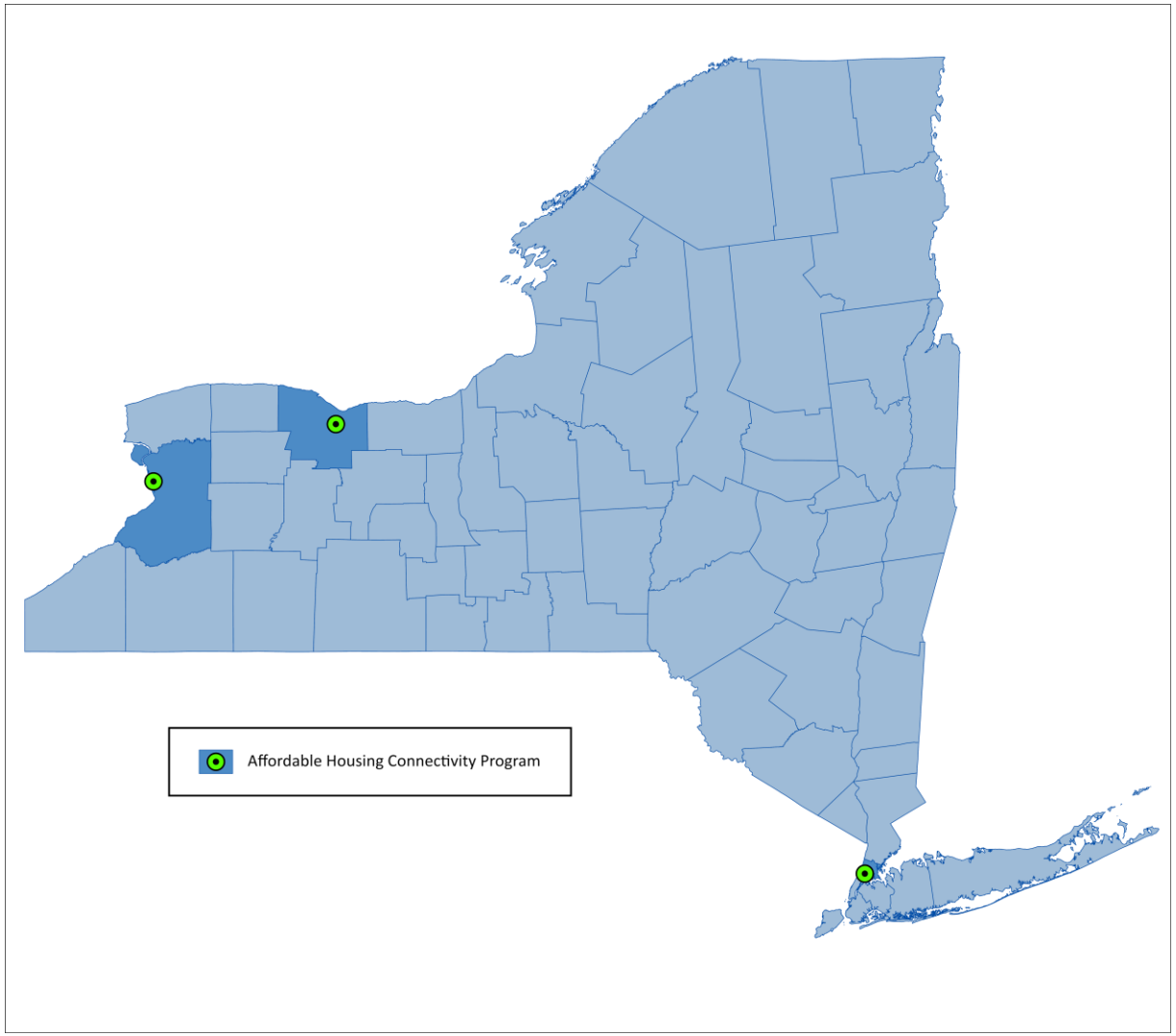
- ConnectALL, in consultation with NYS Homes and Community Renewal (HCR), is granting funds to eligible Internet Service Providers and broadband deployment entities to meet this timeline and allow for economies of scale to maximize properties served
- The Program has a goal to connect 100,000 homes in affordable housing across the state
- ConnectALL is pairing eligible applicants with owners of public and affordable housing properties who have expressed interest in no-cost broadband installations
- Projects must reliably deliver service that is or is scalable to a minimum of 100/100 Mbps
- Projects must be substantially completed by 2026

Program Timeline

Program Rollout	2023	2024	2025	2026
1. Program Design and Property Pipeline Preparation				
2. Grantee and Property Matching				
3. Awarding Grants				
4. Infrastructure Deployment				
5. Launching Digital Inclusion Resources				

DECEMBER 2024 ANNOUNCEMENT

Governor Hochul announced the first three awards under AHCP: https://bit.ly/AHCP-announcement-dec-2024



ConnectALL has committed

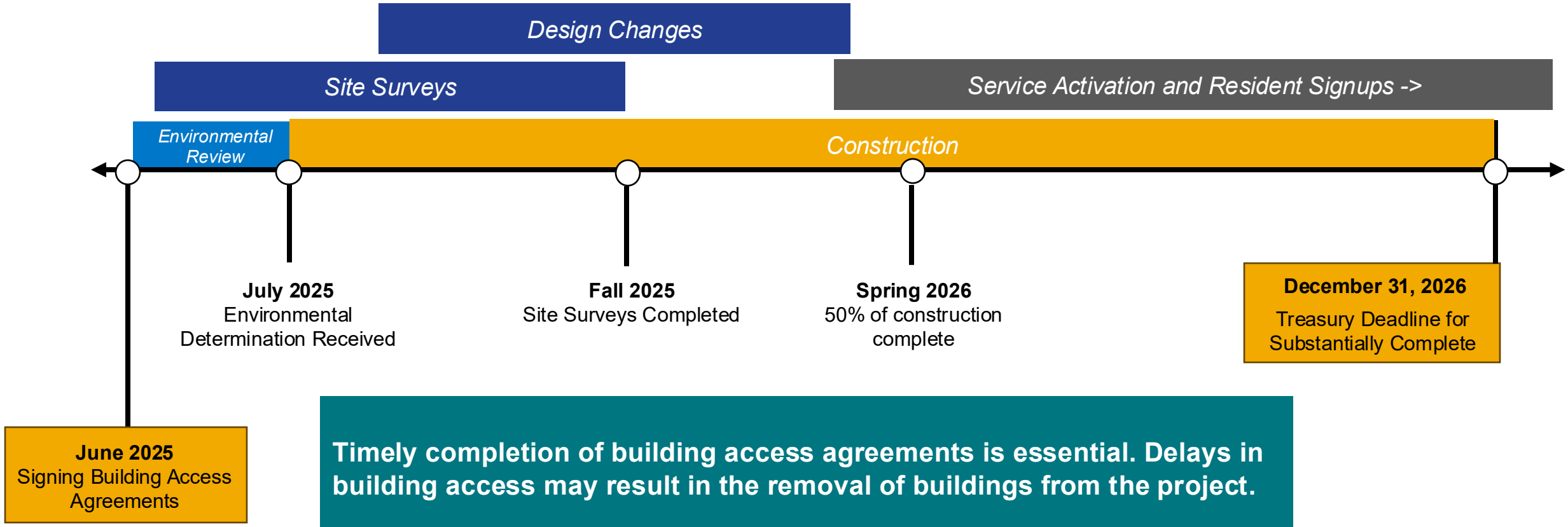
$13.1 million

through the first three awards to bring new infrastructure, consumer choice, and low-cost service to homes in affordable and public housing

- First awards will provide new broadband service options for over 14,000 low-income households across 780 buildings
- Broadband service rates starting at $10 per month, with Gigabit-speed service at $30 per month, are locked in through 2034
- Grantee is partnering with local nonprofit organizations to provide comprehensive digital literacy support
- Additional portfolios under review

PROJECT TIMELINE

Initial AHCP projects in Buffalo, Rochester, and New York City have key dates to complete construction by the required deadline for federal funding.



Timely completion of building access agreements is essential. Delays in building access may result in the removal of buildings from the project.

Responsibilities of Internet Service Providers and Property Owners

Internet Service Provider Responsibilities

The Provider's primary responsibilities will include:

- Designating a primary point of contact for ConnectALL and the assigned Owner
- Designing and implementing property-specific broadband deployment plans, subject to ConnectALL and Owner review
- Entering into an agreement with the assigned Owner
- Coordinating all site-based activities with the Owner
- Limiting disruption to residents and communicating planned disruptions in advance
- Returning the property in a broom-clean state and repairing any damage caused during installation activities
- Operating, monitoring, and maintaining all infrastructure and equipment and providing ongoing customer support
- Submitting verification of work completed and service provided including coordinating on-site inspection per grant agreement
- Marketing the service to tenants and supporting broadband adoption and digital literacy

Property Owner Responsibilities

Property Owners' primary responsibilities will include:

Designating a primary point of contact for ConnectALL and the assigned Grantee

Completing building access agreement(s) with the assigned Grantee

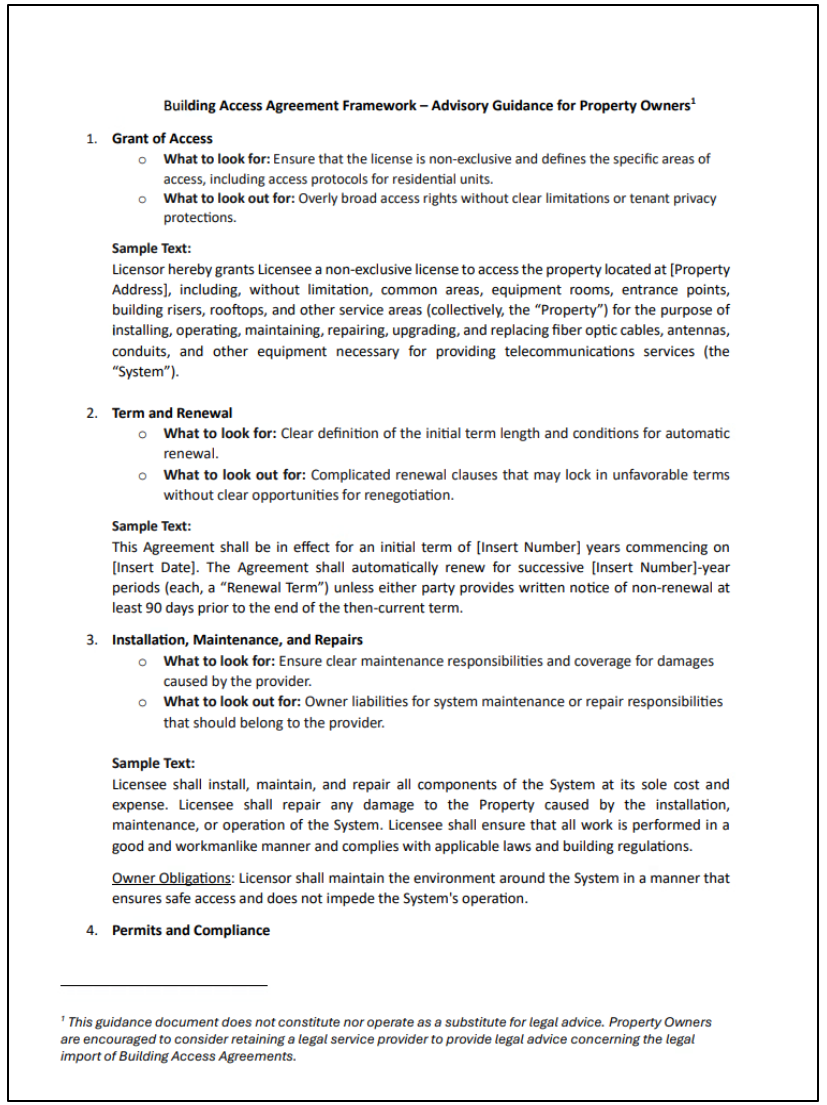
Providing interior and exterior building **access to the Grantee** as necessary and as specified in the Building Access Agreements

Property Owner Q&A: **https://bit.ly/ahcp-property-owner-QA**

Reviewing Building Access Agreements

What to expect:

- The Internet Service Provider (the Provider) will reach out to you directly
- The Provider will provide you with a copy of the Building Access Agreement (the Agreement)
- When you sign an Agreement, the Provider will begin site surveys
- See *Building Access Agreement Framework* for what to look for in the Agreement and sample text: **https://bit.ly/building-access-agreement-guidance**



Building Access Agreement Framework – Advisory Guidance for Property Owners[1]

1. **Grant of Access**
   - **What to look for:** Ensure that the license is non-exclusive and defines the specific areas of access, including access protocols for residential units.
   - **What to look out for:** Overly broad access rights without clear limitations or tenant privacy protections.

   Sample Text:
   Licensor hereby grants Licensee a non-exclusive license to access the property located at [Property Address], including, without limitation, common areas, equipment rooms, entrance points, building risers, rooftops, and other service areas (collectively, the "Property") for the purpose of installing, operating, maintaining, repairing, upgrading, and replacing fiber optic cables, antennas, conduits, and other equipment necessary for providing telecommunications services (the "System").

2. **Term and Renewal**
   - **What to look for:** Clear definition of the initial term length and conditions for automatic renewal.
   - **What to look out for:** Complicated renewal clauses that may lock in unfavorable terms without clear opportunities for renegotiation.

   Sample Text:
   This Agreement shall be in effect for an initial term of [Insert Number] years commencing on [Insert Date]. The Agreement shall automatically renew for successive [Insert Number]-year periods (each, a "Renewal Term") unless either party provides written notice of non-renewal at least 90 days prior to the end of the then-current term.

3. **Installation, Maintenance, and Repairs**
   - **What to look for:** Ensure clear maintenance responsibilities and coverage for damages caused by the provider.
   - **What to look out for:** Owner liabilities for system maintenance or repair responsibilities that should belong to the provider.

   Sample Text:
   Licensee shall install, maintain, and repair all components of the System at its sole cost and expense. Licensee shall repair any damage to the Property caused by the installation, maintenance, or operation of the System. Licensee shall ensure that all work is performed in a good and workmanlike manner and complies with applicable laws and building regulations.

   Owner Obligations: Licensor shall maintain the environment around the System in a manner that ensures safe access and does not impede the System's operation.

4. **Permits and Compliance**

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[1] *This guidance document does not constitute nor operate as a substitute for legal advice. Property Owners are encouraged to consider retaining a legal service provider to provide legal advice concerning the legal import of Building Access Agreements.*

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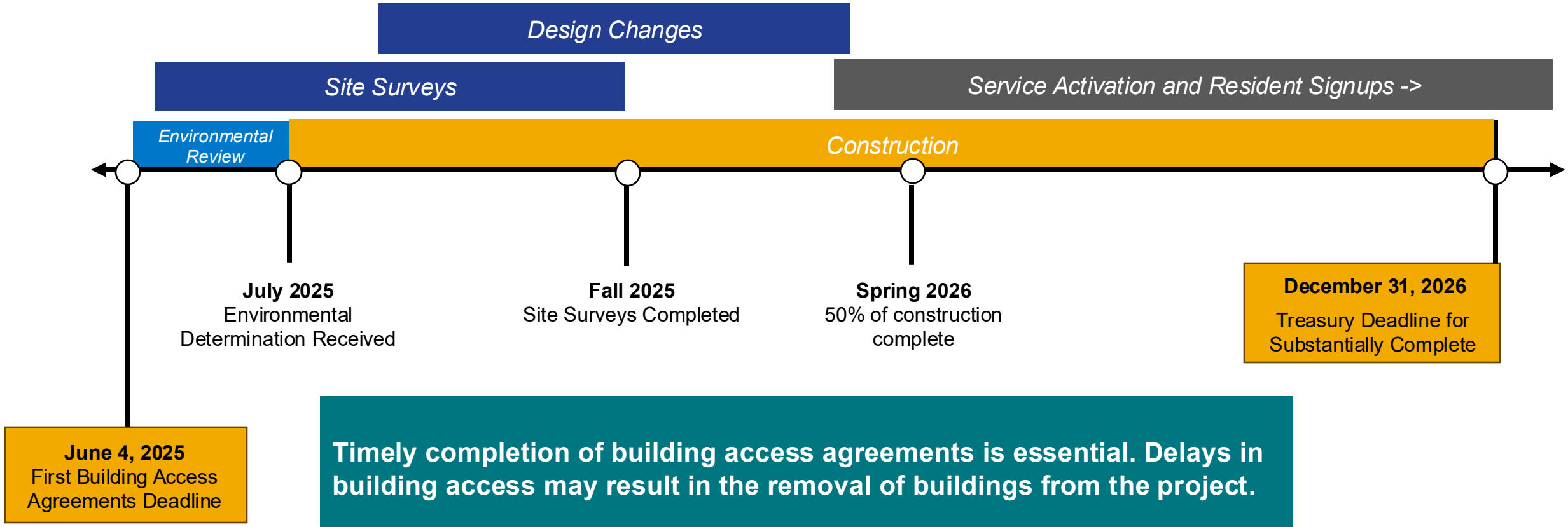

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Q&A

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Thank you!

Contact the ConnectALL Office:

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Visit our website:

broadband.ny.gov