



**Homes and
Community Renewal**

WORKFORCE HOUSING PRESERVATION & DEVELOPMENT GRANTS & FINANCING

MAY 7, 2026

NYS HOMES & COMMUNITY RENEWAL

- Division of Housing & Community Renewal (DHCR)
- Housing Trust Fund Corporation (HTFC)
- Housing Finance Agency (HFA)
- State of New York Mortgage Agency (SONYMA)
- Affordable Housing Corporation (AHC)

Development Offices:

- **Office of Finance and Development (F&D)**

Multi-family development – direct award and oversight

HOME Capital, Federal and State Low Income Housing Tax Credits, tax exempt bonds, and state sources include HTF and CIF.

- **Small & Mid-Size Development**

Affordable Home Ownership Development (AHOP), Manufactured Home Advantage Program (MHAP), Small Building Participation Loan Program (PLP), Small Rental Development Initiative (SRDI)

- **Office of Community Renewal (OCR)**

“Local” grant programs – awarded through municipalities & not-for-profits

Access to Home, Community Development Block Grant (CDBG), HOME Program, Land Bank Initiative, New York Main Street (NYMS), MMHR, Plus One ADU, RESTORE

HOUSING & COMMUNITY DEVELOPMENT ACTIVITIES

Housing Rehabilitation

Manufactured Housing Replacement

Infrastructure in Support of Housing

Rental Housing Development

Homebuyer Downpayment Assistance

Vacant Building Demolition & Urgent Hazard Mitigation

Accessibility Modifications

Technical Assistance & Planning

HOUSING PRESERVATION

HOUSING PRESERVATION FUNDING SOURCES

Housing Rehab / Home Improvement



HOME Program

- \$15 million available
- Not-for-profit or municipal applicant
- Request up to \$750,000
- Grant - \$65,000 per home

NYS CDBG

- \$15 million available
- Municipal applicant
- Request up to \$750,000
- Grant – no limit per home

Affordable Housing Corp

- \$40 million available
- Not-for-profit or municipal applicant
- Request up to \$1,000,000
- Grant – \$25,000 - \$75,000 per home

HOUSING PRESERVATION FUNDING SOURCES

Emergency Repairs - Seniors

RESTORE

- Request up to \$300,000
- \$20,000 max assistance per home
- Homeowners over 60 years of age
- Grants to address emergency home repairs or code violations that pose a threat to health & safety

HOUSING PRESERVATION FUNDING SOURCES

Manufactured Housing Replacement

AHC (AHODP)

New Construction RFP

- \$1,000,000 per award
- \$25,000-\$75,000 per unit
- 80% AMI

HOME

- \$1,700,000 per award
- \$170,000 per unit
- 80% AMI

MMHR

- \$500,000 per award
- ~ \$100,000 per unit
- 80% AMI



HOUSING PRESERVATION FUNDING SOURCES

Homebuyer Assistance



HOME Program

- Requests up to \$800,000
- Up to \$80,000 per homebuyer



AHC / AHODP

- \$25,000 - \$75,000 per homebuyer

HOUSING PRESERVATION FUNDING SOURCES

Accessibility Modifications

ACCESS TO HOME

ACCESS TO HOME FOR HEROES

ACCESS TO HOME FOR MEDICAID MEMBERS

- Request up to \$300,000
- \$25,000 max assistance per home
- Ramps, lifts, handrails, door widening, roll-in showers, etc.

HOUSING PRESERVATION FUNDING SOURCES

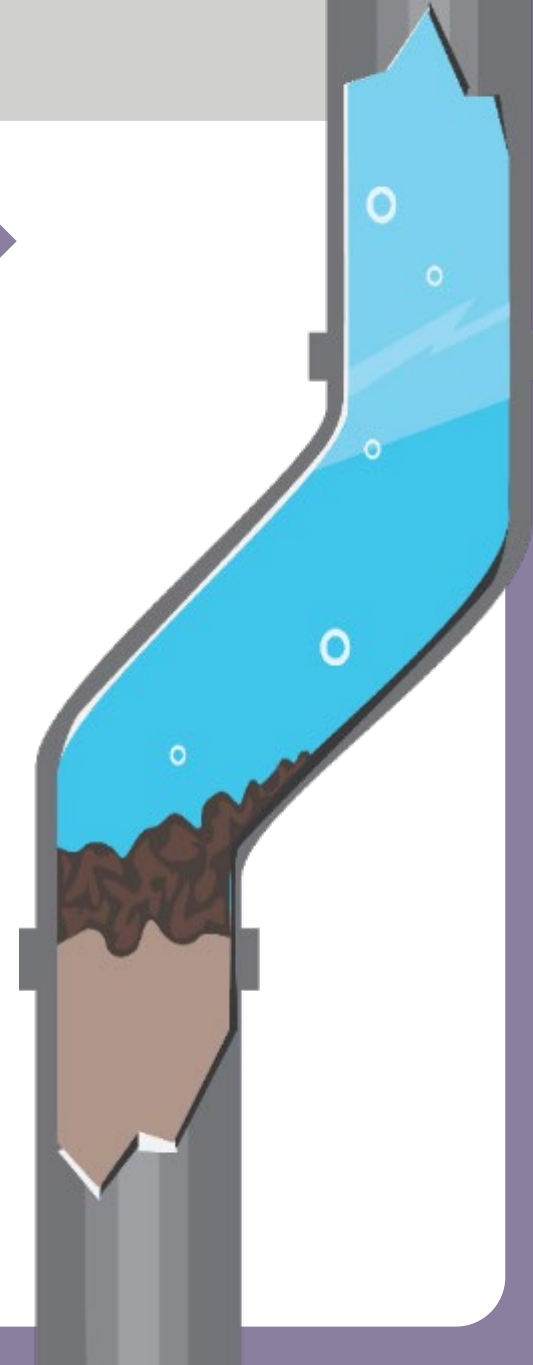
Infrastructure in Support of Housing

CDBG

- Municipal applicant
- Request up to \$1,500,000

Use for:

- Well & Septic Replacement
- Lateral Connections
- Electric/Utility Upgrades



HOUSING DEVELOPMENT

HOUSING DEVELOPMENT FUNDING SOURCES

Accessory Dwelling Units (ADUs)



Plus One ADU Program

- Request up to \$2 million
- \$125,000 per ADU
- Primary homeowner must be $\leq 120\%$ AMI
- ADU must be year-round rental – not short term rental

<https://hcr.ny.gov/adu>

HOUSING DEVELOPMENT FUNDING SOURCES

Affordable Homeownership Development Program (AHOP)

Financing for development of homes for resale to homebuyers

- **New Construction or Rehab**
- **Experienced developer as applicant**
- **Request \$150,000 - \$200,000 max subsidy**
- **Homes for buyers at or below 80-100% AMI**
- **30-year period of affordability**

<https://hcr.ny.gov/affordable-homeownership-opportunity-program>

HOUSING DEVELOPMENT FUNDING SOURCES

NYS HOME Homebuyer Development Activity

Financing for development of homes for resale to homebuyers

- **New Construction or Rehab**
- **1-4 homes**
- **Not-for-profit developer as applicant**
- **\$250,000 Max subsidy**
- **Homes for buyers at or below 80% AMI**
- **15-year period of affordability**

HOUSING DEVELOPMENT FUNDING SOURCES

Small Rental Development Initiative (SRDI)

Financing for rental development projects of 4 - 20 units

- **New Construction or Rehab**
- **Not-for-profit developer/owner as applicant**
- **Request \$500,000 to \$2 million**
- **Units for tenants at or below 80% AMI**
- **15-year period of affordability**



HOUSING DEVELOPMENT FUNDING SOURCES

Vacant Rental Improvement Program (VRP)

Bring units back into productive use

- **Vacant non-residential buildings that will be converted to housing**
- **Up to 5 units**
- **Not-for-profit developer/owner as applicant**
- **Up to \$75,000 per unit**
- **Tenant only (60% or 80% AMI)**
- **10-year period of affordability**



COMPLEMENTARY COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT FUNDING SOURCES



Public Infrastructure

NYS CDBG

Units of local government may apply for up to \$1,500,000

Activities



Public Water Systems water source development, storage, and distribution

Public Sanitary Sewer Systems sanitary sewage collection and treatment

Storm Water Systems flood control and storm water drainage

HOUSING DEVELOPMENT FUNDING SOURCES

Accessibility Modifications – Public Facilities

CDBG

- **Units of local government apply**
- **Request up to \$1,000,000**
- **Removal of architectural barriers / Accessibility modifications for public facilities**



COMMUNITY DEVELOPMENT FUNDING SOURCES

Vacant Building Demolition

CDBG Imminent threat

**Urgent
Need**

Alleviate activities of blighting influence or pose a serious and immediate threat to the health or welfare of the community.

**Eliminate
Blight**

- **Units of local government apply**
- **\$10 million available**
- **Request up to \$1,000,000**

COMMUNITY DEVELOPMENT FUNDING SOURCES

PLANNING FUNDING

NYS CDBG

- Up to \$50,000 for Cities, Towns, Villages and Counties

Preservation TA Program

- Up to \$20,000

Potential Activities

Preliminary Engineering for Water or Sewer

Asset Management

Community Needs Assessments

Downtown Market Analysis

Housing Needs Assessments

Reach out to discuss your projects:

OCRINFO@HCR.NY.GOV

