



Homes and
Community Renewal

WHAT'S NEW

OFFICE OF COMMUNITY RENEWAL OVERVIEW

RHC 2025 ANNUAL CONFERENCE

SEPTEMBER 29, 2025

TODAY'S OCR TEAM

Crystal Loffler, President, Office of Community Renewal

Jessica Gabriel, Vice President, Office of Community Renewal

Diane McClure, Program Director

State Housing Programs: Access, RESTORE, MMHR

Nina Krupski, Program Director

Neighborhood & Rural Preservation Program

Dan Stevens, Program Director

Targeted Home Improvement Program, Vacant Rental Program

WHAT IS NYS HOMES & COMMUNITY RENEWAL (HCR)?

NYS Housing
Finance Agency
(HFA)

NYS Mortgage
Agency
(SONYMA)

Affordable Housing
Corporation
(AHC)

NYS Municipal
Bond Bank (MBBA)

Division of Housing
& Community
Renewal
(DHCR)

Housing Trust Fund
Corporation (HTFC)

EXAMPLES OF HCR OFFICES

Housing Operations

Tenant Protection Unit (TPU)

Department of Empowerment,
Compliance and Opportunity
(DECO)

Fair & Equitable Housing
Office (FEHO)

Office of Financial
Administration

Design & Construction

Office of Finance &
Development

Office of Single Family &
Community Development

HCR'S DEVELOPMENT DIRECTORS

- Darren Scott, Upstate East Director of Development
(Darren.Scott@hcr.ny.gov)
- Lenny Skrill, Upstate West Director of Development
(Leonard.Skrill@hcr.ny.gov)
- Ross Karp, Downstate Director of Development
(Ross.Karp@hcr.ny.gov)

Office of Finance &
Development

SONYMA

Darrelle Ford

Affordable Housing Corp.
(AHC)

Dominic Martello

Office of Resilient Homes &
Communities (RHC)

Rachel Wieder

Small & Mid-Size
Development

Madeline Fletcher

Office of Community Renewal
(OCR)

Office of Single Family &
Community Development

OFFICE OF COMMUNITY RENEWAL: GRANTS



**Homes and
Community Renewal**



OCR PROGRAM AREAS

Annual Funding

- Access to Home
- Community Development Block Grant (CDBG)
- Downtown Revitalization Initiative & NY Forward
- HOME
- Land Bank Initiative (LBI)
- Leading in Lead
- Legislative Items
- Mobile & Manufactured Home Replacement (MMHR)
- Neighborhood & Rural Preservation Programs (N/RPC)
- New York Main Street
- RESTORE

Specialized Sources

- Flood Programs
- Targeted Home Improvement Program (T-HIP)
- Vacant Rental Improvement Program (V-RIP)

CDBG & HOME PROGRAMS UPDATE

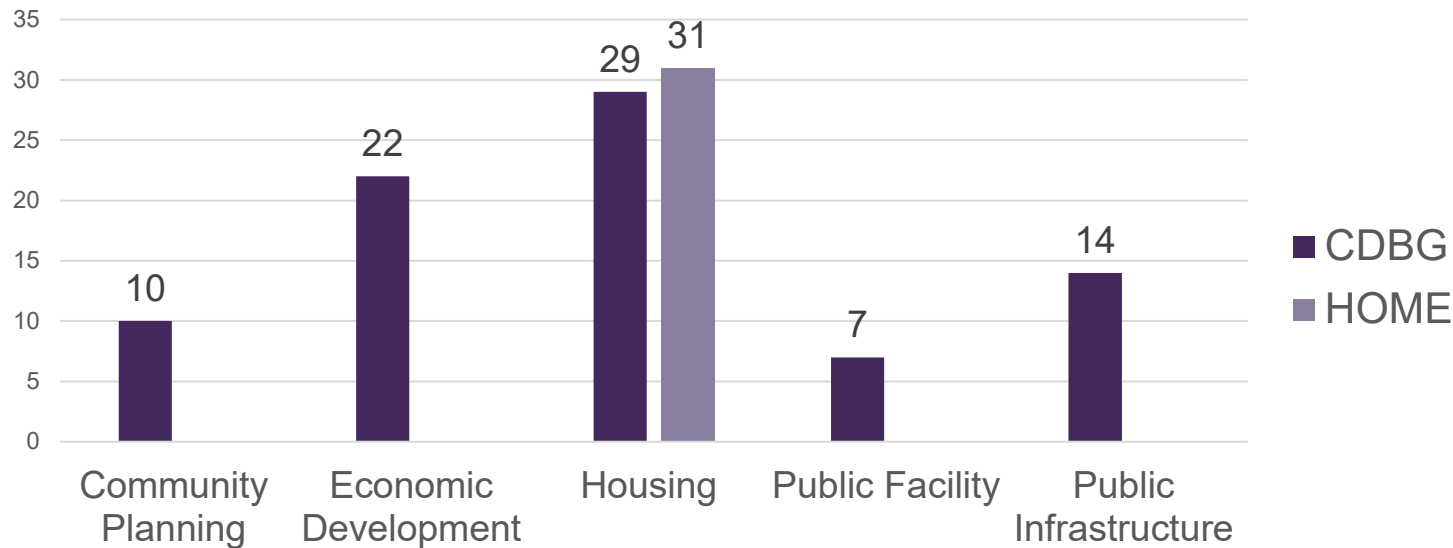
WHAT IS CDBG & HOME

	HOME	CDBG
Purpose	To provide funds for the creation and preservation of affordable housing for low-income households	To fund a wide range of community development activities with the primary goal of benefiting low-and moderate-income persons
Activities	<ul style="list-style-type: none">• Acquisition, rehab, or construction• Downpayment assistance• Tenant-based rental assistance	<ul style="list-style-type: none">• Housing rehab• Infrastructure improvements• Economic development• Construction or rehab of community facilities and services• Community planning
Available Funds (FY2025)	\$23.8M	\$47.6M

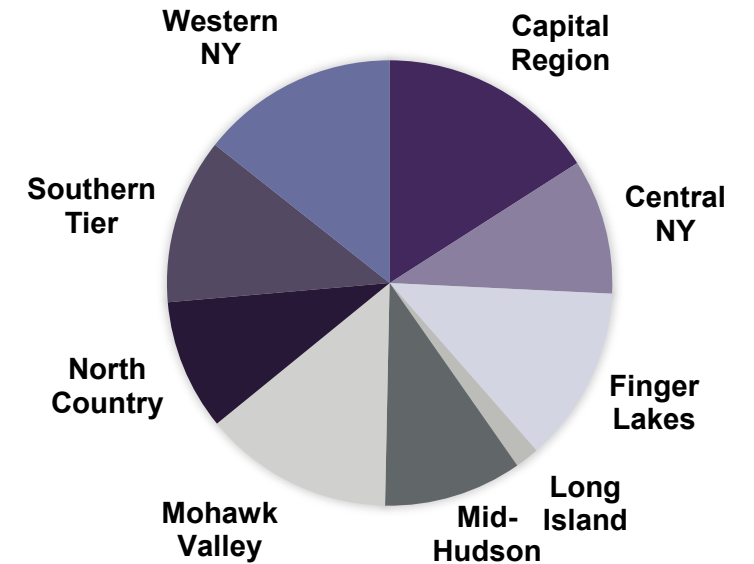
CDBG & HOME UPDATE

- **2024 HOME: 31 awards, \$23M**
- **2024 CDBG: 82 awards, \$51M**

2024 CDBG & HOME Awards by Activity Type



2024 Amount by Region



CDBG & HOME UPDATE

- Changes in 2025
- Increase in demand
 - 15% in Housing Apps
 - 20% in Public Infrastructure Apps

	2024		2025
Activities	# of Awards	Total Award	Application Deadlines
CDBG Housing	29	\$17,923,656	CLOSED
CDBG Economic Development	22	\$5,434,356	10/31
CDBG Public Infrastructure	31	\$27,382,070	CLOSED
CDBG Public Facilities & Community Planning			10/31
CDBG Imminent Threat			10/31
HOME LPA	29	\$20,854,145	CLOSED
HOME Homebuyer Dev.	2	\$1,784,710	10/31

\$82 million

HOME HOMEBUYER DEVELOPMENT

➤ Key Components

- New Construction OR Rehab
- 4 homes/units or less
- Nonprofit housing developers
- Maximum Award - \$1,000,000
- Maximum Per Unit is \$250,000 or up to the Max Per Unit HOME Subsidy, whichever is less
- Once completed the unit must be sold to a HOME eligible buyer (at or below 80% of AMI)



CDBG IMMINENT THREAT

➤ Key Components

- Address conditions that negatively impact community health or safety
- Types of Projects:
 - Repairs or improvements to water/sewer systems, storm sewer drainage, flood walls, roads, sidewalks
 - Demolition and/or clearance of damaged structures
 - Public services required as a result of disaster
- Maximum Award - \$1,000,000



STATE FUNDED REHAB HIGHLIGHTS

ACCESS TO HOME ELIGIBLE ACTIVITIES

Habitability

Beginning with the 2024 Funding Round, Access to Home, Access to Home for Heroes, and Access to Home for Medicaid Members allow 40% of each project to be accessibility repairs and 60% of each project to be habitability repairs.

STATE FUNDED MOBILE AND MANUFACTURED HOME REPLACEMENT

Budget language allows new flexibility for the state funded MMHR program.

- 2025 awardees of MMHR contracts will be allowed to exceed the \$100,000 cap on a per project basis determined with project managers during the set up process.
- This change impacts only MMHR awards to be funded in response to the 2025 funding round and forward.
- More information will be provided when contract execution begins.

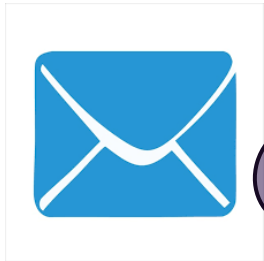
RURAL PRESERVATION PROGRAM

RURAL PRESERVATION APPLICATION RENEWAL

GRANT APPLICATION PROCESS



REVIEW PROGRAM
APPLICATION
MATERIALS ON
PRESERVATION
PROGRAM WEBSITE



CONTACT OFFICE OF
COMMUNITY
RENEWAL OR
COALITION WITH
QUESTIONS

SUBMIT ONLINE
APPLICATION
PACKAGE



OFFICE OF COMMUNITY
RENEWAL WILL REVIEW
APPLICATION.
WE MAY CONTACT RPC
WITH REVISIONS NEEDED



FIRST GRANT
PAYMENTS MADE VIA
ELECTRONIC
PAYMENT ONCE
GRANT AGREEMENT IS
EXECUTED.

GRANT AGREEMENT
NOTIFICATION
SENT VIA EMAIL.



2025-26 RPC ANNUAL APPLICATIONS

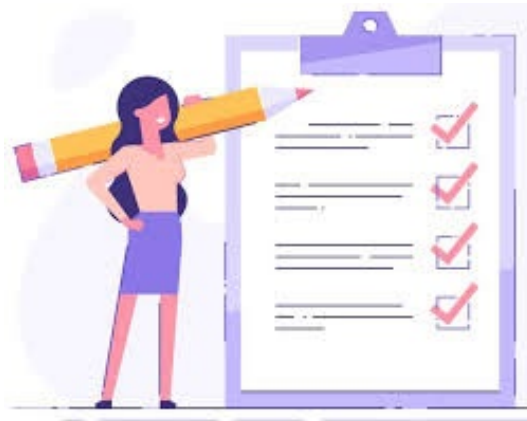
Status of Applications

All 60 RPCs have submitted renewal applications for the 2025-26 funding cycle

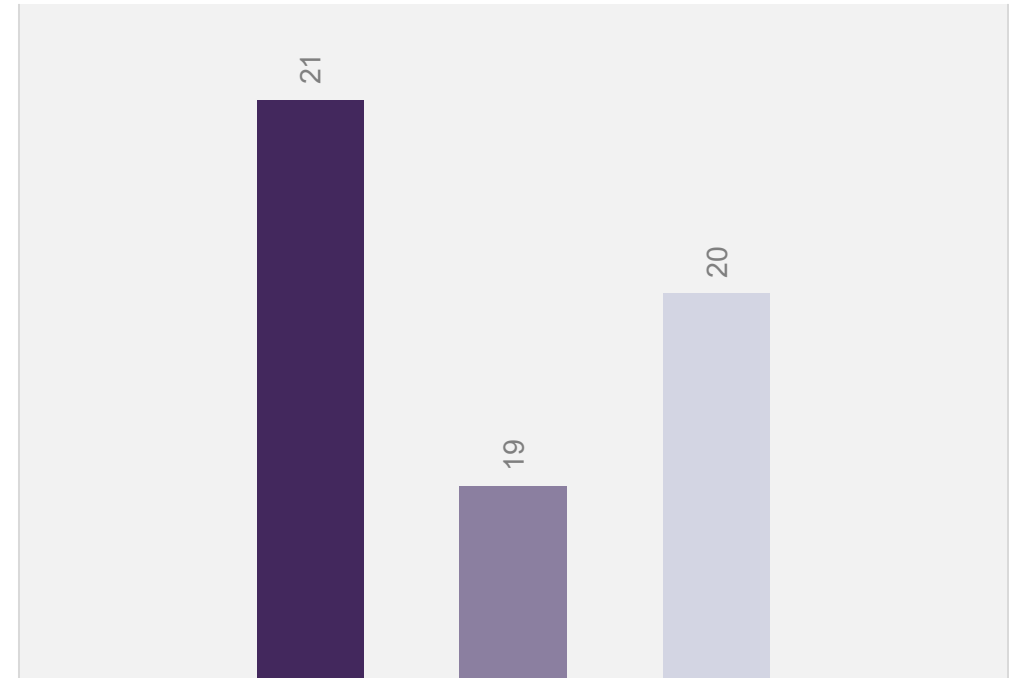
21 RPCs are waiting on review of applications

20 RPCs have approved applications

19 RPCs have or need to submit application revisions



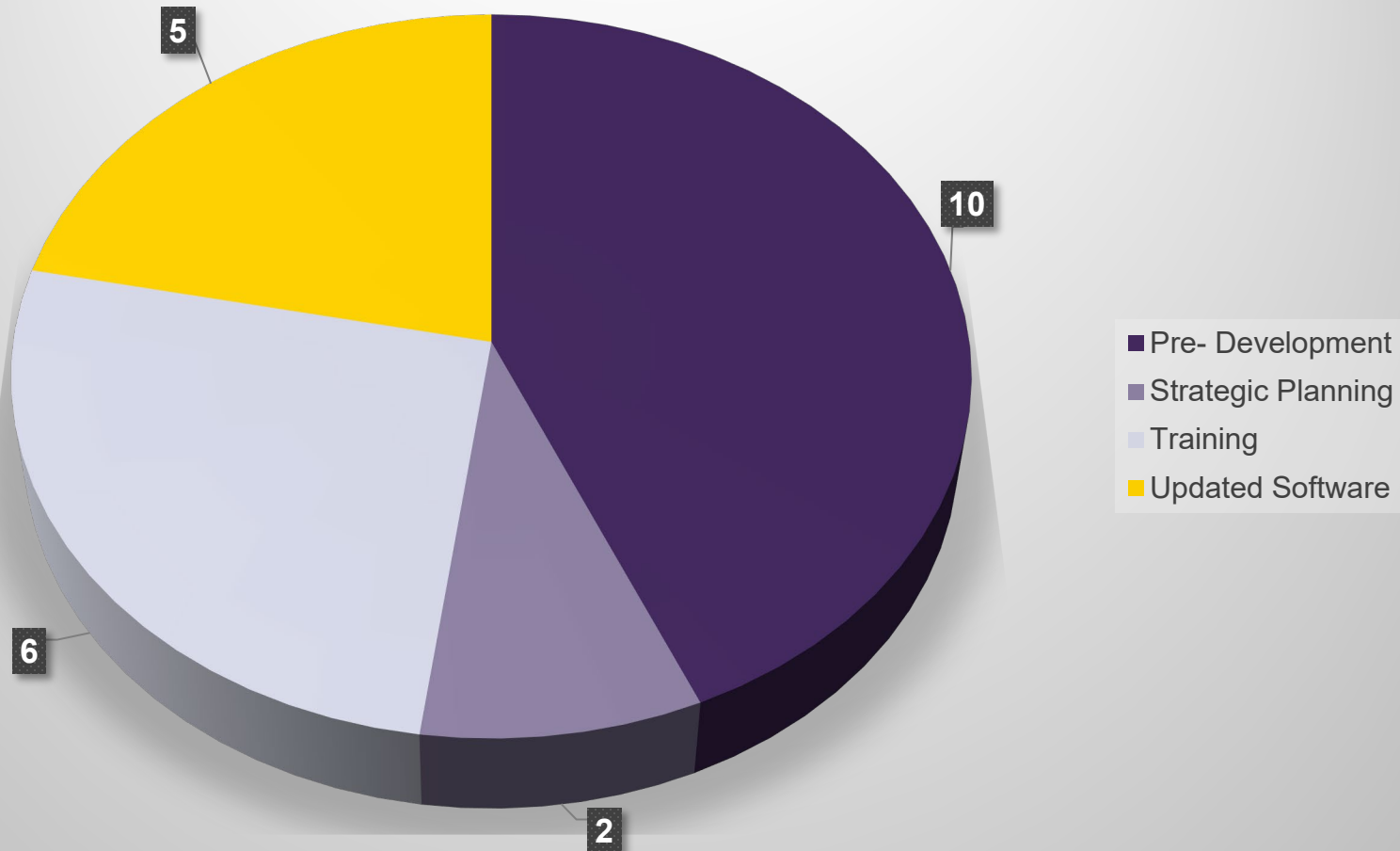
■ Under Review ■ Revisions Received ■ Approved



APPLICATIONS STATUS

2024-25 TECHNICAL ASSISTANCE AWARDS

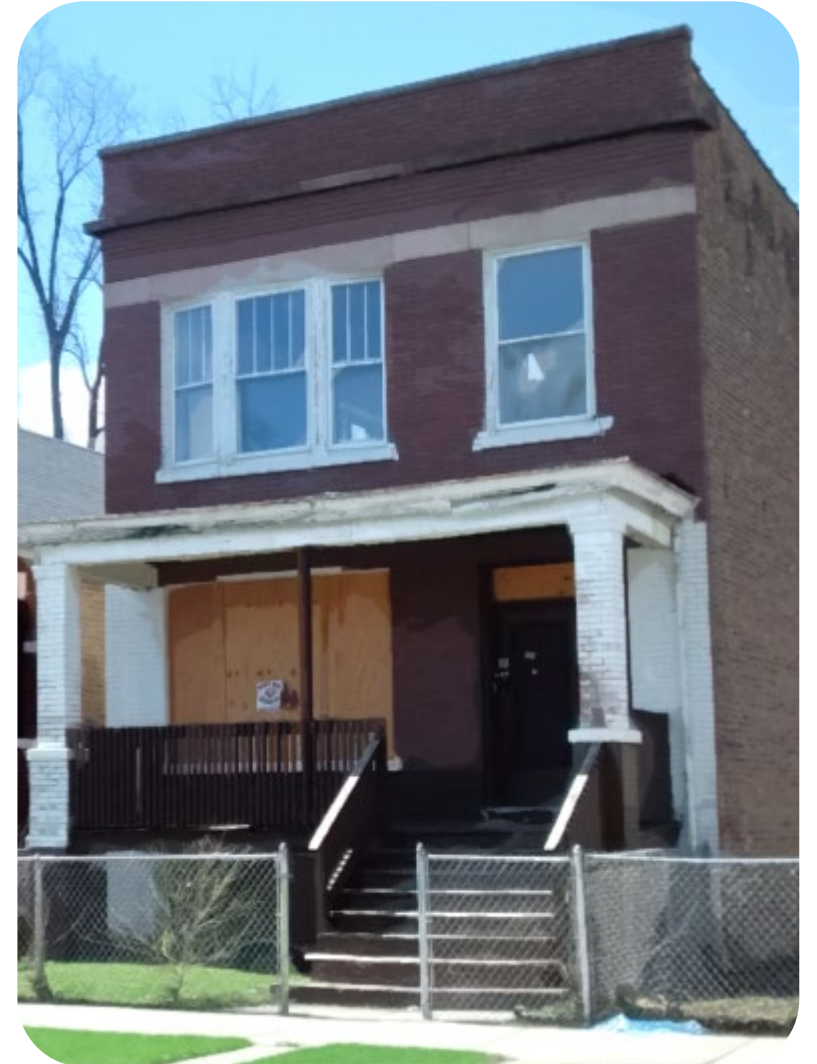
Rural Preservation Program Technical Assistance Grants Awarded



VACANT RENTAL PROGRAM RETURNS FOR 2025

VRP OVERVIEW

- Rehabilitate **unrentable** vacant units and properties
- Create **long-term rental units** for low- and moderate-income households
- **Small buildings** (5 or fewer units) outside of NYC
- **10-Year Restriction** – tenant household income & max rent limit
- Grants to property owners up to **\$75,000 per unit**





AWESOME **THINGS ABOUT** **VRP**

#3 – LOCAL CUSTOMIZATION



Multi-Family



**Single-Family
(Conversion to
Rental)**



**Mixed-use
Buildings
(Residential
Component)**

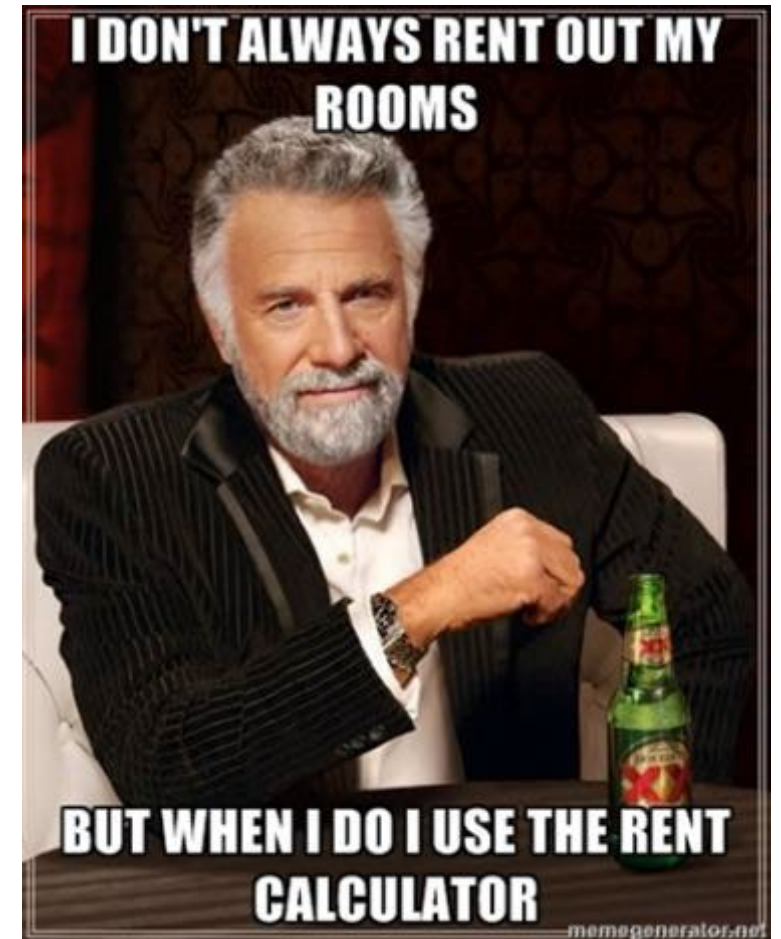


**Conversion of
commercial/
other vacant
buildings up to
5 units**

- **Flexible** to address different housing stock
- **Local Prioritization** projects based on local needs and organizational priorities

#2 – TENANT-FRIENDLY

- Landlord screening
- 80% AMI but incentive for 60% AMI
- Right to renew lease
- Max rent limit
- Still attractive to owners



#1 – AVAILABLE THIS FALL

- **\$40M** Committed in 2024
- Additional **\$40M** Allocated in 2025
- 2025 Round 1 Closed
- **2025 Round 2 – Opening this fall**
- Open to Nonprofits and local governments



hcr.ny.gov/vrp

OCR WORK IN PROGRESS

OCR WORK IN PROGRESS

- **Hiring & Staff Training**
- **Improving Administrative Policies & Procedures**
Do they exist? Are they consistent?
- **Templates, Guides & Training for Local Administrators**
- **Marketing & Outreach & Sharing Success Stories**
- **New Programs & New Tools**



**Homes and
Community Renewal**

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