



**Homes and  
Community Renewal**

# **Rural Preservation and Development *Grants & Financing***

**May 16, 2024**

# 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 Community Renewal (OCR)**

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

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

- **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.*

# Award Structure



Homes and  
Community Renewal



**Municipality**  
*OR*  
**Not-for-Profit Organization**  
*AS*  
**Local Program Administrator (LPA)**



**Projects**



# Housing & Community Development Activities

Housing Rehabilitation

Manufactured Housing Replacement

Infrastructure in Support of Housing

Rental Housing Development

Homebuyer Downpayment Assistance

Vacant Building Demolition *New*

Accessibility Modifications

Technical Assistance & Planning



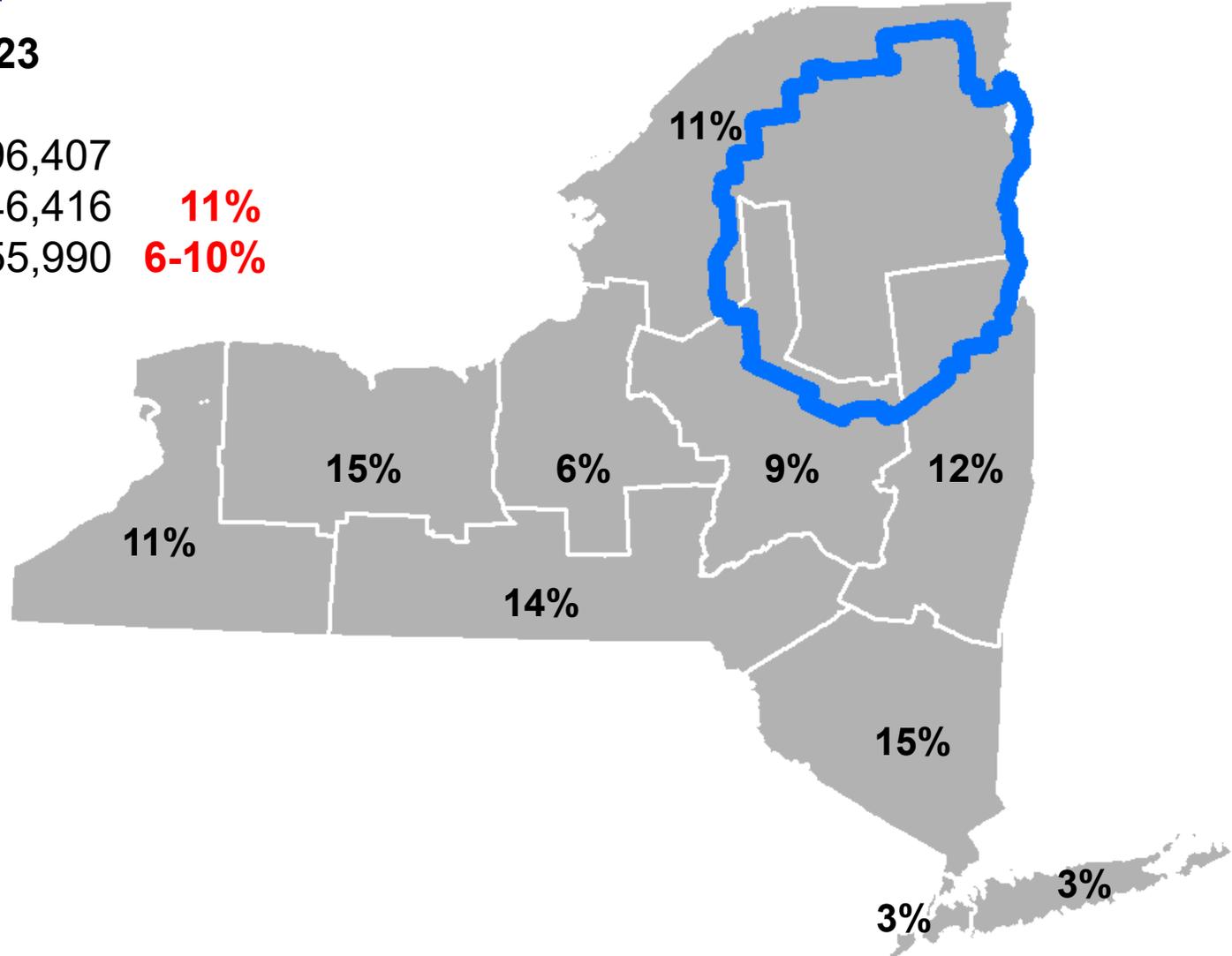
- **NYS Community Development Block Grant (CDBG)**
- **HOME - Local Programs**



- **Accessory Dwelling Unit (Plus One ADU)**
- **Affordable Homeownership Development Program (AHOP)**
- **Access to Home Program**
- **New York Main Street**
- **Mobile and Manufactured Home Replacement (MMHR) Program**
- **RESTORE Program**
- **Small Rental Development Initiative (SRDI)**

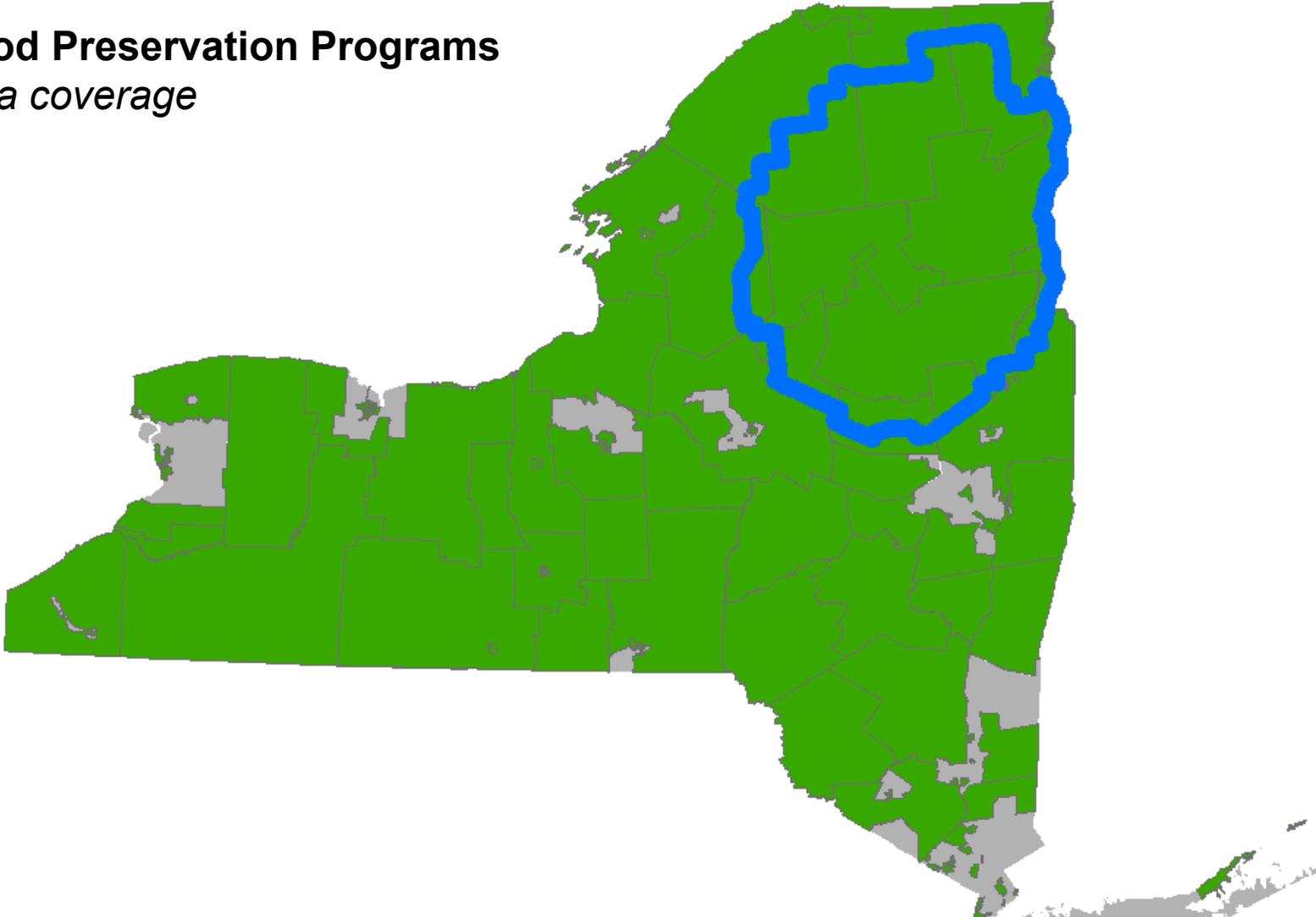
## OCR Grant Funding 2019-2023

Statewide	\$541,096,407	
North Country REDC	\$60,746,416	<b>11%</b>
Park Communities	~\$35,755,990	<b>6-10%</b>



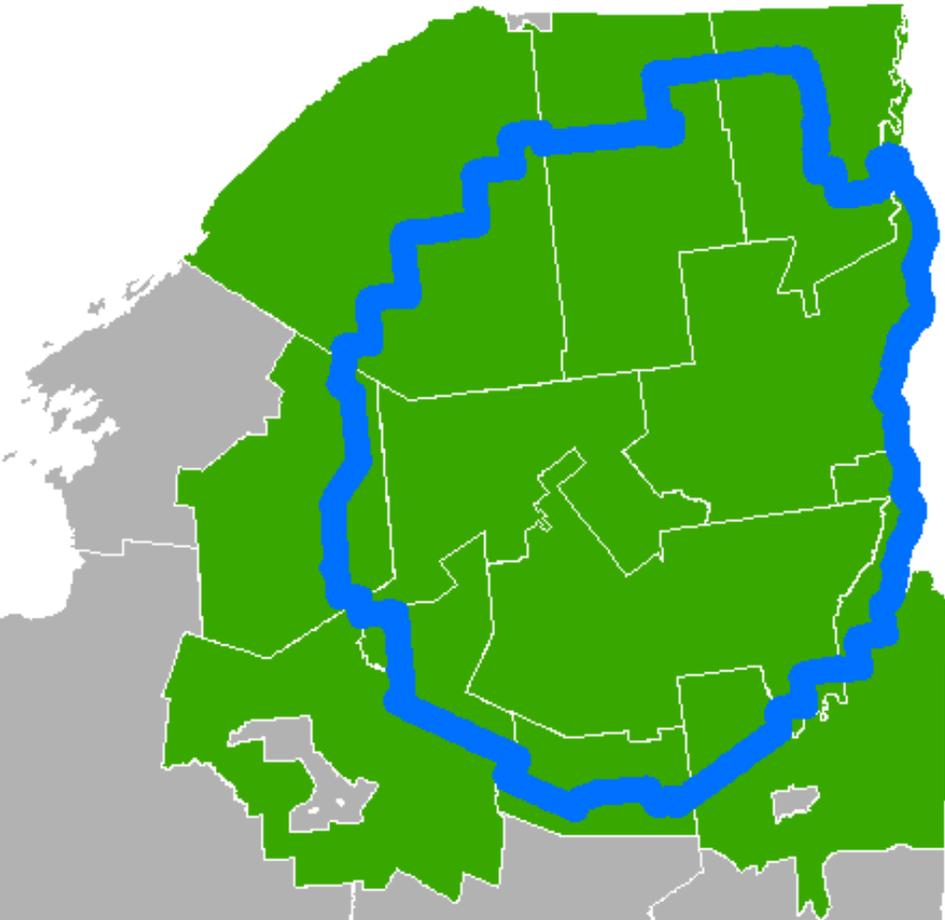
**Rural & Neighborhood Preservation Programs**

*Statewide service area coverage*



## Rural Preservation Companies

### *Adirondack Park RPC Service Areas*



- Friends of the North Country
- Franklin County Community Housing Council
- Fulton County Community Heritage Corp.
- Adirondack Roots aka HAPEC
- PRIDE of Ticonderoga
- Mohawk Valley Community Action
- Snow Belt Housing
- St. Lawrence County Housing Council
  
- CAP-21 aka Living ADK
- Rebuilding Together Saratoga County
- Warren Hamilton Counties ACEO

# Housing Preservation Funding Sources

## Housing Preservation Funding Sources



### *Housing Rehabilitation / 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

*Grants to cover down payments & closing costs*



#### **HOME Program**

- Request 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

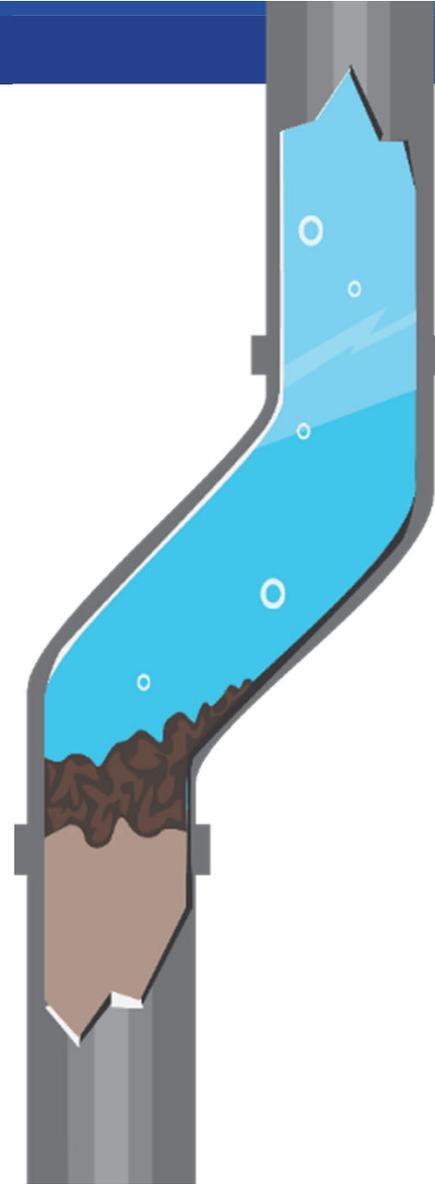
### Infrastructure in Support of Housing

**CDBG**

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

***Use for:***

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



# Housing **Development** Funding Sources

## 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  $\leq 100\%$  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**
- **Request \$250,000 max subsidy**
- **Homes for buyers at or below 80% AMI**
- **15-year period of affordability**

<https://hcr.ny.gov/nys-home-program>

## Housing Development Funding Sources

### Small Rental Development Initiative (SRDI)

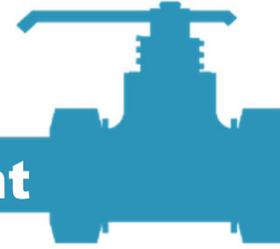
#### *Financing for rental development projects of 4 – 20 units*

- 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



# Other Community Development Grant Funding

# Public Infrastructure



## Public Water/Sewer/Storm Water Management

**NYS CDBG**

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

## Typical 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

# ADA Compliance Modifications – Public Facilities



- Units of local government apply
- Request up to \$1,000,00
- Removal of Architectural Barriers – Accessibility modifications for public facilities



## Vacant Property Demolition & Clearance *New for 2024*



- Units of local government apply
- \$10 million available
- Request up to \$1,000,000
- Clearance of abandoned, distressed & deteriorated buildings

# Planning Funding

## NYS CDBG

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

## Main Street Program

- Up to \$20,000



# Economic Development Funding



## **Stand-Alone Economic Development**

- Up to 40% of the project cost funded by CDBG\*
- 26+ employees
  - Up to \$15K/job
  - Max award \$750,000
- 1-25 employees
  - Up to \$25K/job
  - Max award \$100K

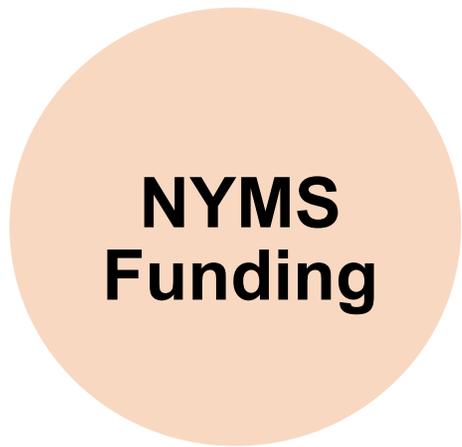


## **Microenterprise Assistance**

- 5 or fewer employees including owner
- Up to \$300,000
- Up to \$35,000 maximum per business

\*up to 50% may be available for projects where owner cash equity is equal to or exceeds 20% of the total project cost

# Mixed-Use Development Funding Source



## Target Area Building Renovation

- \$50K - \$500K
- Downtown/ Mixed-use area
- Façade, interior commercial fit-out, residential rehab



## Anchor Project

- \$100K - \$500K
- Downtown/ Mixed-use area
- Standalone, single-site renovation project that is key to local revitalization efforts



## Technical Assistance

- Up to \$20,000
- Building Reuse or Feasibility Analysis

# 2024 Funding Round Schedule

## *Tentative 2024 OCR Funding Round Schedule*

<b>Program</b>	<b>Available Funding</b>	<b>Application</b>	<b>Opening date</b>	<b>Application Deadline</b>
CDBG Housing	\$15,000,000	HCR - CDOL	5/13/2024	7/31/2024
CDBG Infrastructure, Facilities, Planning	\$25,000,000	CFA	5/13/2024	7/31/2024
CDBG Vacant Property Clearance	\$10,000,000	CFA - Open Round	5/13/2024	Open Round until 12/31/2024
CDBG Economic Development Activities	\$15,000,000	CFA - Open Round	Open Round	Open Round
NYMS	\$4,200,000	CFA	5/13/2024	7/31/2024
Access to Home	\$4,000,000	HCR - CDOL	7/15/2024	8/29/2024
Access to Home Heroes	\$5,000,000	HCR - CDOL	7/15/2024	8/29/2024
Access to Home Medicaid Members	\$1,500,000	HCR - CDOL	7/15/2024	8/29/2024
HOME	\$15,000,000	HCR - CDOL	7/15/2024	9/12/2024
MMHR	\$4,000,000	HCR - CDOL	7/15/2024	8/29/2024
RESTORE	\$3,200,000	HCR - CDOL	7/15/2024	8/29/2024

**Let's discuss your projects!**

**Reach out to OCR team:  
[OCRinfo@hcr.ny.gov](mailto:OCRinfo@hcr.ny.gov)**

