



Homes and Community Renewal

DIRECTORY OF PROGRAMS & SERVICES

NEW YORK STATE HOMES AND COMMUNITY RENEWAL is the state's affordable housing agency, with a mission to create safe, healthy, sustainable and affordable housing opportunities for all New Yorkers. We do this by building, preserving and protecting affordable housing while fostering economically vibrant communities and increasing homeownership opportunities throughout New York State.

HCR's Programs for Homebuyers & Homeowners

STATE OF NEW YORK MORTGAGE AGENCY (SONYMA) HOMEBUYING PROGRAMS

SONYMA provides financing and programs designed for first-time low- and moderate-income homebuyers. SONYMA mortgages are available to qualified buyers to purchase single-family owner-occupied homes, co-ops, condominiums or multifamily homes with up to four units. For details on all the SONYMA programs listed below, visit hcr.ny.gov/sonyma.

SONYMA MORTGAGES:

Achieving the Dream

This program makes homeownership possible for low-income New Yorkers by offering the lowest interest rate of any SONYMA program.

Low-Interest Rate Program

SONYMA offers lower down payment mortgage financing at competitive fixed interest rates to qualified buyers.

ADD ON FEATURES:

Down Payment Assistance Loan

Buyers can receive a SONYMA loan worth up to three percent of their home's purchase price – maximum \$15,000 – to help with a down payment.

Energy Star

Buyers purchasing Energy Star®-rated homes are eligible for down payment assistance with no increase in interest rate.

Homes for Veterans

U.S. military veterans, active-duty members, and members of the National Guard and Reserve can receive down payment assistance and financing for renovations. Additionally, the first-time homebuyer requirement can be waived for veterans, their spouses, or co-borrowers.

Remodel NY

Buyers can purchase a home and SONYMA can finance the cost of necessary repairs and desired improvements.

ADDITIONAL PROGRAMS:

Give Us Credit

Give Us Credit qualifies eligible first-time homebuyers by expanding the criteria used to evaluate their responsible financial management practices, increasing eligibility to families and individuals who rely on non-traditional savings and sources of income, and by offering greater flexibility for potential borrowers who have overcome past financial hardships. This program is designed to increase homeownership in historically underserved markets, including communities of color.

Graduate to Homeownership

SONYMA offers low-interest rate mortgages, down payment assistance, and homebuyer education resources to recent college graduates purchasing their first home in targeted upstate New York communities.

Manufactured Home Advantage Program

Residents living on leased land in a manufactured home park community may finance the purchase of new manufactured homes and installation of foundations or refinance their existing home.

Neighborhood Revitalization Program (NRP)

NRP offers qualified low- and moderate-income homebuyers the opportunity to purchase a vacant one-to-four family house or condominium for their primary residence in certain New York communities. A house or condominium can be purchased with a SONYMA mortgage combined with an NRP loan for up to \$20,000 in financial assistance to repair and renovate the property.

Repair Programs for Homeowners

HCR provides funding that offers affordable homeownership opportunities for New Yorkers and assist existing homeowners in making repairs and improvements. For details on the programs listed below, visit hcr.ny.gov.

Access to Home

Access to Home provides financial assistance to property owners to make homes accessible for low- and moderate-income people with disabilities.





Access to Home for Medicaid

Access to Home for Medicaid provides financial assistance to property owners to make homes accessible for low- and moderate-income people receiving Medicaid and living with a disability. The program has a secondary goal of lowering health care costs over the long term.

Access to Home for Heroes

Access to Home for Heroes provides financial assistance to property owners to make homes accessible for low- and moderate-income veterans living with a disability.

Affordable Home Ownership Development Program (AHODP)

Through the Affordable Housing Corporation, the AHODP provides funding to eligible municipalities, municipal housing authorities, and nonprofits that develop affordable housing or assist homeowners in funding necessary repairs. These organizations award grants to homeowners to make improvements and can also be used to acquire and rehabilitate existing single-family homes or construct new single-family homes.

Community Land Trust Loan Fund

The Fund provides revolving loans to Community Land Trusts to lower homeownership costs for low- and moderate-income homebuyers.

Community Restoration Fund (CRF)

CRF acquires pools of defaulted mortgages to give homeowners in default an opportunity to start fresh with a more affordable payment plan. This program focuses on keeping families in their homes and when that is not possible, ensuring that abandoned homes are quickly sold to owner-occupant buyers.

HOME Local Program

The HOME Local Program provides funding to local governments, municipal housing authorities, and nonprofits to acquire, rehabilitate, and/or construct single-family and rental housing with up to 25 apartments. Eligible projects include homeowner rehabilitation, homebuyer assistance, manufactured home replacement, homebuyer development, rental home rehabilitation and rental assistance.

Manufactured Home Park Preservation Program

The program provides financing resources to help park owners and residents maintain affordable, modern and attractive communities. This includes the acquisition of manufactured home parks by qualified, mission-driven organizations interested in preserving the parks as affordable, creating of park cooperatives, making infrastructure improvements and repairing or replacing substandard homes.

Manufactured Homes Complaint Program

Residents of mobile and manufactured home parks can call HCR's hotline (1-800-432-4210) to inquire about their rights or initiate complaints if they believe their rights are being violated.

Mobile and Manufactured Home Replacement Program (MMHR)

MMHR provides funding to local municipalities or nonprofit organizations to help homeowners remove and replace dilapidated mobile or manufactured homes with new, energy-efficient manufactured, modular, or site-built homes.

Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE)

RESTORE provides funding to make emergency repairs in homes owned by the elderly.

Weatherization Assistance Program (WAP)

WAP helps income-eligible New Yorkers reduce their heating and cooling costs and address health and safety issues in their homes through energy-efficiency measures. Weatherization reduces energy consumption and minimize the impact of fuel costs on low-income families. The Weatherization Preservation Plus expansion program reduces energy costs for multifamily buildings that receive federal or state rental assistance.

HCR's Multifamily Housing Programs

HCR provides financing to private and nonprofit developers to create and preserve affordable multifamily rental housing. Through our financing opportunities, we invest in developments that build more equitable communities, breathe new life into our downtowns, meet the state's climate action goals, and expand access to secure, accessible, sustainable, and affordable homes that New Yorkers need and deserve. For more information on these available funding sources and opportunities, visit hcr.ny.gov/multifamily.

Housing Finance Agency (HFA) Bonds

HCR's HFA provides financing to create and preserve affordable multifamily rental housing using agency-issued bonds, which can be tax-exempt, taxable or designated as 501(c)(3) bonds.

4% Low-Income Housing Tax Credit (LIHTC)

Allocations of tax credits are available as-of-right to developers who are financing the construction or rehabilitation of affordable rental housing.

9% Low-Income Housing Tax Credit (LIHTC)

These are allocations of tax credits for the construction or rehabilitation of rental housing reserved for low-income households and are awarded competitively through HCR's Unified Funding application.

NYS Low-Income Housing Tax Credit Program (SLIHC)

Modeled after the federal LIHTC program, SLIHC provides allocations of tax credits to help finance mixed-income multifamily developments already receiving HCR funding.

Climate Bonds

Climate Bonds are certified by the International Climate Bond Initiative to help finance the construction of healthy, energy-efficient homes, while reducing the state's carbon footprint and impact of climate change.

Empire State Supportive Housing Initiative (ESSHI)

In coordination with other New York State agencies, HCR funds multifamily housing developments that include supportive apartments for individuals and families who are homeless or at risk of becoming homeless.

HFA Second Mortgages

HFA offers subordinate, low-interest subsidy loans for HFA-financed projects in order to extend and preserve affordability.





Homes for Working Families (HWF)

HWF provides supplemental financing for high priority projects already receiving funds from HCR's New Construction Capital Program.

Housing Choice Voucher Program (HCV)

HCR administers federal Project-Based Housing Assistance Contracts for the Housing Choice Voucher program (also known as Section 8) in designated buildings and oversees the administration of Housing Choice Vouchers in certain municipalities.

Housing Trust Fund (HTF)

HTF provides financing for new construction of affordable multifamily rental housing for very low-income households.

Middle-Income Housing Program (MIHP)

MIHP provides gap funding to developments that include a set of units that will be occupied by households earning up to 100 percent of the Area Median Income to create more income diversity in affordable housing development and reach the underserved middle-income residents of New York.

Mitchell-Lama Loan Program (MLLP)

MLLP funds the preservation and improvement of both rental and cooperative Mitchell-Lama properties supervised either by New York City or New York State. The House NY Mitchell-Lama program provides financing for the preservation and improvement of a 44-property portfolio of state Mitchell-Lama properties acquired by HCR's Housing Finance Agency in 2013.

Mortgage Insurance Fund (MIF)

HCR's MIF provides insurance on mortgages that finance multifamily developments and primary insurance for single-family residential mortgages purchased by SONYMA.

Multifamily Preservation Program (MPP)

The MPP provides capital to preserve affordability and fund improvements to multifamily rental housing already under a regulatory agreement with HCR or another state, federal or local housing agency.

New Construction Capital Program (NCP)

HCR's NCP provides capital for the new construction or the adaptive reuse of non-residential property to affordable rental housing.

Public Housing Preservation Program (PHP)

The PHP finances the preservation or demolition and replacement of public housing outside of New York City.

Rural and Urban Community Investment Fund (CIF)

HCR's CIF supports the development of retail, commercial or community facilities in mixed-use affordable housing developments, as well as preservation of existing affordable housing in rural areas.

Senior Housing Program

The Senior Housing Program provides capital for the new construction or of the adaptive reuse of a non-residential property to affordable housing for low-income seniors aged 62 and up.

Small Building Preservation Loan Program (PLP)

HCR's Small Building PLP is an affordable housing program that provides flexible financing, terms, and technical assistance to owners of small rental buildings to rehabilitate and upgrade their buildings.

Small Rental Development Initiative (SRDI)

As part of the NYS HOME Local Program, SRDI funds the acquisition and rehabilitation or the new construction of multifamily residential rental housing with up to 25 units.

Supportive Housing Opportunity Program (SHOP)

SHOP provides capital for the new construction of or the adaptive reuse of a non-residential property to affordable supportive housing with on-site social services for individuals' special housing needs.

HCR's Community Revitalization and Economic Development Programs

HCR provides funding to municipalities and nonprofits to foster economically vibrant communities. For details on these programs, visit hcr.ny.gov/community-renewal.

NYS Community Development Block Grant (CDBG) Program

The NYS CDBG program provides funding to eligible cities, towns and villages to increase economic opportunity. The program supports activities or projects that: create job opportunities for low- and moderate-income people; prevent or eliminate blight; provide decent, affordable housing; or address an issue that poses a serious and imminent threat to the community's viability, health or welfare.

NYS CDBG Economic Development Program

The NYS CDBG Economic Development program funds economic development, small business assistance and microenterprise projects. Eligible cities, villages, towns, and counties must apply and receive the award on behalf of the business seeking CDBG funds.

Neighborhood and Rural Preservation Programs (NPP and RPP)

HCR offers financial support for nonprofit community-based housing corporations, known as Neighborhood Preservation Companies and Rural Preservation Companies, to carry out housing and community renewal activities statewide.

New York Main Street Program

The New York Main Street program provides financial resources and technical assistance to communities to strengthen the economic vitality of their traditional Main Streets and neighborhoods. Main Street grants support targeted improvements such as façade renovations, interior commercial and residential building upgrades, and streetscape enhancements.

Buffalo Main Streets Initiative (BMSI)

Modeled on the New York Main Street program, BMSI is one of two initiatives developed as part of the Buffalo Billion's Better Buffalo Fund (BBF) to revitalize Buffalo. The BBF dedicated \$30 million to support projects that enhance the development of vibrant, mixed-use, neighborhoods and "Main Streets" in the city of Buffalo.

Rural Rental Assistance Program (RRAP)

RRAP makes homes more affordable for low-income and elderly residents in multifamily developments in rural areas of New York State.

Rural Area Revitalization Program (RARP)

RARP helps nonprofit community-based and charitable organizations improve the health, safety and economic vitality of New York's rural areas.





HCR's Rent Regulation & Tenant Protection Programs

New York State's rent laws and regulations are designed to give owners of rent-regulated buildings an adequate return on investment while protecting rent-regulated tenants from unlawful rent increases, harassment, and illegal evictions in areas with a persistent shortage of quality, affordable rental housing. The rent laws apply to certain apartments and buildings in New York City and in some areas of Nassau, Rockland and Westchester Counties. For more details, visit hcr.ny.gov/rent.

Office of Rent Administration (ORA)

HCR's Office of Rent Administration enforces the state's rent laws and regulations. As the administrator of the laws and custodian of all rent registration records, ORA is responsible for responding to applications and legitimate inquiries of tenants and owners of the nearly one million regulated apartments in New York City and other parts of the state.

NYS RentConnect

NYS RentConnect is an online service that simplifies New Yorkers' interaction with the rent regulation system. NYS Rent Connect provides quick access to forms and information for tenants and building owners of rent stabilized and rent controlled apartments and buildings. Visit rent.hcr.ny.gov.

Tenant Protection Unit (TPU)

The TPU protects rent-regulated housing by detecting and curtailing patterns and practices of landlord fraud and harassment through audits, investigations, and impactful legal actions. TPU also encourages compliance by informing tenants and owners of their rights and responsibilities under the rent regulation laws.

HCR's Diversity and Inclusion Initiatives

Fair and Equitable Housing Office (FEHO)

FEHO ensures New Yorkers have an equal opportunity to live in housing they desire and can afford regardless of their race, color, familial status, religion, sex, disabilities, national origin, immigration status, marital status, age, and sexual orientation. FEHO is committed to removing barriers to fair housing at the state level and to affirmatively further fair housing. Learn more about FEHO: hcr.ny.gov/fair-and-equitable-housing-office.

Minority and Women-Owned Business Enterprises (MWBE) and Service-Disabled Veteran-Owned Business Enterprises (SDVOB)

HCR's Office of Economic Opportunity and Partnership Development (OEOPD) manages progress toward meeting the state's MWBE and SDVOB contract goals. OEOPD focuses on procurement, development, and bond-related costs. To learn more about MWBE and SDVOB resources and opportunities, visit hcr.ny.gov/oeopd.

Special Initiatives and Offices

Climate Leadership and Community Protection Act

New York's Climate Leadership and Community Protection Act calls for the reduction of greenhouse gas emissions 85 percent by 2050. HCR is incorporating new environmental standards across its entire portfolio of programs that advance the state's ambitious Greenhouse Gas reduction goals.

Downtown Revitalization Initiative (DRI)

HCR provides resources to assist communities selected for state's Downtown Revitalization Initiative, a comprehensive approach to investing in local economies to create vibrant neighborhoods where the next generation of New Yorkers will want to live, work and raise a family.

Lake Ontario-St. Lawrence River Flood Relief and Recovery Program

HCR's Lake Ontario-St. Lawrence River Flood Relief and Recovery Program aids homeowners directly affected by recent flooding along Lake Ontario and the St. Lawrence River.

Lake Ontario Resiliency and Economic Development Initiative (REDI)

HCR participates in the multiagency REDI commission that studies ways to strengthen infrastructure along Lake Ontario's waterfront.

Legacy Cities Initiative

The Legacy Cities initiative allocates up to \$25 million in state subsidies to help land banks in upstate cities purchase vacant and derelict properties and transfer them to local developers for rehabilitation. The homes will then be available for purchase by low-income, first-time homebuyers.

Office of Faith-Based Community Development Services

The Office of Faith-Based Community Development Services helps faith-based community organizations maximize federal and state resources to provide services in their communities.

NYHousingSearch.gov

NYHousingSearch.gov is a fast, easy-to-use, free search tool that helps people look for affordable rental housing.

Office of Research and Strategic Analysis (ORSA)

ORSA tracks program results, compiles and provides data and develops research questions and responses that help direct the agency's mission.

State Asset Management Unit (SAMU)

SAMU enforces regulatory compliance for multifamily rental housing financed with agency resources for the duration of the regulatory period. SAMU protects the state's investment in these properties and makes sure that these homes remain safe and affordable for New Yorkers.

Vital Brooklyn Initiative

HCR is developing health-oriented affordable housing in Central Brooklyn as part of the state's Vital Brooklyn Initiative. Vital Brooklyn is a holistic initiative that focuses on eight integrated areas of improvement: open space and recreation; healthy food; education; economic empowerment; community-based violence prevention; community-based health care; affordable housing; and environmental resiliency.

