

Housing and Community Renewal, Division of

Mission

The Division of Housing and Community Renewal (DHCR) is responsible for the supervision, maintenance, and development of affordable low- and moderate-income housing in New York State. DHCR oversees and regulates the State's public and publicly assisted rental housing; administers the State's rent laws; and administers housing development and community preservation programs, including State and Federal grants and loans to housing developers to finance construction and renovation of affordable housing.

Organization and Staffing

DHCR maintains three main offices and two regional offices in Buffalo and Syracuse. The main offices in Albany and Manhattan are responsible for agency-wide administrative functions and the development and execution of DHCR's policies for its Community Development and Housing programs. The Queens office and other local downstate offices are responsible for administering the Rent Administration program.

Budget Highlights

The FY 2025 Executive Budget recommends \$419.3 million in appropriations, a decrease of \$343 million from the FY 2024 budget primarily attributable to prior-year one-time adds.

The Executive Budget recommends a workforce of 641 FTEs, which is an increase of 10 from the FY 2024 budget, primarily to hire staff to determine which communities qualify for the Pro-Housing Designation.

Major actions in the Executive Budget include:

Utilizing \$95 million in reserves from the Mortgage Insurance Fund (MIF) to support the Rural Rental Assistance Program, the Neighborhood Preservation Program, the Rural Preservation Program, and homeless housing programs.

Dedicating \$40 million for permanent retrofits and rapid home repairs to prepare for and respond to natural disasters.

Incentivizing and enabling the supply of, and access to, affordable housing throughout the State through various actions including:

- Requiring communities to be pro-housing certified when awarding \$650 million in discretionary funding for neighborhood and regional revitalization programs.
- Reversing an antiquated state law that restricts maximum density of residential floor area in New York City.
- Implementing local tax incentives in New York City to promote the growth of new residential construction and the development of affordable housing in office-to-residential conversions.
- Authorizing New York City to create a pathway to legalize basement apartments.

Providing \$8.75 million to help HCR administer the Blue Buffers Voluntary Buyout Program, a \$250 million targeted, voluntary buyout program that is funded through the 2022 Clean Water, Clean Air, and Green Jobs Bond Act. This will help families move from harm's way, reduce costs associated with repetitive flooding, and create space for shoreline resiliency projects that protect entire communities.

Continuing the investment in the five-year, \$25 billion comprehensive Housing Plan to create and preserve 100,000 affordable homes, including 10,000 homes with support services for vulnerable populations, and electrify an additional 50,000 homes as part of the State's plan to electrify one million homes and make another one million electrification ready.

For more information on this agency's budget recommendations located in the Executive Budget Briefing Book, click on the following link:

[Briefing Book – Human Services \(PDF\)](#)

For more information on this agency's budget recommendations located in the Executive Budget Briefing Book, click on the following link:

Program Highlights

Finance and Development

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Funds the development and preservation of affordable housing, including the Low Income Housing Tax Credit programs, tax exempt and taxable bond finance programs, single family loan and capital awards programs.

Housing Preservation

Oversees programs that maintain and enhance the State’s portfolio of existing affordable housing, including DHCR’s Public Housing portfolio, the Office of Rent Administration, the Section 8 Program, Asset Management, and the Weatherization Assistance Program.

Community Renewal

Supports programs targeting community and economic development, job creation and downtown revitalization, including the NYS Community Development Block Grant Program, New York’s Main Street Program, the Affordable Housing Corporation, the Neighborhood Stabilization program and the Neighborhood and Rural Preservation Programs.

ALL FUNDS APPROPRIATIONS (dollars)

Category	Available FY 2024	Appropriations Recommended FY 2025	Change From FY 2024	Reappropriations Recommended FY 2025
State Operations	176,354,000	137,554,000	(38,800,000)	292,566,000
Aid To Localities	170,005,000	99,500,000	(70,505,000)	893,595,000
Capital Projects	430,200,000	182,200,000	(248,000,000)	7,350,218,000
Total	776,559,000	419,254,000	(357,305,000)	8,536,379,000

ALL FUND TYPES PROJECTED LEVELS OF EMPLOYMENT BY PROGRAM FILLED ANNUAL SALARIED POSITIONS

Program	FY 2024 Estimated FTEs 03/31/24	FY 2025 Estimated FTEs 03/31/25	FTE Change
F&D - Community Development			
Special Revenue Funds - Other	64	64	0
OHP - Low Income Weatherization			
Special Revenue Funds - Federal	28	28	0
OHP - Rent Administration			
General Fund	6	6	0
Special Revenue Funds - Other	371	371	0
OHP - Housing			
Special Revenue Funds - Federal	45	45	0
Special Revenue Funds - Other	52	52	0
OPS - Administration			
General Fund	30	40	10
Special Revenue Funds - Other	35	35	0
Total	631	641	10

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STATE OPERATIONS
ALL FUNDS FINANCIAL REQUIREMENTS BY FUND TYPE
APPROPRIATIONS
(dollars)

Fund Type	Available FY 2024	Recommended FY 2025	Change
General Fund	13,764,000	14,964,000	1,200,000
Special Revenue Funds - Federal	56,308,000	16,308,000	(40,000,000)
Special Revenue Funds - Other	106,282,000	106,282,000	0
Total	176,354,000	137,554,000	(38,800,000)

STATE OPERATIONS
ALL FUNDS FINANCIAL REQUIREMENTS BY PROGRAM
APPROPRIATIONS
(dollars)

Program	Available FY 2024	Recommended FY 2025	Change
F&D - Community Development			
General Fund	689,000	689,000	0
Special Revenue Funds - Other	8,404,000	8,404,000	0
HOMEOWNER STABILIZATION FUND			
General Fund	120,000	120,000	0
LEAD ABATEMENT			
General Fund	268,000	268,000	0
OCR - Community Renewal			
General Fund	327,000	327,000	0
OFFICE OF RESILIENT HOMES AND COMMUNITIES			
General Fund	500,000	500,000	0
OHP - Housing			
General Fund	864,000	864,000	0
Special Revenue Funds - Federal	11,584,000	11,584,000	0
Special Revenue Funds - Other	9,552,000	9,552,000	0
OHP - Low Income Weatherization			
Special Revenue Funds - Federal	44,724,000	4,724,000	(40,000,000)
OHP - Rent Administration			
General Fund	2,227,000	2,227,000	0
Special Revenue Funds - Other	83,616,000	83,616,000	0
OPS - Administration			
General Fund	8,769,000	9,969,000	1,200,000
Special Revenue Funds - Other	4,710,000	4,710,000	0
Total	176,354,000	137,554,000	(38,800,000)

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STATE OPERATIONS - GENERAL FUND
SUMMARY OF PERSONAL SERVICE APPROPRIATIONS AND CHANGES
FY 2025 RECOMMENDED
(dollars)

Program	Total		Personal Service Regular (Annual Salaried)	
	Amount	Change	Amount	Change
F&D - Community Development	684,000	0	674,000	0
HOMEOWNER STABILIZATION FUND	101,000	0	100,000	0
LEAD ABATEMENT	201,000	0	200,000	0
OCR - Community Renewal	319,000	(3,000)	315,000	0
OFFICE OF RESILIENT HOMES AND COMMUNITIES	451,000	0	450,000	0
OHP - Housing	859,000	0	855,000	0
OHP - Rent Administration	2,088,000	0	2,084,000	0
OPS - Administration	3,097,000	1,060,000	3,082,000	1,060,000
Total	7,800,000	1,057,000	7,760,000	1,060,000

Program	Temporary Service (Nonannual Salaried)		Holiday/Overtime Pay	
	Amount	Change	Amount	Change
F&D - Community Development	0	0	10,000	0
HOMEOWNER STABILIZATION FUND	0	0	1,000	0
LEAD ABATEMENT	0	0	1,000	0
OCR - Community Renewal	0	0	4,000	(3,000)
OFFICE OF RESILIENT HOMES AND COMMUNITIES	0	0	1,000	0
OHP - Housing	0	0	4,000	0
OHP - Rent Administration	0	0	4,000	0
OPS - Administration	0	0	15,000	0
Total	0	0	40,000	(3,000)

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STATE OPERATIONS - GENERAL FUND
SUMMARY OF NONPERSONAL SERVICE AND MAINTENANCE UNDISTRIBUTED
APPROPRIATIONS AND CHANGES
FY 2025 RECOMMENDED
(dollars)

Program	Total		Supplies and Materials	
	Amount	Change	Amount	Change
F&D - Community Development	5,000	0	1,000	0
HOMEOWNER STABILIZATION FUND	19,000	0	5,000	0
LEAD ABATEMENT	67,000	0	10,000	0
OCR - Community Renewal	8,000	3,000	1,000	0
OFFICE OF RESILIENT HOMES AND COMMUNITIES	49,000	0	1,000	0
OHP - Housing	5,000	0	1,000	0
OHP - Rent Administration	139,000	0	6,000	0
OPS - Administration	6,872,000	140,000	317,000	6,000
Total	7,164,000	143,000	342,000	6,000

Program	Travel		Contractual Services	
	Amount	Change	Amount	Change
F&D - Community Development	2,000	0	1,000	0
HOMEOWNER STABILIZATION FUND	7,000	0	5,000	0
LEAD ABATEMENT	10,000	0	37,000	0
OCR - Community Renewal	5,000	3,000	1,000	0
OFFICE OF RESILIENT HOMES AND COMMUNITIES	1,000	0	46,000	0
OHP - Housing	2,000	0	1,000	0
OHP - Rent Administration	45,000	0	86,000	0
OPS - Administration	160,000	3,000	6,128,000	126,000
Total	232,000	6,000	6,305,000	126,000

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Program	Equipment	
	Amount	Change
F&D - Community Development	1,000	0
HOMEOWNER STABILIZATION FUND	2,000	0
LEAD ABATEMENT	10,000	0
OCR - Community Renewal	1,000	0
OFFICE OF RESILIENT HOMES AND COMMUNITIES	1,000	0
OHP - Housing	1,000	0
OHP - Rent Administration	2,000	0
OPS - Administration	267,000	5,000
Total	285,000	5,000

**STATE OPERATIONS - OTHER THAN GENERAL FUND
SUMMARY OF APPROPRIATIONS AND CHANGES
FY 2025 RECOMMENDED
(dollars)**

Program	Total		Personal Service	
	Amount	Change	Amount	Change
F&D - Community Development	8,404,000	0	4,250,000	0
OHP - Housing	21,136,000	0	11,631,000	0
OHP - Low Income Weatherization	4,724,000	(40,000,000)	1,543,000	(10,000,000)
OHP - Rent Administration	83,616,000	0	31,531,000	0
OPS - Administration	4,710,000	0	2,717,000	0
Total	122,590,000	(40,000,000)	51,672,000	(10,000,000)

Program	Nonpersonal Service	
	Amount	Change
F&D - Community Development	4,154,000	0
OHP - Housing	9,505,000	0
OHP - Low Income Weatherization	3,181,000	(30,000,000)
OHP - Rent Administration	52,085,000	0
OPS - Administration	1,993,000	0
Total	70,918,000	(30,000,000)

**AID TO LOCALITIES
ALL FUNDS FINANCIAL REQUIREMENTS BY FUND TYPE
APPROPRIATIONS
(dollars)**

Fund Type	Available FY 2024	Recommended FY 2025	Change
General Fund	82,505,000	12,000,000	(70,505,000)
Special Revenue Funds - Federal	72,500,000	72,500,000	0
Special Revenue Funds - Other	15,000,000	15,000,000	0

Total	170,005,000	99,500,000	(70,505,000)
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**AID TO LOCALITIES
ALL FUNDS FINANCIAL REQUIREMENTS BY PROGRAM
APPROPRIATIONS
(dollars)**

Program	Available FY 2024	Recommended FY 2025	Change
ALLERTON AVENUE HOMEOWNERS & TENANTS ASSOCIATION INC			
General Fund	20,000	0	(20,000)
Association for Neighborhood and Housing Development			
General Fund	250,000	0	(250,000)
BLUE BUFFERS VOLUNTARY BUYOUT PROGRAM			
General Fund	0	8,750,000	8,750,000
Community Controlled Affordable Housing			
General Fund	1,000,000	1,000,000	0
DENNIS LANE APARTMENTS INC			
General Fund	210,000	0	(210,000)
F&D - Housing Development Fund Program			
Special Revenue Funds - Other	15,000,000	15,000,000	0
FAIR CHANCE HOUSING REFORMS			
General Fund	250,000	250,000	0
FIRST-TIME HOMEOWNERS			
General Fund	25,000,000	0	(25,000,000)
Fair Housing Testing			
General Fund	2,000,000	2,000,000	0
HOME HEADQUARTERS INC			
General Fund	175,000	0	(175,000)
Homeowner Protection			
General Fund	40,000,000	0	(40,000,000)
LAND BANKS			
General Fund	10,000,000	0	(10,000,000)
OCR - Small Cities Community Development Block Grant			
Special Revenue Funds - Federal	40,000,000	40,000,000	0
OHP - Low Income Weatherization			
Special Revenue Funds - Federal	32,500,000	32,500,000	0
PA'LANTE HARLEM, INC			
General Fund	100,000	0	(100,000)
SENATE PRIORITIES FOR HOUSING INITIATIVES			
General Fund	1,000,000	0	(1,000,000)
TILDEN TOWERS II			
General Fund	500,000	0	(500,000)
VARIOUS ASSEMBLY INITIATIVES			
General Fund	2,000,000	0	(2,000,000)
Total	170,005,000	99,500,000	(70,505,000)

**CAPITAL PROJECTS
ALL FUNDS FINANCIAL REQUIREMENTS BY PROGRAM
APPROPRIATIONS
(dollars)**

Comprehensive Construction Program	Available FY 2024	Recommended FY 2025	Change	Reappropriations FY 2025
Access to Home				
Housing Program Fund	3,000,000	1,000,000	(2,000,000)	3,000,000
Adaptive Reuse Affordable Housing Program				
Housing Program Fund	0	0	0	53,000,000
Affordable Housing Corporation				
Housing Program Fund	26,000,000	26,000,000	0	165,418,000
Governor's Office of Storm Recovery				
Housing Program Fund	42,500,000	0	(42,500,000)	64,762,000
Homes for Working Families Program				
Housing Program Fund	14,000,000	14,000,000	0	55,912,000
Housing Opportunity Program For Elderly				
Housing Program Fund	8,400,000	1,400,000	(7,000,000)	12,867,000
Housing Our Neighbors with Dignity				
Housing Program Fund	0	0	0	100,000,000
Housing Program				
Housing Program Fund	0	0	0	5,070,537,000
Infrastructure Investment – Settlement Funds	0	20,000,000	20,000,000	56,153,000
Housing Program Capital Improvement				
Capital Projects Fund	0	0	0	84,245,000
Low Income Housing Trust Fund				
Housing Program Fund	44,200,000	44,200,000	0	194,219,000
Main Street Program				
Housing Program Fund	4,200,000	4,200,000	0	9,568,000
Manufactured Home Advantage Program				
Housing Program Fund	5,000,000	5,000,000	0	18,743,000
Mitchell Lama Rehabilitation and Preservation Program and All Affordable Program				
Housing Assistance Fund	0	0	0	5,911,000
Mitchell-Lama Preservation and Homeownership Program				
Housing Program Fund	50,000,000	0	(50,000,000)	134,103,000
New Facilities				
Federal Capital Projects Fund	0	0	0	10,100,000
Housing Program Fund	84,500,000	60,000,000	(24,500,000)	84,500,000
New York City Housing Authority Program				
Housing Program Fund	135,000,000	0	(135,000,000)	469,192,000
Public Housing Assistance Program				
Housing Program Fund	0	0	0	400,000,000
Public Housing Modernization Program				
Housing Program Fund	6,400,000	6,400,000	0	46,746,000
Public Housing Program				
Housing Program Fund	0	0	0	289,898,000
Small Rental Housing Development Initiative				
Housing Program Fund	7,000,000	0	(7,000,000)	14,000,000
State Housing Bond Fund				
State Housing Bond Fund	0	0	0	7,344,000

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Total	430,200,000	182,200,000	(248,000,000)	7,350,218,000
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Note: Most recent estimates as of 01/16/2024