

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 performs a number of activities, including oversight and regulation of the State's public and publicly assisted rental housing; administration of the State's rent regulations and protection of rent regulated tenants; and administration of housing development and community preservation programs, including State and Federal grants and loans to housing developers in order to finance construction and renovation of affordable housing.

Organization and Staffing

DHCR maintains three main offices and two regional offices in Buffalo and Syracuse. 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. DHCR's Rent Administration program is administered through the main office in Queens and local offices in rent regulated communities.

Budget Highlights

The FY 2023 Executive Budget recommends \$5.3 billion in appropriations.

The Executive Budget recommends a workforce of 625 FTEs, which is an increase of 13 from the FY 2022 Budget.

Major budget actions in the Executive Budget include:

- The utilization of \$40 million in excess reserves from the Mortgage Insurance Fund (MIF) to support the Rural Rental Assistance Program, and the Neighborhood and Rural Preservation Programs.
- An appropriation totaling \$77 million for the Governor's Office of Storm Recovery for areas impacted by natural disasters.
- An appropriation of \$20 million to fund the Homeowners Protection Program for assistance to homeowners at risk of foreclosure.
- A \$35 million appropriation to support legal services and representation for eviction cases outside of New York City.
- Proposals to increase the supply of, and access to, affordable housing throughout the State including through encouraging transit-oriented development of housing, permitting the creation of accessory dwelling units, authorize New York City to repeal the floor-area ratio limit on residential density, and allowing for the conversion of hotels and commercial office space into residential housing.
- A new 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 1 million homes and make another 1 million electrification ready. The plan expands on existing State programs and creates new ones, including the following:
 - Supportive Housing. \$1.5 billion for the construction of 7,000 supportive housing units toward the creation of 20,000 units over 15 years, and the rehabilitation of 3,000 supportive housing units throughout the State;
 - Multi-Family New Construction. \$1 billion for new construction or adaptive reuse of affordable rental housing;
 - Senior Housing. \$300 million for developing or rehabilitating affordable housing targeted to low-income seniors, aged 60 and above;
 - Middle-Income Housing. \$90 million for new construction, adaptive reuse, or reconstruction of rental housing affordable to households that earn between 60 and 130 percent of AMI;
 - Community Investment Fund. \$80 million for mixed-use affordable housing developments that may include retail, commercial or community development components;
 - Public Housing Preservation. \$150 million for substantial or moderate rehabilitation and/or the demolition and replacement through new construction of public housing authority developments outside of New York City;

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- Multi-Family Preservation. \$450 million for substantial or moderate rehabilitation of affordable multi-family rental housing currently under a regulatory agreement;
- Mitchell-Lama Preservation. \$120 million to preserve and improve Mitchell-Lama properties throughout the State;
- Small Building Rehab. \$60 million for rehabilitation and/or the demolition and replacement through new construction of buildings of 5 to 50 units;
- Accessory Dwelling Units. \$85 million for the creation or rehabilitation of Accessory Dwelling Units (ADUs), including backyard cottages, attics, garages, and basements;
- Manufactured Homes. \$20 million for mobile and manufactured home programs;
- Homeownership Programs. \$400 million for promoting home ownership among families of low and moderate income and stimulating the development, stabilization, and preservation of New York communities. This includes a pilot for affordable homeownership opportunities that prioritize resident control;
- Electrification. \$250 million to weatherize and electrify New York's housing stock, including through all-electric, high-performance equipment for heating and air-conditioning, alternative energy sources, and other energy-efficient best practices.

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

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 2022	Appropriations Recommended FY 2023	Change From FY 2022	Reappropriations Recommended FY 2023
State Operations	119,363,000	134,689,000	15,326,000	156,409,000
Aid To Localities	713,228,000	430,735,000	(282,493,000)	850,432,000
Capital Projects	868,200,000	4,684,200,000	3,816,000,000	2,805,474,000
Total	1,700,791,000	5,249,624,000	3,548,833,000	3,812,315,000

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

Program	FY 2022 Estimated FTEs 03/31/22	FY 2023 Estimated FTEs 03/31/23	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	13	13	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	17	17	0
Special Revenue Funds - Other	35	35	0
Total	625	625	0

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

Fund Type	Available FY 2022	Recommended FY 2023	Change
General Fund	12,623,482	12,474,000	(149,482)
Special Revenue Funds - Federal	17,262,183	16,308,000	(954,183)
Special Revenue Funds - Other	89,477,335	105,907,000	16,429,665
Total	119,363,000	134,689,000	15,326,000
Adjustments:			
Transfer(s) From			
Special Pay Bill			
General Fund	(3,161,000)		
Appropriated FY 2022	116,202,000		

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

Program	Available FY 2022	Recommended FY 2023	Change
F&D - Community Development			
General Fund	689,000	689,000	0
Special Revenue Funds - Other	9,506,008	8,277,000	(1,229,008)
OCR - Community Renewal			
General Fund	327,000	327,000	0
OHP - Housing			
General Fund	864,000	864,000	0
Special Revenue Funds - Federal	12,158,432	11,584,000	(574,432)
Special Revenue Funds - Other	10,026,813	9,503,000	(523,813)
OHP - Low Income Weatherization			
Special Revenue Funds - Federal	5,103,751	4,724,000	(379,751)
OHP - Rent Administration			
General Fund	1,825,000	1,825,000	0
Special Revenue Funds - Other	65,096,727	83,417,000	18,320,273
OPS - Administration			
General Fund	8,918,482	8,769,000	(149,482)
Special Revenue Funds - Other	4,847,787	4,710,000	(137,787)
Total	119,363,000	134,689,000	15,326,000

STATE OPERATIONS - GENERAL FUND
SUMMARY OF PERSONAL SERVICE APPROPRIATIONS AND CHANGES
FY 2023 RECOMMENDED
(dollars)

Program	Total		Personal Service Regular (Annual Salaried)	
	Amount	Change	Amount	Change
F&D - Community Development	684,000	0	674,000	0
OCR - Community Renewal	322,000	0	315,000	0
OHP - Housing	859,000	0	855,000	0
OHP - Rent Administration	1,787,000	0	1,784,000	0
OPS - Administration	2,037,000	(149,482)	2,022,000	(149,482)
Total	5,689,000	(149,482)	5,650,000	(149,482)

Program	Temporary Service (Nonannual Salaried)		Holiday/Overtime Pay	
	Amount	Change	Amount	Change
F&D - Community Development	0	0	10,000	0
OCR - Community Renewal	0	0	7,000	0
OHP - Housing	0	0	4,000	0
OHP - Rent Administration	0	0	3,000	0
OPS - Administration	0	0	15,000	0
Total	0	0	39,000	0

**STATE OPERATIONS - GENERAL FUND
SUMMARY OF NONPERSONAL SERVICE AND MAINTENANCE UNDISTRIBUTED
APPROPRIATIONS AND CHANGES
FY 2023 RECOMMENDED
(dollars)**

Program	Total		Supplies and Materials	
	Amount	Change	Amount	Change
F&D - Community Development	5,000	0	1,000	0
OCR - Community Renewal	5,000	0	1,000	0
OHP - Housing	5,000	0	1,000	0
OHP - Rent Administration	38,000	0	1,000	0
OPS - Administration	6,732,000	0	311,000	0
Total	6,785,000	0	315,000	0

Program	Travel		Contractual Services	
	Amount	Change	Amount	Change
F&D - Community Development	2,000	0	1,000	0
OCR - Community Renewal	2,000	0	1,000	0
OHP - Housing	2,000	0	1,000	0
OHP - Rent Administration	35,000	0	1,000	0
OPS - Administration	157,000	0	6,002,000	0
Total	198,000	0	6,006,000	0

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Program	Amount	Equipment	
		Amount	Change
F&D - Community Development		1,000	0
OCR - Community Renewal		1,000	0
OHP - Housing		1,000	0
OHP - Rent Administration		1,000	0
OPS - Administration		262,000	0
Total		266,000	0

**STATE OPERATIONS - OTHER THAN GENERAL FUND
SUMMARY OF APPROPRIATIONS AND CHANGES
FY 2023 RECOMMENDED
(dollars)**

Program	Amount	Total Change	Personal Service	
			Amount	Change
F&D - Community Development	8,277,000	(1,229,008)	4,250,000	(894,791)
OHP - Housing	21,087,000	(1,098,245)	11,631,000	(726,223)
OHP - Low Income Weatherization	4,724,000	(379,751)	1,543,000	(1,223,633)
OHP - Rent Administration	83,417,000	18,320,273	31,531,000	1,899,271
OPS - Administration	4,710,000	(137,787)	2,717,000	(137,787)
Total	122,215,000	15,475,482	51,672,000	(1,083,163)

Program	Amount	Nonpersonal Service	
		Amount	Change
F&D - Community Development		4,027,000	(334,217)
OHP - Housing		9,456,000	(372,022)
OHP - Low Income Weatherization		3,181,000	843,882
OHP - Rent Administration		51,886,000	16,421,002
OPS - Administration		1,993,000	0
Total		70,543,000	16,558,645

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

Fund Type	Available FY 2022	Recommended FY 2023	Change
General Fund	25,728,000	93,235,000	67,507,000
Special Revenue Funds - Federal	672,500,000	322,500,000	(350,000,000)
Special Revenue Funds - Other	15,000,000	15,000,000	0
Total	713,228,000	430,735,000	(282,493,000)

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AID TO LOCALITIES
ALL FUNDS FINANCIAL REQUIREMENTS BY PROGRAM
APPROPRIATIONS
(dollars)

Program	Available FY 2022	Recommended FY 2023	Change
Association for Neighborhood and Housing Development			
General Fund	100,000	0	(100,000)
Broadway Housing Communities			
General Fund	35,000	0	(35,000)
Churches United for Fair Housing			
General Fund	15,000	0	(15,000)
Community Controlled Affordable Housing			
General Fund	0	1,000,000	1,000,000
Community Voices Heard			
General Fund	100,000	0	(100,000)
Connected Communities, Inc.			
General Fund	25,000	0	(25,000)
F&D - Housing Development Fund Program			
Special Revenue Funds - Other	15,000,000	15,000,000	0
Fair Chance Credit Check Reform			
General Fund	0	250,000	250,000
Fair Housing Testing			
General Fund	0	2,000,000	2,000,000
Good Old Lower East Side, Inc			
General Fund	10,000	0	(10,000)
Governor's Office of Storm Recovery			
General Fund	0	32,000,000	32,000,000
Grand Street Settlement			
General Fund	10,000	0	(10,000)
Hamilton Madison House			
General Fund	10,000	0	(10,000)
Henry Street Settlement			
General Fund	10,000	0	(10,000)
Homeowner Protection			
General Fund	0	20,000,000	20,000,000
Homeownership Relief and Protection			
Special Revenue Funds - Federal	600,000,000	0	(600,000,000)
IFCA Housing Network			
General Fund	20,000	0	(20,000)
Legal Representation for Eviction			
General Fund	0	35,000,000	35,000,000
Margert Community Corporation of Far Rockaway, NY			
General Fund	40,000	0	(40,000)
NYCHA Housing in South Jamaica, Baisley and the Rockaways			
General Fund	50,000	0	(50,000)
NYCHA Tompkins Tenant Association & 4 Future Generations Youth			
General Fund	58,000	0	(58,000)
Neighborhood Housing Services of Brooklyn			
General Fund	10,000	0	(10,000)

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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	282,500,000	250,000,000
OHP - Periodic Subsidies - Local Areas			
General Fund	2,985,000	2,985,000	0
OHP - Rural Rental Assistance			
General Fund	21,630,000	0	(21,630,000)
Pa'lante Harlem, Inc			
General Fund	140,000	0	(140,000)
Riverbay Corporation			
General Fund	50,000	0	(50,000)
Rockland Housing Action Coalition, Inc			
General Fund	30,000	0	(30,000)
St. Nicks Alliance Corporation			
General Fund	10,000	0	(10,000)
United Neighborhood Houses Services of Jamaica			
General Fund	375,000	0	(375,000)
University Settlement Society			
General Fund	10,000	0	(10,000)
Wildcat Neighborhood Improvement Program			
General Fund	5,000	0	(5,000)
Total	713,228,000	430,735,000	(282,493,000)

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

Comprehensive Construction Program	Available FY 2022	Recommended FY 2023	Change	Reappropriations FY 2023
Access to Home				
Housing Program Fund	1,000,000	1,000,000	0	1,123,000
Adaptive Reuse Affordable Housing Program				
Housing Program Fund	100,000,000	0	(100,000,000)	100,000,000
Affordable Housing Corporation				
Housing Program Fund	51,000,000	26,000,000	(25,000,000)	150,520,000
Governor's Office of Storm Recovery				
Housing Program Fund	130,000,000	77,000,000	(53,000,000)	57,034,000
Homes for Working Families Program				
Housing Program Fund	14,000,000	14,000,000	0	54,361,000
Housing Opportunity Program For Elderly				
Housing Program Fund	1,400,000	1,400,000	0	2,555,000
Housing Program				
Housing Program Fund	186,000,000	4,505,000,000	4,319,000,000	1,387,104,000
Infrastructure Investment – Settlement Funds	0	0	0	63,155,000
Housing Program Capital Improvement				
Capital Projects Fund	0	0	0	19,720,000
Low Income Housing Trust Fund				
Housing Program Fund	44,200,000	44,200,000	0	184,659,000
Main Street Program				
Housing Program Fund	4,200,000	4,200,000	0	8,734,000
Manufactured Home Advantage Program				
Housing Program Fund	5,000,000	5,000,000	0	13,748,000
Mitchell Lama Rehabilitation and Preservation Program and All Affordable Program				
Housing Assistance Fund	0	0	0	5,911,000
New Facilities				
Federal Capital Projects Fund	0	0	0	10,027,000
New York City Housing Authority Program				
Housing Program Fund	0	0	0	350,000,000
Public Housing Modernization Program				
Housing Program Fund	6,400,000	6,400,000	0	44,479,000
Public Housing Preservation Program				
Housing Program Fund	0	0	0	20,000,000
Public Housing Program				
Housing Program Fund	325,000,000	0	(325,000,000)	325,000,000
State Housing Bond Fund				
State Housing Bond Fund	0	0	0	7,344,000
Total	868,200,000	4,684,200,000	3,816,000,000	2,805,474,000

Note: Most recent estimates as of 05/11/2020