



A colorful illustration of a town skyline. From left to right, it features a small white house with a red roof, a tall blue building with many windows, a purple building with a red roof, a white building with a red roof, a tall grey building, a purple building with a red roof, a large white building with a red roof and the word 'TRAIN' on it, and a white train with a red roof. A solar panel is visible on the roof of the train. The background is a solid blue color.

2025

Agenda

- FY 2026 Enacted NY State Budget
- Quick overview of HCR
- NYS Housing Shortage
- Pro-Housing Communities Program Intro
- Maintaining Certification for Certified Communities
- FY 2026 Enacted NY State Budget PHC updates



Governor Hochul's Enacted FY 2026 State Budget

Governor Hochul has prioritized making our state **more affordable** for individuals and families

- Historic \$1 billion tax cut for middle-class and low-income New Yorkers
- Significant increases for the Child Tax Credit
- Expanded access to childcare
- New funding to ensure free breakfast and lunch for every K-12 student in New York

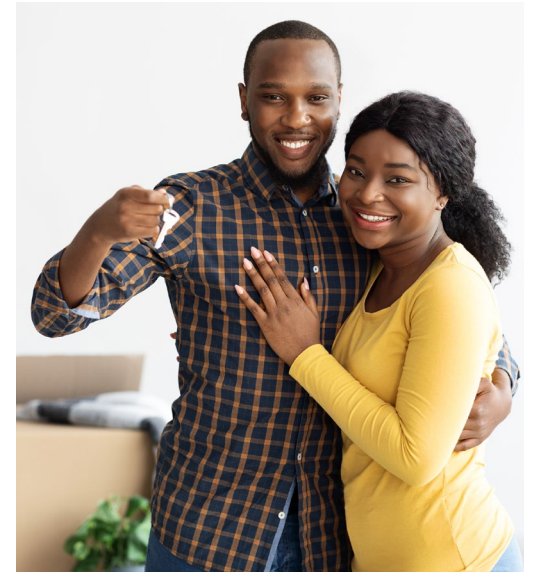
Governor Hochul's Enacted FY 2026 State Budget

Governor Hochul's Housing-Related budget accomplishments:

- State's First Mixed-Income Revolving Loan Fund
- New Housing Access Vouchers Program
- Disincentivizing Institutional Investors
- \$50 million for Starter Home Innovation Funding
- \$50 million for Flood Resiliency and Recovery programs for homeowners

New York State Homes and Community Renewal – Who We Are

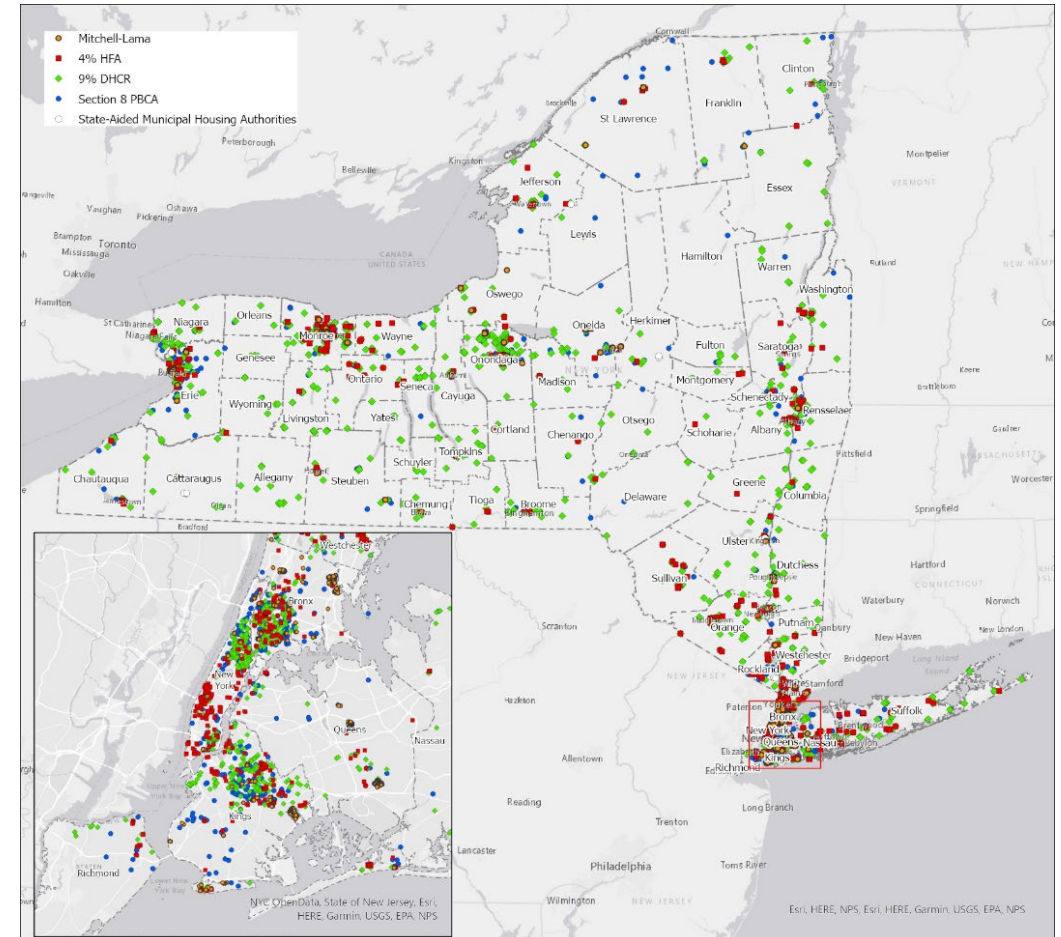
New York State Homes and Community Renewal (HCR) is the State's affordable housing agency, with a mission to build, preserve, and protect affordable housing and increase homeownership throughout New York State



New York State Homes and Community Renewal – Who We Are

HCR funds projects throughout New York State

- HCR is currently implementing the Governor's 2023-2028 Housing Plan – a **\$25 Billion** investment in building and preserving over **100,000** homes
- HCR funds multifamily and single family affordable housing across all regions of the state
- HCR funds a broad range of housing types- multifamily, single family, manufactured homes, supportive housing, public housing, senior housing and family housing



New York State Homes and Community Renewal – Who We Are

We need all types of housing



Starter homes for
young adults / anyone
making a new start



Homes available for
growing families

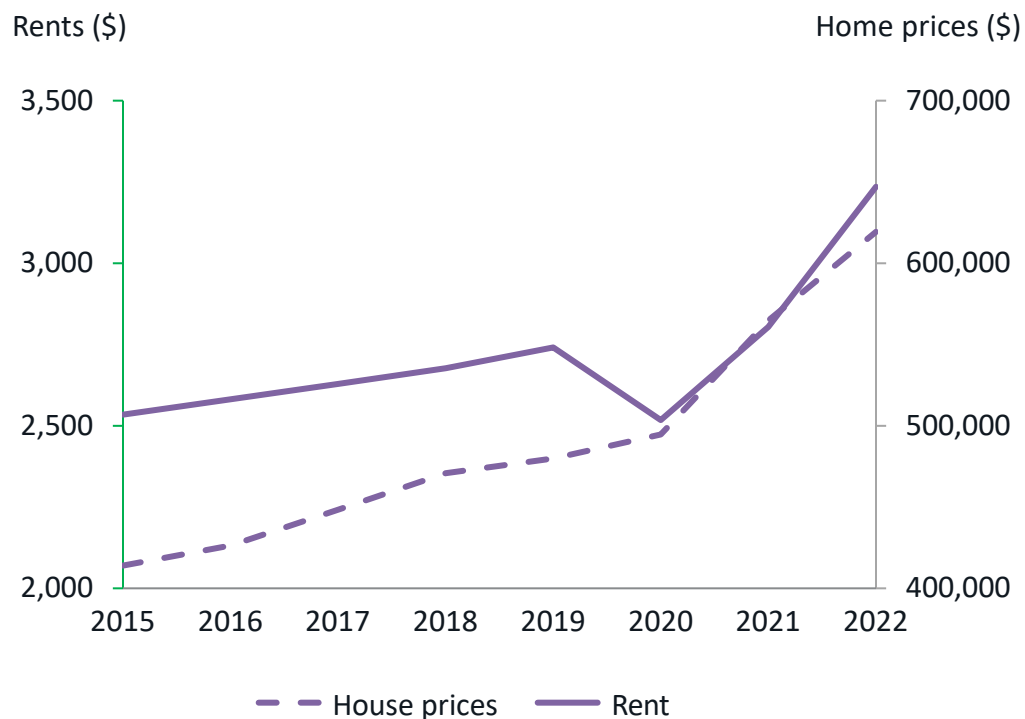


Smaller homes in
communities for seniors
who want to downsize

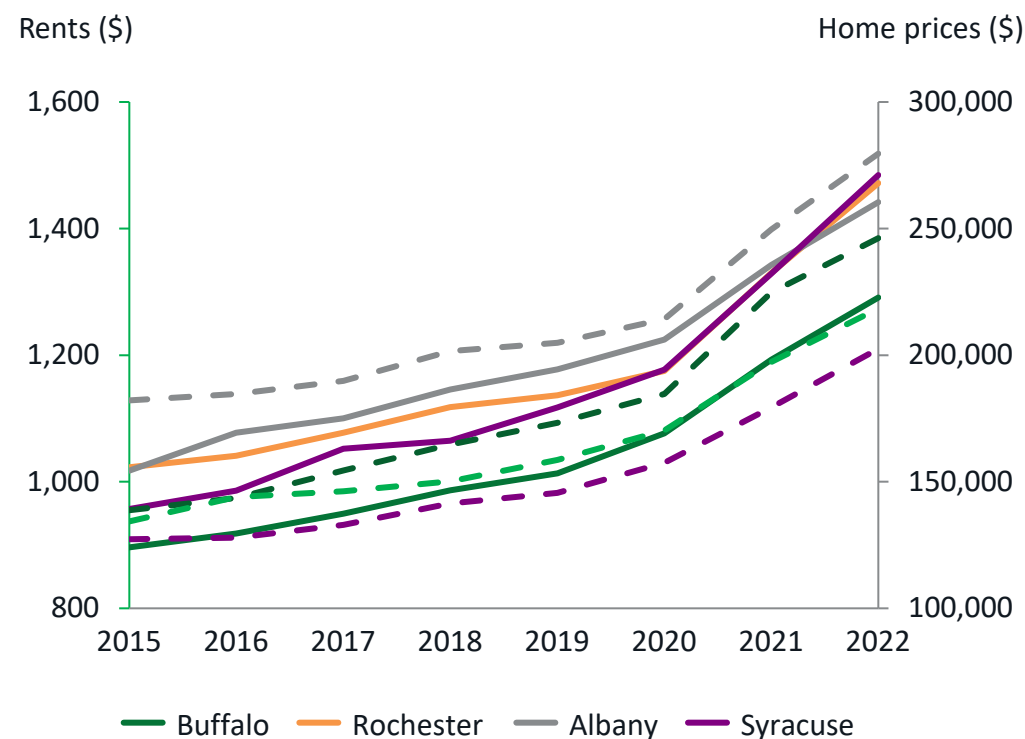
The Housing Shortage

The statewide housing shortage is impacting renters and homebuyers

In NY metro, home prices up 50%, rents 30%



Rest of state, home prices up 50-80%, rents 40-60%

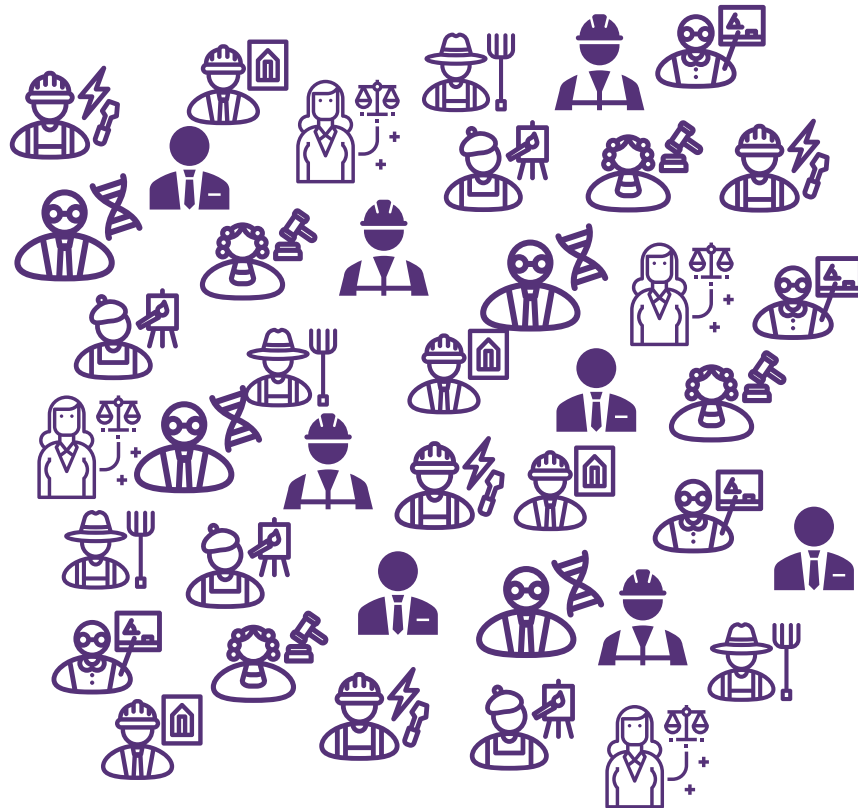


Source: Zillow Home Value Index: smooth, seasonally adjusted measure of the typical home value, reflecting typical value for homes in the 35th to 65th percentile range. Zillow Observed Rent Index: smooth measure of typical observed market rate rent; mean of listed rents that fall into 40th to 60th percentile range for all homes and apartments in a given region.

The Housing Shortage

The mismatch between jobs and housing is a threat to NY's future

In the decade before the pandemic, NYS created over 1.2 million new jobs ...



but only built 403,000 new homes.



We project that New York State needs approx. 800,000 new homes in the next ten years to maintain economic growth.

The Pro-Housing Communities Program

What is the Pro-Housing Communities Program?

- The Pro-Housing Communities Program certifies municipalities who are taking steps locally to address the housing shortage in New York State.
- Governor Hochul announced the Pro-Housing Communities Program in July 2023. In 2025, the Governor strengthened the program to require Pro-Housing Certification as a prerequisite for obtaining certain State discretionary grants.
- Applications are rolling and will be reviewed by HCR within 90 days.



The Pro-Housing Communities Program

Why should my community apply?

Supporting a diverse housing market improves both local quality of life and boosts local tax revenues

- Communities that have encouraged housing growth through a variety of methods have seen benefits including
 - Younger, mixed-generation populations
 - More affordable rents and homeownership opportunities
 - Reducing commute times, improving quality of life
- Local tax revenues are stable or improved through housing growth
 - Encouraging construction brings stable jobs into the community in the short and long term
 - Local residents spend more locally, supporting small businesses and the tax base

The Pro-Housing Communities Program

Why should my community apply?

Joining the Pro-Housing Communities Program will boost local efforts to creatively address the housing shortage

- Different communities have addressed the housing shortage in different ways and joining the Pro-Housing Communities program will help these communities share best practices and identify common barriers
- The data collected from our Pro-Housing Communities will help other municipalities learn lessons on how they can also support housing growth in creative ways

Achieving the Pro-Housing Communities certification will make your municipality eligible for multiple grant programs

- The initial list includes popular programs like the Downtown Revitalization Initiative
- Depending on the success of the program, potentially additional resources in the future

The Pro-Housing Communities Program

What are the application requirements?

1. Letter of Intent

2. Submission of Key Data

- Zoning map and zoning code summary
- Building permit data from the previous five years

3. Either:

- Document that the municipality has permitted enough homes to increase their housing stock
 - 1% in the previous year or 3% over the past three years (Downstate)
 - 0.33% in the previous year or 1% over the past three years (Upstate)

OR

- Submit an executed Pro-Housing Community Resolution by the relevant governing body (town, village council, board, etc)

Applications are accepted on a rolling basis. After completion of the submission, HCR will provide a determination within 90 days.

The Pro-Housing Communities Program

What are the discretionary grant sources?

Administering Agency	Grant Program	Amount
Department of State	Downtown Revitalization Initiative (DRI)	\$100M
	NY Forward Program	\$100M
New York State HCR	NY Main Street Program	\$4.2M
Empire State Development	Regional Council Capital Fund	\$150M
	Market New York (capital grants only)	\$8M
	Long Island Investment Fund (LIIF)	\$143.5M
	Mid-Hudson Momentum Fund	\$150M
Department of Transportation	Public Transportation Modernization Enhancement Program (MEP)	\$68.9M

Governor Hochul's FY 2026 Budget PHC Updates

In the FY 2026 Budget, Governor Hochul secured the following additional funding to further support Pro-Housing Communities

1. The creation of a new \$100M “Pro-Housing Supply Infrastructure Fund”
 - Up to 50% of total project cost
 - Award minimum: \$2.5M, Award maximum: \$10M
 - Capital funding to support infrastructure investments that are critical to enable housing projects (minimum of 20 housing units)
2. The creation of a new \$5.25M fund for technical assistance for certified communities



The Pro-Housing Communities Program

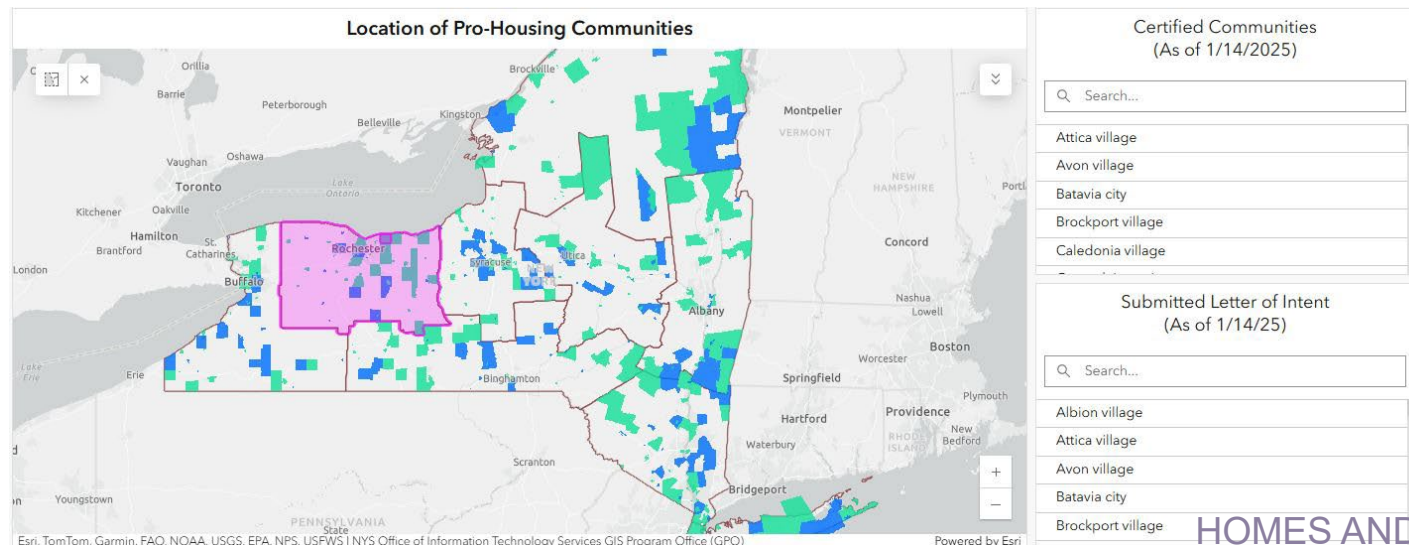
What grant funding has been awarded in the Southern Tier?

Municipality	Grant	Amount
City of Binghamton	Downtown Revitalization Initiative	\$10M
Village of Bath	NY Forward	\$4.5M
Village of Dryden	NY Forward	\$4.5M
Village of Dryden	NY Main Street Program	\$500,000
City of Binghamton	Capital Improvements for PHC Communities	\$125,950
Town of Big Flats	Capital Improvements for PHC Communities	\$1,305,375
Town of Prattsburg	Capital Improvements for PHC Communities	\$711,800
Village of Dryden	Capital Improvements for PHC Communities	\$1,821,000

The Pro-Housing Communities Program

How many communities are certified?

- Over 500 communities have submitted letters of intent and
- Over 350 communities have achieved certification
- These include places in nearly every region of the State – suburban, rural, and cities large and small
- Visit our website, <https://hcr.ny.gov/phc> for an interactive dashboard showing which communities have been certified, which communities are in process, and housing statistics for all municipalities across the state



Maintaining Certification

What are the requirements for maintaining certification for communities certified in calendar year 2024?

1. If the municipality has had any zoning changes since the 2024 submission:

Provide an updated zoning map in a GIS format (shapefiles) and an updated code spreadsheet incorporating those changes

2. For all municipalities

Provide the municipality's 2024 permit data. Additionally, if the municipality previously provided permit data through calendar year 2022, please provide the 2023 permit data as well.



Where can I get more information?

PROHOUSING@HCR.NY.GOV

[HTTPS://HCR.NY.GOV/PHC](https://HCR.NY.GOV/PHC)



Homes and Community Renewal