



Homes and Community Renewal

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2025 State of the State: Fighting For Your Family

Governor Kathy Hochul today delivered her 2025 State of the State address, including more than 200 initiatives.

LEARN MORE ([HTTPS://HCR.NY.GOV/NEWS/GOVERNOR-KATHY-HOCHULS-2025-STATE-STATE-FIGHTING-YOUR-FAMILY](https://hcr.ny.gov/news/governor-kathy-hochuls-2025-state-state-fighting-your-family))

UPDATES

Latest HCR News



[\(/news/governor-hochul-announces-capital-region-winners-downtown-revitalization-initiative-and-ny\)](/news/governor-hochul-announces-capital-region-winners-downtown-revitalization-initiative-and-ny)

Governor Hochul Announces Capital Region Winners of Downtown ... [\(/news/governor-hochul-announces-capital-region-winners-downtown-revitalization-initiative-and-ny\)](/news/governor-hochul-announces-capital-region-winners-downtown-revitalization-initiative-and-ny)

March 12, 2025 | 12 PM EDT

Governor Kathy Hochul today announced that the Village of Catskill will receive \$10 million in funding as the Capital Region winner of the eighth round...

► **LEARN MORE ([/NEWS/GOVERNOR-HOCHUL-ANNOUNCES-NEARLY-1-BILLION-FINANCING-AFFORDABLE-HOUSING](#))**



[\(/news/governor-hochul-announces-mid-hudson-winners-downtown-revitalization-initiative-and-ny-forward\)](#)

Governor Hochul Announces Mid-Hudson Winners of Downtown ... ([/news/governor-hochul-announces-mid-hudson-winners-downtown-revitalization-initiative-and-ny-forward](#))

March 11, 2025 | 3 PM EDT

Governor Kathy Hochul today announced that Poughkeepsie will receive \$10 million in funding as the Mid-Hudson winner of the eighth round of the Downtown Revitalization...

► **LEARN MORE ([HTTPS://HCR.NY.GOV/NEWS/GOVERNOR-HOCHUL-ANNOUNCES-MID-HUDSON-WINNERS-DOWNTOWN-REVITALIZATION-INITIATIVE-AND-NY-FORWARD](https://hcr.ny.gov/news/governor-hochul-announces-mid-hudson-winners-downtown-revitalization-initiative-and-ny-forward))**



[\(/news/governor-hochul-announces-opening-108-unit-affordable-development-westchester\)](/news/governor-hochul-announces-opening-108-unit-affordable-development-westchester)

Governor Hochul Announces Opening of 108-Unit Affordable ... [\(/news/governor-hochul-announces-opening-108-unit-affordable-development-westchester\)](/news/governor-hochul-announces-opening-108-unit-affordable-development-westchester)

March 6, 2025 | 4 PM EST

Governor Kathy Hochul today announced the completion of “62 Main” in the village of Tarrytown, Westchester County — a \$54 million development that transformed the...

► [LEARN MORE \(HTTPS://HCR.NY.GOV/NEWS/GOVERNOR-HOCHUL-ANNOUNCES-OPENING-108-UNIT-AFFORDABLE-DEVELOPMENT-WESTCHESTER\)](https://hcr.ny.gov/news/governor-hochul-announces-opening-108-unit-affordable-development-westchester)

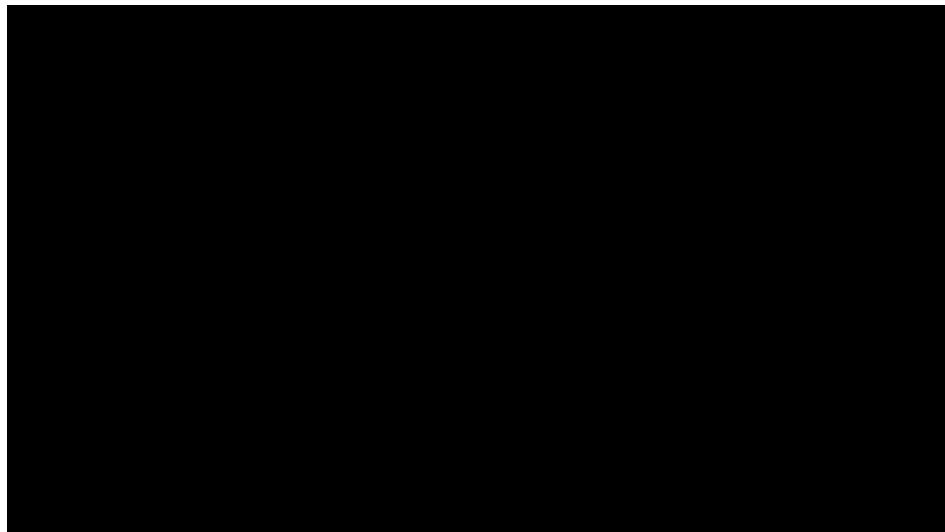
LATEST VIDEO

Building a Better New York - HCR's 2024 Impact & Vision for the Future

In 2024, New York State Homes and Community Renewal (HCR) achieved unprecedented progress in creating housing opportunities for all New Yorkers through a landmark state budget agreement. HCR was instrumental in creating a historic \$500 million capital fund to create 15,000 new homes on state land, \$600 million in new funding to boost housing supply statewide, and a groundbreaking \$1 billion commitment to

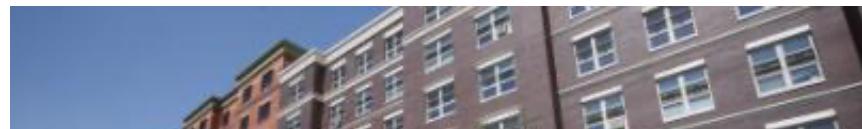
support NYC's goal of 80,000 new homes.

From expanding protections for renters and homeowners to launching innovative programs like Pro Housing Communities, we're building sustainable, inclusive neighborhoods with access to quality schools, jobs, and amenities – making New York a place people are proud to call home for generations to come.



FEATURED

Rental Housing Resources





[\(/lotteries\)](#)

Housing Lotteries [\(/lotteries\)](#)

LOOKING FOR AN AFFORDABLE APARTMENT?

[\(/lotteries#looking-for-an-affordable-apartment?\)](#)

LOTTERY - ARTSPACE UTICA LOFTS, LLC

[\(/lotteries#lottery---artspace-utica-lofts,-llc\)](#)

LOTTERY- THE GROVE APARTMENTS

[\(/lotteries#lottery--the-grove-apartments\)](#)

► **LEARN MORE ([HTTPS://HCR.NY.GOV/LOTTERIES](https://hcr.ny.gov/lotteries))**

FACT SHEET



Andrew M. Cuomo, Governor

PUBLICATION OF THE STATE OF NEW YORK
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OFFICE OF RENT ADMINISTRATION

1 Rent Stabilization and Rent Control

Introduction

A number of communities in New York State have rent regulation programs known as rent control and rent stabilization. Rent regulation is intended to protect tenants in privately-owned buildings from illegal rent increases and allow owners to maintain their buildings and realize a reasonable profit.

Rent control is the older of the two systems of rent regulation. It dates back to the housing shortage immediately following World War II and generally applies to buildings constructed before 1947. Rent stabilization generally covers buildings built after 1947 and before 1974, and apartments removed from rent control. It also covers buildings that receive J-51 and 421-a tax benefits. Outside New York City, rent stabilization is also known as ETPA, short for the Emergency Tenant Protection Act and is applicable in some localities in Nassau, Westchester and Rockland counties.

[\(/rent-regulation-fact-sheets-0\)](/rent-regulation-fact-sheets-0)

Rent Regulation Fact Sheets [\(/rent-regulation-fact-sheets-0\)](/rent-regulation-fact-sheets-0)

Explore fact sheets on various rent regulation topics

► FIND A FACT SHEET

**([HTTPS://HCR.NY.GOV/SEARCH/RENTAL_HOUSING_DOCUMENTS_BY_TYPE?
F%5B0%5D=FILTER_TERM%3A1161](https://hcr.ny.gov/search/rental_housing_documents_by_type?F%5B0%5D=FILTER_TERM%3A1161))**



[\(/tenant-owner-forms\)](/tenant-owner-forms)

Tenant/Owner Forms [\(/tenant-owner-forms\)](/tenant-owner-forms)

[Rental Housing Tenant/Owners Forms](#)

OVERVIEW

(/tenant-owner-forms#overview)

TENANT FORMS

(/tenant-owner-forms#tenant-forms)

OWNER FORMS

(/tenant-owner-forms#owner-forms)

► **LEARN MORE (HTTPS://HCR.NY.GOV/TENANT-OWNER-FORMS)**

FEATURED

Homeownership Resources

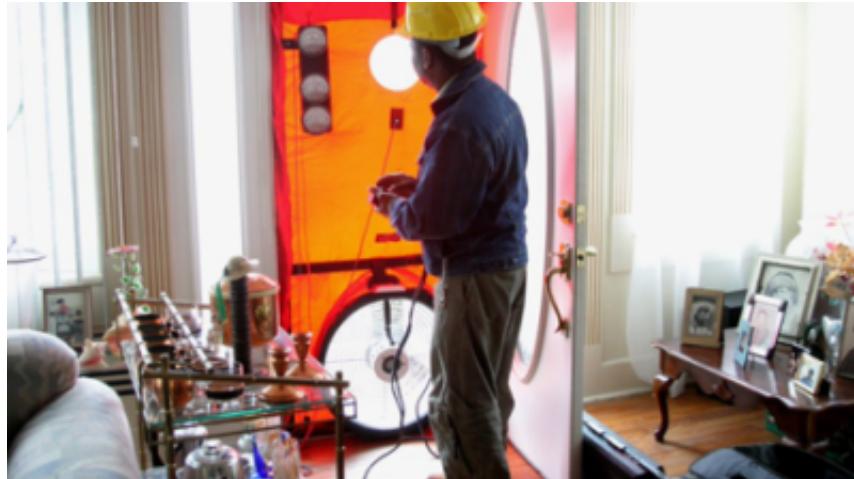


(/sonyma)

State of New York Mortgage Agency (SONYMA) for Homebuyers (/sonyma)

SONYMA offers low-interest mortgage loans and programs to help qualified buyers purchase their home

► **LEARN MORE ([HTTPS://HCR.NY.GOV/SONYMA](https://hcr.ny.gov/sonyma))**



[\(/weatherization-applicants\)](#)

Weatherization Applicants ([\(/weatherization-applicants\)](#))

This program assists income-eligible families, reducing their heating and cooling costs through energy efficiency.

- ▶ **LEARN MORE ([HTTPS://HCR.NY.GOV/WEATHERIZATION-APPLICANTS](https://hcr.ny.gov/weatherization-applicants))**



[\(/homeowners\)](#)

Resources for Homeowners [\(/homeowners\)](#)

Homeowner assistance programs, information and resources

- ▶ **LEARN MORE ([HTTPS://HCR.NY.GOV/HOMEOWNERS](https://hcr.ny.gov/homeowners))**

FEATURED

Development Funding Opportunities

Single Family

Improving and repairing homes to make them safer
and more affordable

Multifamily

Creating and preserving quality affordable multifamily
rental housing across New York State

Community Renewal & Economic Development

Strengthening communities throughout New York
State

ALL FUNDING OPPORTUNITIES
([HTTPS://HCR.NY.GOV/FUNDING-OPPORTUNITIES](https://hcr.ny.gov/funding-opportunities)).

HCR OPPORTUNITIES

Doing Business with Us

HCR Procurement Opportunities

Explore HCR procurement opportunities

EXPLORE PROCUREMENT OPPORTUNITIES
([HTTPS://HCR.NY.GOV/PROCUREMENT-OPPORTUNITIES](https://hcr.ny.gov/procurement-opportunities)).

Diversity and Inclusion Initiatives

HCR encourages Minority and Women-Owned Business Enterprises (MWBEs) and Service-Disabled Veteran-Owned Business Enterprises (SDVOBs) to participate in HCR-funded projects

EXPLORE OPPORTUNITIES ([HTTPS://HCR.NY.GOV/DECO](https://hcr.ny.gov/deco)).

Commissioner/CEO of NYS Homes and Community Renewal

RuthAnne Visnauskas

In February 2017, former Governor Cuomo appointed RuthAnne Visnauskas, Commissioner of the New York State Division of Housing and Community Renewal.

READ MORE (/RUTHANNE-VISNAUSKAS-BIO-0)



Homes and Community Renewal

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