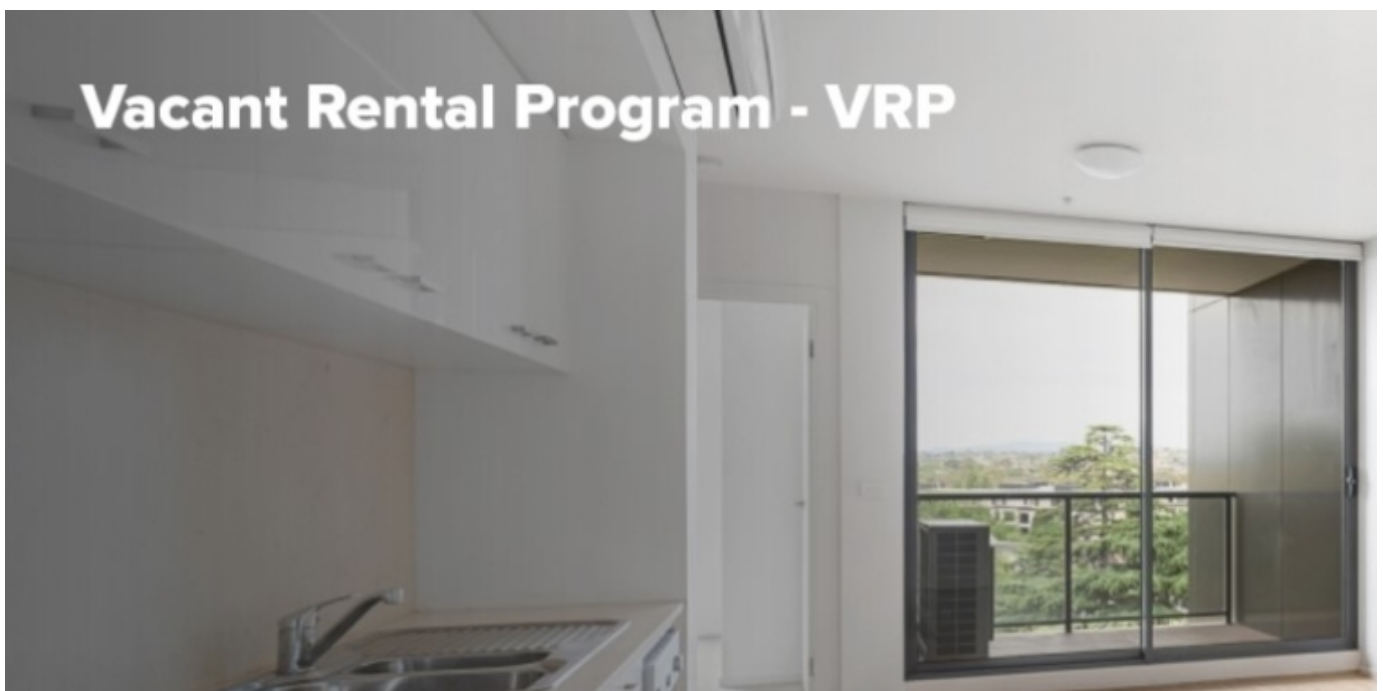# Vacant Rental Program (VRP) Applications and Information

SEAN M. RYAN   February 10, 2025

| ISSUE: **UPSTATE HOUSING**, **SMALL LANDLORD SUPPORT**, **NYS SENATOR SEAN RYAN**, **NYS SENATE DISTRICT 61**

Landlords Outside of NYC Can Apply through Local Organizations for Share of $40 Million in Renovation Grants

New York State landlords with uninhabitable rental units outside of New York City are eligible for grants of up to $75,000 through a new program called the Vacant Rental Program.

Small, local, and responsible landlords with vacant and uninhabitable units can apply for grants to fund renovations in exchange for a 10-year commitment to rent the units at

affordable rates corresponding to the size of the grant they are awarded.

Senator Ryan proposed the Vacant Rental Program (VRP) in January 2024 as part of *The City of Good Neighborhoods*, his comprehensive plan to address the shortage of high-quality, affordable housing in Buffalo and across Upstate New York. Senator Ryan successfully pushed to get $40 million included in the FY 2025 state budget to establish VRP as a pilot program, and applications are now open to landlords just 12 months after the program was first proposed.

The grants are being administered by not-for-profit organizations across Upstate New York. To apply, click the link(s) below that correspond to your property's location.

Eligibility requirements as posted on the Department of Homes and Community Renewal (HCR) as of February 2025. Please visit HCR's website to confirm accuracy.

Eligible Participants

An eligible participant must meet the following criteria:

- **Ownership:** must be the legal owner of one of the following:

  - 1-5 unit residential property

  - Mixed-use building with up to five (5) housing units

  - Other buildings that will be converted to one of the above

- **Compliance Period:** A 10-year Regulatory Period will be required during which the owner must be willing to execute an agreement and rental covenant on assisted units that will subject units to rent limits and other requirements.

Eligible Activities

Funding may be used to improve and rehabilitate vacant housing units and other vacant spaces, including commercial spaces, that are currently uninhabitable or unmarketable into safe, quality, and affordable rental units. These repairs and improvements may include health and safety improvements, correction of code violations and/or updating spaces to meet residential standards, accessibility modifications, environmental remediation, and other repairs determined by the local program administrator as necessary to rehabilitate vacant units.

Click here for HCR's answers to frequently asked questions about the program.

Allegany County

Allegany County Community Opportunities and Rural Development Inc.

Broome County

Broome County Land Bank Corporation

City of Buffalo

Broadway Fillmore Neighborhood Housing Services (East Side of Buffalo only)

City of Buffalo (via Buffalo Urban Renewal Agency)

East Buffalo Development Corporation (East Side of Buffalo only) - *Application Closed Feb. 28, 2025*

City of Elmira

City of Elmira - *Application Deadline March 28, 2025*

City of Glens Falls, Town of Queensbury, Town of Lake Luzurne, and Town of Lake George

City of Glens Falls

City of Jamestown

City of Jamestown - *Application Deadline March 30, 2025*

City of Niagara Falls

Preservation Buffalo Niagara

City of Rochester

City of Rochester

City of Schenectady

Better Community Neighborhoods Incorporated

City of Syracuse

Home HeadQuarters

Counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Ulster, Westchester, and Sullivan

RUPCO Inc.

Counties of Erie and Niagara

Belmont Housing Resources of WNY

Counties of Essex, Washington, and Warren

North Country Rural Development Coalition - *Application Closed March 24, 2025*

Franklin County

Franklin County Community Housing Council, Inc. - Application TBA

Onondaga County

Onondaga County

Ontario County

Ontario County Economic Development Corporation - Application TBA