



**Downtown
Revitalization
Initiative**



NY Forward



**Department
of State**

Downtown Revitalization Initiative and NY Forward

NY’s downtowns are the heart and soul of our regions.

Utilizing the Department of State’s plan-then-act strategy, the synergy between the DRI and NY Forward connects the renaissance of magnet cities with the revitalization of smaller downtowns – creating greater opportunities for New York residents, businesses and visitors.

New York’s downtowns are both a reflection of our past and a catalyst for future growth and revitalization. They are centers for commerce, culture, diversity, entrepreneurship, ideas and entertainment.

Governor Hochul has made downtown revitalization a central component of the State’s economic development policy. The DRI and NY Forward will accelerate and expand New York’s downtown revitalization.

To date, DRI has awarded a total of \$800 million to 81 communities in the first seven rounds. This catalytic effect will continue well after DRI communities complete all their projects. The program is now entering its eighth round with an additional \$100 million available in funding.

To extend that momentum to smaller communities,

Governor Hochul launched a complimentary program in 2022. NY Forward is now entering its third round with \$100 million available in funding. The overarching goals of the two programs are to revitalize downtowns and reinvigorate local and regional economies by creating a critical mass of vibrant downtown destinations in each region. NY Forward diverges in several aspects to reach and serve the unique needs and characteristics of the State’s smaller and rural communities. To date, NY Forward has awarded a total of \$200 million to 43 communities.

The following overview of each individual program will help communities decide how to best pursue their revitalization goals in partnership with the State.

DRI



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DRI

The Department of State (DOS) administers the Governor’s Downtown Revitalization Initiative (DRI) in close coordination with Homes and Community Renewal (HCR), Empire State Development (ESD), New York State Energy Research & Development Authority (NYSERDA) and several other supportive agency partners. The DRI was launched in 2016 to accelerate and expand the revitalization of downtowns in all ten regions of the State so that they serve as centers of activity and catalysts for increased local investments. The DRI transforms downtown neighborhoods into vibrant centers that offer a high quality of life and become magnets for redevelopment, business growth, job creation and economic and housing diversity.

The DRI represents an unprecedented and innovative “plan-then-act” strategy that couples strategic planning with immediate implementation. DRI plans do not just sit on a shelf- they serve as the blueprint and catalyst for immediate and ongoing action.

The DRI annually provides a \$10 million award to one community in each of the State’s ten Regional Economic Development Council (REDC) regions, with the exception of the New York City REDC region, which will receive one \$20 million award. Applicants must demonstrate their readiness and capacity to identify and implement a slate of synergistic

DRI Process



NY Forward Process



projects that collectively achieve a community-based vision for the downtown. Applicants must also be certified as a Pro-Housing Community prior to the awards.

The REDCs review applications and nominate winners to DOS for final review and approval.

Winning communities are assigned a consulting team by DOS to guide the community through the process of developing a Strategic Investment Plan that includes multiple complementary projects. The plan and projects are driven by both a Local Planning Committee and extensive community outreach and engagement. Once the Plan is approved, DOS and an expansive team of agency partners implement the projects expeditiously. The DRI has achieved remarkable results in its first six rounds, igniting a renaissance in downtown revitalization and showing no signs of slowing down.

NY Forward

NY Forward supports a more equitable downtown recovery for New York's smaller and rural communities, with a focus on hamlets and villages.

These downtowns often have a distinct feel from larger, metropolitan urban centers with unique, easy-to-recognize characteristics. Potential NY Forward communities are those former railroad, canal, coal and mill towns that lost the industry around which their town grew – we often think of these as crossroads or bedroom towns, small business districts along corridors that connect major employment centers and magnet cities in their region. These communities provide neighborhood scale, local goods and services with iconic boutiques and mom and pop shops that enrich the unique character of that community. With bones built for a vibrant downtown, these communities, through NY Forward, will attract more

businesses, residents and visitors. A healthy regional economy relies on a critical mass of vibrant downtowns of various sizes, character, history, needs and challenges. NY Forward completes that picture.

Like the DRI, applicants must submit a vision for the downtown and a slate of developable projects to achieve that vision. Applicants must also be certified as a Pro-Housing Community prior to the awards. REDCs review the applications and nominate winners. This process reflects the same “plan-then-act” methodology deployed through the DRI.

NY Forward awards will be smaller, but more numerous, than the DRI. Rather than one \$10 million award per region with the DRI, NY Forward allows two \$4.5 million awards. No NY Forward awards will be made to New York City; instead, New York City will be awarded one \$20 million award from DRI.

Although grant awards are smaller, NY Forward was not designed to fund one large, expensive project. Rather, NY Forward applicants should develop a full suite of synergistic projects, like the DRI, that may include one or two substantial anchor projects supplemented by a variety of smaller supportive projects.

NY Forward funds will be used to provide technical assistance directly to communities throughout each phase of the program, from pre-application to implementation, as necessary. By submitting an Intent to Apply form, communities will have access to targeted capacity-building and consultants who can provide guidance on application development.

This one-on-one technical assistance will have ripple effects beyond NY Forward, strengthening their ability to pursue and implement other funding opportunities.

The charts on the next page compare and contrast the many elements of the DRI and NY Forward to help communities understand the programs and make an informed decision about which to apply for. □

Community Selection and Funding

DRI	NYF
\$10M in each region (\$20 million to New York City) – either to 1 community or a joint application from 2-3 smaller contiguous communities with a single vision. Applicants must also be certified as a Pro-Housing Community prior to the awards.	\$10M in each region (No award to New York City) – 2 \$4.5M awards. Applicants must also be certified as a Pro-Housing Community prior to the awards.
\$300K assessed from each regional award for professional consulting services through the planning phase	Professional, contracted support will provide interested applicants with capacity building webinars and technical assistance. This will begin during pre-application; the cost will not be assessed from the community awards.
REDCs nominate communities	REDCs nominate communities

Community Characteristics

DRI	NYF
Larger, walkable, more dense geographical area with amenities that serve the regional community	Smaller, walkable, less dense geographical area with amenities that serve the immediate local community
Multi-modal transportation, including mass transit options	More vehicle dependent; patrons mainly arrive by car
Employment center for the regional economy (ex: CBD)	Community center that's service-oriented
Larger, urban tourist center with more attractions to offer spread out over several blocks of development – walkable between multiple nodes of activities/attractions	Small-town charm – with heritage, antiques, cottage, agriculture and other niche based tourism. In NYC, BID-scale residential-focused business districts.
Availability or potential for rail/bus/ferry public transportation making Transit Oriented Development possible	Vehicle dependent with limited public transportation potential. Residential, or rural agricultural centric development
Higher-density: height, units, acre, etc., potentially more than 1 commercial strip in the community	Low-density: building height, units, acres, etc., tight commercial strip
Existing or potential for higher density buildings, multi-story buildings with opportunities for upper story housing	Lower density – 2-4 story buildings with opportunities for upper story housing

Potential Projects

DRI	NYF
Larger private, mixed-use projects	Smaller projects focused more on building renovation and redevelopment and activation of upper-story (ex: housing, additional commercial) rather than new construction
Adaptive reuse	Adaptive reuse
New construction projects on developable properties, creating new spaces	Projects that deal with vacancy rather than creation of new space
Projects that elevate urban and employment –based downtown qualities, enhancing the regional draw of the DRI area	Projects that elevate specific cultural, historical qualities that enhance feeling of small-town charm
Communities must demonstrate more than \$10M of shovel ready revitalization projects and high potential in leveraging capital investments in their applications	Application must demonstrate \$3-5M in multiple synergistic projects. Final project award funding cannot be used for one sole project.
Wayfinding projects to connect the network of amenities and attractions distributed over several commercial corridors	Tight commercial activity area with opportunity to enhance cultural heritage through signage of historic markers



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