



HOUSINGVISIONS

Real Plans. Real People. Real Progress.

REVITALIZING
NEIGHBORHOODS



TRANSFORMING
LIVES



SUSTAINING
SUCCESS



Housing Visions is a not-for-profit 501(c)(3) organization formed in 1990, a Neighborhood Preservation Company (NPC), and a Community Housing Development Organization (CHDO).

Housing Visions exists:

- 1. To significantly improve the quality of housing and the quality life in each target neighborhood.**
- 2. To ensure the permanent availability of quality affordable housing.**
- 3. To create a model which can be replicated in other areas.**
- 4. To cooperate with neighborhood groups, governmental agencies, and others interested in improving housing and the quality of life.**
- 5. To assist in the revitalization of other neighborhoods.**

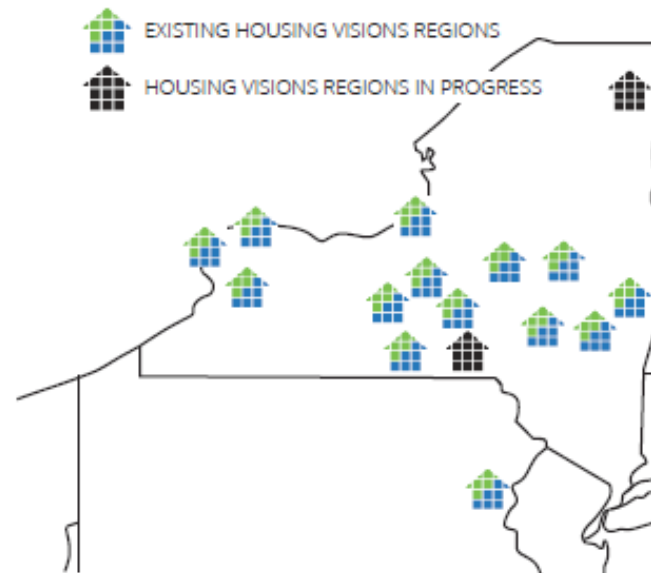
Housing Visions Experience

ABOUT US

Housing Visions is a not-for-profit Developer, General Contractor, and Property Manager with a mission to be the catalyst for sustainable positive change in neighborhoods through real estate development and community collaboration.

Formed in 1990 to stabilize the east side of Syracuse, Housing Visions has since expanded to 16 cities in Upstate New York and Pennsylvania where more than 1,700 units of affordable housing and over \$450 million in community investment have improved countless lives and neighborhoods.

CURRENT FOOTPRINT



CAPITAL PROJECTS COMPLETED

AREA	BLDGS	UNITS	INVESTMENT
SYRACUSE	130	512	\$116,882,722
UTICA/ROME	101	298	\$61,870,918
NORTHERN NY	28	169	\$43,648,518
WESTERN NY	33	117	\$34,237,875
EASTERN NY	26	157	\$41,029,154
OTHER CENTRAL NY	44	191	\$55,733,981
PENNSYLVANIA	1	43	\$14,667,584
TOTAL COMPLETED	363	1487	\$368,070,361

ADDITIONAL COMMITTED

AREA	PROJ	BLDGS	UNITS	INVESTMENT
PLATTSBURGH	Northwoods	4	80	\$24,100,000
ENDICOTT	Endicott Square	1	61	\$22,026,307
SYRACUSE	Winston Gaskin	20	66	\$20,824,086
OSWEGO	Harbor View Square	4	75	\$25,762,063
TOTAL COMMITTED		29	282	\$92,715,456

LIHTC Program

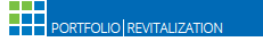
- **Federal Income Tax Credit earned by providing housing to individuals and families whose income is at or below 60% of the Area Median Income (AMI), and NYS Income Tax Credit for housing at or below 90% AMI.**
- **Not Public Housing or Subsidized Housing**
- **15 – 30 yr Compliance Period**
- **Other state subsidies such as SHOP and HHAP**

Active, Ongoing Management

- **Annual income/asset certification**
- **Annual lease renewal**
- **Unit inspection(s)**
- **Resident orientation**
- **Resident activities**
- **Access to training / programs**
- **On-Site Property Management and Maintenance**



Community Impact



S.E. PAYNE CORNERSTONE



PROJECT DETAILS

Project	S.E. Payne Cornerstone
Location	Auburn, New York
Buildings	16
Units	35
Project Cost	\$10.3 million
Completion	September 2014
Target Population	Low- to Very Low-Income Households
Amenities	Community gathering space; computer lab; off-street parking; washer/dryer hookups; green space
Partners	The NYS Division of Homes & Community Renewal; City of Auburn; New York State Regional Economic Development Council; The Allyn Foundation

PROJECT DESCRIPTION

The S.E. Payne Cornerstone project is an innovative neighborhood revitalization development that responds to the critical need for quality affordable housing for low- and moderate-income families in the City of Auburn. The development continued the revitalization of the Orchard Street Neighborhood Area initiated by the City of Auburn, Home HeadQuarters, Inc., and the Allyn Foundation.

The fruits of this work are mostly on Orchard Street in Auburn. Coming from Genesee Street, visitors are welcomed by the large revitalized brick building on James Street that once belonged to the namesake of the S.E. Payne Cornerstone Project in the 1800s, former congressman Sereno E. Payne.

From there, the new buildings stand as testaments to efforts not only in providing homes for those in need, but to revive a neighborhood culture that has experienced symptoms of poverty and property disinvestment over multiple decades.

It was a multimillion dollar intervention sparked in part by years of outreach by the Orchard Street Neighborhood Association on behalf of their beloved community.



ETHEL T. CHAMBERLAIN



PROJECT DETAILS

Project	Ethel T. Chamberlain
Location	Syracuse, New York
Architect	Holmes King Kallquist & Associates
Construction Manager	HVCC
Cost	\$8.28 million
Buildings	1
Units	31
Completion Date	March 2019
Target Population	Permanent Supportive Housing
Award	Preservation League of NYS 2020 Excellence in Historic Preservation

Unit Configuration

664 W. Onondaga Street	26,000 sq. ft. former apartment building
1st floor	15 - bed shelter
2nd-4th floor	16 one bedroom apartments
Rooftop	Solar PV System

PROJECT DESCRIPTION

Ethel T. Chamberlain represents a joint effort between Housing Visions and Salvation Army, Syracuse Area Services to relocate Salvation Army's existing Women's Shelter and provide much needed permanent supportive housing units. The goal is to bring together the shelter component and the permanent supportive housing component under one roof.

The building at 664 W. Onondaga Street is a historic four-story, roughly 26,000-square-foot former apartment building. A substantial gut rehabilitation effectively resulted in a "new construction" building inside the shell of a structurally sound, architecturally significant exterior.

The first floor houses the relocated shelter consisting of 15 beds with communal living, dining, and bathroom facilities. There are offices for on-site case and resident management. The upper three floors contain a total of 16 permanent supportive housing units as well as communal living space, additional case and resident management offices, a laundry facility, and storage.



1201 E. Fayette Street ■ Syracuse, NY 13210
315.472.3820 ■ www.housingvisions.org



Chapel House Redevelopment

Proposed Redevelopment

- **Demolish Existing Shelter at Grant Avenue**
- **Build New Shelter to accommodate 50 shelter beds and permanent supportive housing**
- **Allows for increased ancillary services**
- **May add additional properties to increase permanent housing stock**



Community Impact

- **Provides Additional shelter beds to help combat homelessness**
- **Increases services available to vulnerable populations**
- **Increases supply of new quality affordable housing**
- **Lessen burden on county to provide assistance for emergency housing in hotels**
- **Leverage funding assistance provided by Cayuga County**



Project Timeline

Chapel House Redevelopment	
Milestone:	Projected Completion Date
Execute Purchase Contract	2/10/2022
Due Diligence	4/1/2022
Appraisal Report	4/1/2022
Phase 1 and other Environmental	4/1/2022
Market Study	4/1/2022
Survey	4/1/2022
Geotechnical Investigation	4/1/2021
Architectural Preliminary Design	6/1/2022
Municipal Approvals	7/1/2022
HHAP Funding Application	8/1/2022
ESSHI Application	10/1/2022
NYS HCR Consolidated Funding Application	11/1/2022
HHAP Award	1/1/2023
ESSHI Award	12/15/2022
NYS HCR Award	2/1/2023
Final Design	6/1/2023
Closing	9/1/2023
Construction Start	9/1/2023
Construction Completion	3/1/2025
Occupy Buildings	6/1/2025

