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EXECUTIVE LEADERSHIP



CORPORATE TEAM

1 OF 3



Rebecca Newman, CPM

President & CEO

Rebecca Newman is the President & CEO of Housing Visions. Her keen ability to create a culture of working together with a hands-on approach furthers the company's mission and reach. As a Certified Property Manager and licensed real estate broker, Ms. Newman has a high understanding of the real estate industry, particularly affordable and subsidized housing. Her vast working knowledge of a variety of housing programs, paired with her continual focus on improving the company's operational efficiencies, furthers Housing Visions' reputation for developing, constructing, and managing quality housing. Ms. Newman also has the designations of Assisted Housing Manager and Certified Credit Compliance Professional, in addition to proficiency certifications in Low Income Housing Tax Credit Compliance, Public Housing Management and the Housing Choice Voucher Program. Ms. Newman holds a BA degree in Economics and a BA degree in Public Policy Law from Hobart & William Smith Colleges.



Kenyon M. Craig

Vice President, Strategic Planning & Organizational Development

Kenyon Craig, previously President & CEO of Housing Visions, is one of the original founders. He has been busy making his vision a reality for the residents, staff, Housing Visions, and various communities, continually looking to the future and empowering those around him. His experience with low income housing tax credits and quality construction has led the way to mixed financing and supportive service projects. Mr. Craig's diverse background includes various financial, planning and management positions with The Pyramid Companies, Athens Development, Inc, Rochester Area Hospitals Corporation and Xerox Corporation. The experience, tenacity, and networking skills that he garnered in these positions are being put to good use, setting an exciting course for Housing Visions' future. In addition to the boards of Housing Visions Unlimited, Inc. and each of its affiliates, Mr. Craig currently serves on the board of directors of University Hill Corporation, East Genesee Regent, Inc., and Central New York Technology Development Organization, Inc. He has been a presenter to the Millennial Housing Commission that was appointed by the US Congress in 2000. He has also been a speaker at numerous local and state wide forums regarding affordable housing and neighborhood revitalization. Mr. Craig holds a Master of Science in Civil Engineering from Lehigh University and a Bachelor of Civil Engineering degree from Rensselaer Polytechnic Institute.



Ben Lockwood

Vice President of Development

Ben Lockwood, Vice President of Business Development heads the Development team and is responsible for the planning and development of affordable housing projects including property acquisitions, budget preparation, finance, and public relations and outreach. Mr. Lockwood brings a strong knowledge of urban land use planning to Housing Visions. Formerly with the City of Syracuse Department of Community Development, he has an array of skills that enhance the Development Team. Ben is the primary contact with government officials, local partners, and other entities that participate in the development process. His intimate knowledge of government is key to navigating governmental policies and procedures throughout the cycle of a project. Ben's work in the community building processes is valuable to developing quality, sustainable, neighborhood supported projects. By seeking various channels of funding, cultivating relationships, and building community partnerships, Ben is ensuring that Housing Visions will continue to serve its mission of neighborhood revitalization. Mr. Lockwood holds a degree in Urban and Regional Studies from Cornell University.



INDIVIDUAL RESUMES WITH PROJECT
EXPERIENCE AVAILABLE UPON REQUEST

Natalya Stepanok

Vice President of Finance and Administration

Natalya Stepanok, Vice President of Finance and Administration, heads the Accounting team. She is responsible for all accounting functions, including the preparation of financial projections, updating projections based on actual results, ensuring compliance with regulatory agencies and investors, and directing the activities of the team as a whole. Natalya's background in finance and tax accounting allows her to effectively handle multiple financial models and complex financing structures, ensuring Housing Visions can accurately plan for the future. Natalya's knowledge and experience on the managerial side, allow her to provide guidance to the team, delegate responsibilities, strategize for problem resolution and successfully communicate with all levels of the organization. Natalya earned her B.S. in Accounting from Ithaca College.



Christopher D. Trevisani

Director of Development

As Director of Development, Chris is responsible for the planning and development of affordable housing projects throughout the northeast including property acquisitions, budget preparation, applications for financing (Federal Low Income Housing Tax Credits, NYS Housing Trust Funds, City CDBG and HOME Funds, HHAP and Equity Investments), preparing NYS, PA, City, and Investor project milestone documentation, public relations and outreach, and negotiations with local government for real estate tax abatement. He brings a strong background in real estate and property development to the position and is a licensed real estate broker in New York state.



Shanelle McPherson

Director of Property Management

As Director of Property Management, Shanelle works to: strategize short-range and long-range organizational goals; oversee and direct property management activities related to the organization's diverse residential and commercial portfolio; and to ensure the overall successful operations of properties. Shanelle has over 17 years of experience in the property management industry, holding key management positions for Norstar Property Management, United Group of Companies, Watertown Housing Authority, Northeast Management & Development and St. Lawrence County C.D.P, Housing Choice Voucher Program. Shanelle holds many certifications, including: Fair Housing, UPCS Inspector, Public Housing Manager (PHM), Assisted Housing Manager (AHM) and Accredited Residential Manager (ARM) and Tax Credit Specialist. Shanelle received her bachelor's degree in Business Administration Management from Saint Leo University in 2009. Shanelle joined HV in January of 2018.

CORPORATE TEAM

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Dave Brazell

Director of Construction



As Director of Construction Dave sets policies and procedures, and oversees all subcontracts, budgeting, payments, scheduling, quality control and safety procedures. He is responsible for the oversight of the field and office staff while providing oversight to projects that encompass a broad spectrum of trades and range from abatement and demolition jobs to substantial rehabilitation and new construction. Dave works closely with site superintendents, project managers, compliance and administrative staff as well as owners, architects, engineers and various funding sources to complete complex scatter-site multi-family and commercial buildings spanning across New York and Pennsylvania. He is also responsible for championing Housing Visions' building standardization efforts, aggressive green building initiatives and worked with the Development team on current and pipeline projects to institute best practices in design and planning. Dave is a retired City of Syracuse firefighter with over 35 years' experience in construction and holds a 30-hour OSHA certification as well as Building Envelope and Analyst designations from the Building Performance Institute.

James Quinn

Controller



Jim oversees the preparation of financial statements for all of Housing Visions' main entities and partnerships as well as cash flow reporting and projections. He oversees the financial function including Accounts Payable, cash receipts, and banking and credit relationships. Jim is also responsible for overseeing the independent audits of all of the entities, and tax return preparation. Internally, he interacts with all of the teams within Housing Visions to assure that their financial needs are supported. Jim's background includes public accounting, and both financial and operational leadership in manufacturing, both in public traded and privately held companies. Jim earned a B.S. in accounting from Ithaca College, and an MBA from Rensselaer Polytechnic Institute



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Over 20 years ago, our modest start in revitalizing a neighborhood on the east side of Syracuse, NY, started a journey of discovery and growth. A taskforce of dedicated citizens focused on making a positive change in the Greater East Genesee Street Neighborhood in Syracuse proved to be a catalyst for positive and lasting changes. Shortly thereafter Housing Visions Unlimited, Inc. formally incorporated as a 501(c)(3) not-for-profit to improve the quality of housing and quality of life, and to implement its model for revitalizing neighborhoods. Housing Visions Unlimited is a Neighborhood Preservation Company (NPC) and Community Housing Development Organization (CHDO).

Other neighborhoods soon took notice of the quality of work and the neighborhood change that was occurring on the east side of Syracuse, NY and thus expansion into other neighborhoods followed. The neighborhood revitalization model created initially continues to be used on each project. Neighborhood representation is integral and is achieved by partnering with local neighborhood organizations that are interested in improving the quality of housing and the quality of life in their communities. Each partnership is unique to the specific project, merging the abilities and the dedication of those involved to bring about a long lasting revitalization.

In order to ensure shared values and quality, Housing Visions Construction Co., Inc. was formed as a not-for-profit affiliate to provide construction services that aided in halting the physical and economic deterioration of urban areas and to increase the availability of quality housing to low- and moderate-income residents.

We've learned many things along the way but the point is this: with each revitalized neighborhood we learn and grow as a company. Those lessons and that experience make us a better partner for each new community we work with.





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DEVELOPMENT PORTFOLIO



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OUR MISSION is to be the catalyst for sustainable positive change in neighborhoods through real estate development and community collaboration.

With quality, integrity and creativity as our tools, we're extremely proud of our portfolio of projects that have varying levels of complexity, scope and size.

WE ARE ALWAYS in search of opportunities for neighborhood revitalization. If you have a neighborhood revitalization project you would like Housing Visions to consider, please contact Ben Lockwood, Vice President Business Development at 315-472-3820.



Capital Projects **Completed**

AREA	BLDGS	UNITS	INVESTMENT
Syracuse	121	443	\$94.4M
Utica/Rome	101	298	\$61.9M
Northern NY	28	189	\$43.8M
Western NY	33	117	\$34.1M
Eastern NY	24	117	\$31.3M
Other Central NY	35	99	\$24.1M
Pennsylvania	1	43	\$13.6M
TOTAL COMPLETED	343	1306	\$303.2M

Additional **Committed**

AREA	PROJ.	BLDGS	UNITS	INVESTMENT
Cortland	Crescent Commons	1	47	\$16.3M
Syracuse	Butternut Crossing	7	53	\$15.5M
Elmira	Chemung Crossing	8	45	\$15.0M
Richmondville	Candlewood Court	2	40	\$9.7M
Syracuse	Ethel T. Chamberlain	1	16	\$8.0M
TOTAL COMMITTED		19	201	\$ 64.5M

CONTACT US TODAY!

Ben Lockwood, Vice President, Business Development
315-472-3820 • blockwood@housingvisions.org



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S.E. PAYNE CORNERSTONE



BEFORE



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.



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ROME CANAL **VILLAGE**



PROJECT DETAILS

Project	Rome Canal Village
Location	Rome, New York
Buildings	11
Units	33
Project Cost	\$8.2 million
Completion	2008
Target Population	Homeless Veterans, low and moderate income families
Amenities	Community gathering space; computer lab; off-street parking; washer/dryer hookups; children's playground, greenspace; ENERGYStar Certified; Energy-Efficient Design
Partners	City of Rome and the NYS Division of Homes & Community Renewal

PROJECT DESCRIPTION

Rome Canal Village served as the catalyst to reduce growing blight on South James Street, which was plagued with high crimes statistics, and the development of Canal Village helped to reduce the blight and greatly improve the neighborhood with quality housing making a positive and long lasting impact to this area.

This project transformed 12 properties, which included 7 buildings and five vacant lots. Four buildings were demolished and three buildings were substantially rehabilitated, for a total of 11 buildings with 33 rental apartments. Five of those units are reserved for qualified homeless veterans.

Since its completion, this urban infill revitalization project has encouraged area residents and businesses to invest more resources into the neighborhood.



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PROSPECT HILL HOMES



BEFORE



PROJECT DETAILS

Project	Prospect Hill Homes
Location	Syracuse, New York
Buildings	15
Units	50
Project Cost	\$11.8 million
Completion	2010
Target Population	Low-Income Households
Amenities	Family-size townhouse style living; community gathering space; computer lab; off-street parking; washer/dryer hookups; children's playground, greenspace; ENERGYStar Certified; Energy-Efficient Design
Partners	New York State Department of Homes and Community Renewal; City of Syracuse, KeyBank; Syracuse Neighborhood Initiative; Home HeadQuarters St. Joseph's Hospital Health Center

PROJECT DESCRIPTION

Prospect Hill Homes is part of a comprehensive neighborhood revitalization effort for the diverse North Side of Syracuse. Housing Visions partnered with Home HeadQuarters, St. Joseph's Hospital Health Center and the City of Syracuse to create this project to specifically address the need for quality, affordable housing for low and moderate income families.

Along the 500 and 600 block of North Townsend Street, with additional housing on the 600 block of Catherine Street, Prospect Hill Homes included the acquisition of a total of 21 lots with 13 buildings being demolished. The result is 12 new homes and 3 houses being substantially rehabbed, creating a total of 50 units of quality affordable housing for families in Syracuse's Northside. Prospect Hill Homes are of high-quality, environmentally friendly, and affordable with architectural details folding it into the fabric of the neighborhood.

Balancing all the components of such a large project on one of the Northside's most blighted blocks proved to be a challenge, but the results are indisputable.

Today, Syracuse's Prospect Hill neighborhood is seeing additional investment with an infusion of commercial development, rising home ownership rates and the development of market rate and luxury apartments blocks away. Prospect Hill is truly transforming into an attractive, economically vibrant neighborhood.



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OSWEGO HAMILTON HOMES



BEFORE



PROJECT DETAILS

Project	Oswego Hamilton Homes
Location	Oswego, New York
Buildings	27
Units	169
Project Cost	\$43.7 million
Completion	Phase I: 2009 Phase II: 2010 Phase III: 2012
Target Population	Low-Income households
Amenities	Community gathering area, computer lab, laundry facilities, playground, green areas, town house style residences; ADA accessible units
Financing Partners	Oswego Housing Authority, City of Oswego, NYS Homes and Community Renewal, NYS Modernization Funds, NYS HOME FUNDS, KeyBank National and Key Community Development Corp.

PROJECT DESCRIPTION

Hamilton Homes was constructed between 1954 and 1962 as a public housing complex for the residents of Oswego. The 14-acre site featured 27 multi-family buildings containing 186 units of housing. As the buildings aged and funding for operations and renovations became scarce, Hamilton Homes management was unable to keep up with the various building, equipment and system failures that occurred. Housing Visions was able to preserve this critically needed affordable housing, reconstructing the property into 169 larger, more desirable and modern apartments, including 14 completely ADA compliant units.

Hamilton Homes required extensive relocation services for its residents, which amounted to 125 households using relocation assistance throughout the three phased, 4-year reconstruction project. The Community/Administration building was rehabilitated during Phase I and a large addition with a computer room was added during Phase II. In addition, Phase I installed a centrally located playground.

The housing development has been renewed for another 50 years while decreasing the number of blighted and inefficient units and increasing the supply of quality affordable housing options available to large families with low & moderate incomes in the City of Oswego.



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ONEONTA HEIGHTS



PROJECT DETAILS

Job Number	20146049
Location	Oneonta, New York
Architect	SWBR Architects
Buildings	7
Units	60
Job Status	Construction
Start Date	December 2015
Completion Date	November 2017

Unit Configuration

1 Silver Avenue	38 one-bedroom units/ 2 two-bedroom units
2 Monroe Avenue	4 three-bedroom units
4 Monroe Avenue	4 three-bedroom units
23-25 Columbia Street	4 one-bedroom units
38 West Street	2 three-bedroom units
34 West Street	4 two-bedroom units
63-65 Spruce Street	2 two-bedroom units

PROJECT DESCRIPTION

Oneonta Heights in Oneonta, New York is 60 total units of quality, affordable housing. The proposed project will consist of 7 buildings, 6 new construction and 1 rehab.

There will be a 40-unit new construction senior building which will have community space, including: computer lab, kitchen, laundry facilities, and on-site property management office. Four four-family buildings and 2 two-family buildings will round out the neighborhood revitalization project. Three of the new construction building sites will require abatement and demolition of existing structures.

The bedroom unit configuration of the project will be: (42) one-bedroom units; (8) two-bedroom units and (10) three-bedroom units. All units will have washer/dryer hookups.

The buildings will be in three "clusters" throughout the target neighborhood. The largest cluster is the Silver Creek site. Silver Creek is a 5+ acre undeveloped site conveniently located between Hartwick College and SUNY Oneonta.



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LOCKPORT **CANAL HOMES**



BEFORE



PROJECT **DETAILS**

Project	Lockport Canal Homes
Location	Lockport, New York
Buildings	9
Units	30
Project Cost	\$8.6 million
Completion	2012
Target Population	Low-Income Households
Amenities	Community gathering space; computer lab; off-street parking; washer/dryer hookups; green space; ENERGY Star Certified; Energy-Efficient Design
Partners	City of Lockport, NYS Homes & Community Renewal; NYS Office of Temporary and Disability Assistance, Lockport Neighborhood Revitalization, Inc.; KeyBank, Enterprise

PROJECT **DESCRIPTION**

Lockport Canal Homes started when a local group of concerned citizens in the Genesee Street neighborhood sought out the assistance of Housing Visions to help revitalize their community. Together, we identified and removed symbols of neighborhood blight, by demolishing or rehabilitating 9 abandoned and neglected buildings.

Lockport Canal Homes is a model for how developers and non-profits can partner to meet a community's housing needs. The project received funding from several programs of NYS Homes and Community Renewal, and received additional support from the City of Lockport, which aided in the acquisition of land and provided a twenty-year property tax exemption for the development.

Also, as part of this project, Housing Visions partnered with the YWCA of Niagara to reserve 9 units as permanent supportive housing for survivors of domestic violence in eastern Niagara County.

We worked with the city and residents to formulate a revitalization plan for the neighborhood by focusing on Genesee Street, which is a gateway into downtown, and a well-known street in need of investment and one block from the YWCA's headquarters. The project borders downtown Lockport and leverages the investment that the city made in downtown over the last 10 years.



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KEMBLE SQUARE



PROJECT DETAILS

Project	Kemble Square
Location	Utica, New York
Buildings	8
Units	37
Project Cost	\$9.2 million
Completion	2011
Target Population	Homeless Veterans, low and moderate income families
Amenities	Community gathering space; computer lab; off-street parking; washer/dryer hookups; children's playground, greenspace; ENERGYStar Certified; Energy-Efficient Design
Partners	City of Utica and the NYS Division of Homes & Community Renewal, National Equity Fund, Inc.; Housing Trust Fund Corp.

PROJECT DESCRIPTION

Kemble Square is the new construction of one building and the rehabilitation of five buildings with two receiving new additions for a total of 37 units of quality, affordable housing. Six units are reserved for veterans at risk of homelessness, and four units are fully accessible and adapted for individuals who have hearing or vision impairment. The Syracuse VA Medical Center provides case management services, clinical services, benefits counseling, job training and other appropriate services geared toward the goal of independent living. Additional occupancy is targeted at families.

Housing Visions' comprehensive approach to re-using old buildings with appropriate in-fill housing is almost unique in the affordable housing industry. Eco-friendly laminate flooring and ceramic tiles were used rather than carpeting and vinyl, and permeable concrete was used in the parking areas, driveways and sidewalks as part of a comprehensive surface water management plan.



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INTERFAITH HOUSING **DEVELOPMENT CORP.**



PROJECT **DETAILS**

Project	Interfaith Housing Development Corporation of Bucks County, PA
Location	Bucks County, Pennsylvania
Buildings	53
Units	79
Acquired	2015
Target Population	Low-Income Families

PROJECT **DESCRIPTION**

Early in 2015, Housing Visions became aware of Interfaith Housing Development Corporation of Bucks County (IHDC), a nonprofit affordable housing group owning nearly 80 rental properties throughout Bucks County. IHDC is one of a few organizations in Bucks County that offers housing to lower-income residents and in recent years, it has faced financial hardships due to tight lending practices and a declining housing market. A few IHDC properties were in immediate danger of foreclosure requiring the eviction of the families in those homes.

Housing Visions stepped in to form a strategic partnership with IHDC ensuring that no residents would lose their homes due to foreclosure, while also establishing a sustainable business model for IHDC to continue to provide affordable rental housing for low-income households. IHDC rebranded itself Interfaith Housing Visions (IHV).

Housing Visions has worked with the IHV board and staff to address organization development, building staff and board capacity, streamlining processes and procedures and to develop a long-term plan to sustain the organization's health and profitability.



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ASHLEY ARMS



PROJECT DETAILS

Project	Ashley Arms
Location	Syracuse, New York
Buildings	2
Units	13
Acquired	2015
Target Population	Low-Income Families
Subsidies	Established Rents under a Section 8 Payment Assistance Contract

PROJECT DESCRIPTION

In 2012, the City of Syracuse approached Housing Visions to rescue the property from foreclosure in order to protect the valuable subsidized units in the community. The property was effectively mismanaged for more than 10 years and received progressively worse Real Estate Assessment Center (REAC) scores on physical operations. The property was deteriorating and had several code violations and failed to meet HUD regulations.

Housing Visions worked collaboratively with the City of Syracuse to acquire the building and provide a property management “blitz” on the property. Over a 6 week period, an entire team of Housing Visions’ property management staff worked to both establish files as well as correct persistent physical problems within the building that were leading to tenant dissatisfaction.

Ashley Arms is a walk-up style apartment complex with two buildings totaling 13 one- and two-bedroom apartments. The main building, built at the turn of the century, is a three-story house converted to 7 two-bedroom apartments. Much of the ornate original woodwork and hardwood flooring is still intact from the early twentieth century construction.

The Carriage House is a two-story building in the rear of the parcel converted to 6 one-bedroom units.



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MAPLE HEIGHTS



BEFORE



PROJECT DETAILS

Project	Maple Heights
Location	Syracuse, New York
Buildings	13
Units	50
Project Cost	\$15.2 million
Completion	April 2009
Target Population	Low-Income Families; Homeless Veterans
Amenities	Community gathering space; computer lab; off-street parking; washer/dryer hookups; green space;
Partners	City of Syracuse; NYS Homes & Community Renewal; Empire State Development Corp.; NYS Office of Temporary and Disability Assistance; KeyBank; COR Development Co.; Syracuse VA Medical Center

PROJECT DESCRIPTION

Maple Heights is a great example of the collaborative efforts of local and state agencies to replace the former Cherry Hill Complex. Cherry Hill was plagued with neglect, crime, mismanagement and high vacancy rates before its closure in late 2004. Between then and when Housing Visions took ownership, the property continued to deteriorate and became a neighborhood eyesore along a major route into Syracuse.

To replace Cherry Hill, Housing Visions completely demolished the existing complex, built a new city street through the site, and constructed 50 townhouse units and a community center along the new street.

Maple Heights was built to blend into the surrounding neighborhood and provide affordable housing for 38 low- and moderate-income families and 12 qualified homeless veterans. The 13 energy-efficient buildings illustrate the extent to which affordable housing can enhance the quality of life in cities and neighborhoods, with attractive, safe, and modern housing that working families can afford.





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SUPPORTIVE HOUSING



VANKEUREN SQUARE



PROJECT DETAILS

Project	VanKeuren Square
Location	Syracuse, New York
Buildings	1
Units	50
Project Cost	\$11.4 million
Completion	2014
Target Population	Homeless Veterans
Amenities	Community gathering area, computer lab, laundry facilities, a gym, outdoor patio and community garden
Partners	Syracuse VA Medical Center and the NYS Division of Homes & Community Renewal
Awards	LEED Platinum Certification; 2015 Charles L. Edson Tax Credit Excellence Award; Affordable Finance Reader's Choice Finalist

PROJECT DESCRIPTION

VanKeuren Square provides 50 one- and two-bedroom apartments for homeless Veterans and Veterans at risk of being homeless. Being designed and built to LEED Platinum certification, VanKeuren Square proves that with the right collaborative effort, supportive and affordable housing can aim high when it comes to sustainability. VanKeuren Square integrates green systems and materials into the building's design and operation to ensure its long-term viability.

Featuring:

- **LEED Platinum Certification**
- **Innovative Design.** Housing Visions hosted several charrettes to identify sustainable design opportunities
- **Stormwater management.** Rain garden featuring native vegetation, permeable pavements and a rainwater harvesting tank to manage stormwater runoff
- **NYSERDA ENERGY STAR Certification**
- **Smart Location.** Near a main bus route, with easy access to libraries, restaurants, shops, houses of worship and health care.



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WALNUT AVENUE HOMES



PROJECT DETAILS

Project	Walnut Avenue Homes
Location	Niagara Falls, New York
Buildings	8
Units	41
Project Cost	\$12.2 million
Completion	Fall 2016
Target Population	Homeless Women and their families and survivors of domestic violence
Amenities	Community gathering space; computer lab; off-street parking; washer/dryer hookups; green space
Partners	YWCA of Niagara, the NYS Division of Homes & Community Renewal, City of Niagara Falls, and the NYS Office of Temporary and Disability Assistance

PROJECT DESCRIPTION

Housing Visions is on the verge of opening its doors on a supportive housing project — Walnut Avenue Homes — for homeless women and their children. The project represents the successful partnership between Housing Visions and The YWCA of Niagara and combines quality, affordable housing with supportive wrap-around services.

Located adjacent to the YWCA's Niagara Falls campus, Walnut Avenue Homes offers a full range of on-site supportive services to keep its residents healthy. Each residents works one-on-one to develop individuals plans and goals for self-sufficiency.

Every week there will be regular visits by case managers, behavioral health providers and job and education counselors. The services are made available without requiring tenants to take part, creating an ethos of autonomy that nurtures their dignity.

In addition to on-site services, residents have access to the YWCA's supportive services and community partners, including extensive case management and counseling, vocational culinary training, employment preparation programs promoting occupations with a living wage, remedial education and GED, financial literacy, parenting and health and wellness programs.

For the residents, living with fellow survivors of domestic violence in permanent supportive housing offers a healing camaraderie, an oasis of shared experience and empathy.



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MIXED-USE HOUSING



SALINA CROSSING



PROJECT DETAILS

Project	Salina Crossing
Location	Syracuse, New York
Buildings	10
Units	49
Project Cost	\$14.8 million
Completion	Summer 2016
Target Population	Low-income households; persons with traumatic brain injury (TBI)
Amenities	Commercial Space; Community gathering area, computer lab, laundry facilities, off-street parking; mixed-use buildings
Financing Partners	The NYS Division of Homes & Community Renewal; NYS Housing Trust Fund Corp.; NYS Community Investment Fund; City of Syracuse; KeyBank; National Equity Fund, Inc.

PROJECT DESCRIPTION

Salina Crossing is a mixed-use development that will strengthen neighborhood revitalization efforts in two distinct neighborhoods connected by Salina Street, a main thoroughfare that spans the Northside and Southside of Syracuse.

By rehabilitating and rebuilding scattered sites in both of these neighborhoods, Salina Crossing will address unmet residential and commercial demand, tackle blighted and vacant properties, and improve the quality of life for residents and neighbors. The mixed-use development strengthens previous local investments by St. Joseph's Hospital on the Northside, where the hospital has invested more than \$250 million in its campus and the immediate neighborhood; and by the Southside Community Coalition and the Syracuse University South Side Initiative Office. Both neighborhoods have been prioritized by the City of Syracuse for redevelopment.

Salina Crossing will provide nearly 6,000 square feet of affordable commercial space in two mixed-use buildings. The commercial space on the Northside will be leased to St. Joseph's Hospital as office space and the Southside space to Housing Visions for sub-leasing to community groups and small businesses.



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SHERIDAN HOLLOW **VILLAGE**



BEFORE



PROJECT **DETAILS**

Project	Sheridan Hollow Village
Location	Albany, New York
Buildings	17
Units	57
Project Cost	\$15.3 million
Completion	2016
Target Population	Low-income households
Amenities	Commercial space; community gathering area, computer lab, laundry facilities, playground, green areas, new street scapes, mixed-use buildings, mixed-income housing
Financing Partners	The NYS Division of Homes & Community Renewal; NYS Housing Trust Fund Corp.; NYS Urban Initiatives; City of Albany; Habitat for Humanity Capital District; Touhey Home Ownership Foundation; KeyBank

PROJECT **DESCRIPTION**

Sheridan Hollow Village was part of a comprehensive neighborhood revitalization strategy to redevelop the Sheridan Hollow neighborhood into a mixed-use, mixed-income sustainable neighborhood revitalization endeavor. Partnering with partnerships Habitat for Humanity Capital District and the Touhey Home Ownership Foundation, SHV brings broad change to this downtown neighborhood by creating opportunities for affordable new construction home ownership, quality rental housing, retail and commercial investments, streetscape improvements, enhanced public safety and public park restoration. Between the three project partners, a total of 41 buildings within a five-block area of Albany was constructed or completely renovated.

The Sheridan Hollow neighborhood sits in the shadows of Albany's state office buildings, downtown core and nearby thriving neighborhoods. Given its proximity to the city center, Sheridan Hollow has a unique ability to imprint upon the area a renewed sense of community.



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BEECH STREET **FACTORY**



PROJECT **DETAILS**

Project	Beech Street Factory
Location	Pottstown, Pennsylvania
Buildings	1
Units	43
Project Cost	\$13.6 million
Completion	Mid-2017
Target Population	Workforce households; Artists; BHDD Clients
Amenities	Commercial Space; Community gathering area with art gallery, resident business center, private landscaped courtyard, off-street parking, membership to ArtFusion 19464
Partners	Genesis Housing Corp., Pennsylvania Housing Finance Agency, Montgomery County, TD Bank, Enterprise Community Investment, BartonPartners, McDonald Building Co.

PROJECT **DESCRIPTION**

The Beech Street Factory combines workforce apartments with a community arts center to rejuvenate a forgotten Pottstown landmark. The \$14 million redevelopment of the vacant Fecera's Furniture warehouse at 341 Beech Street will convert the empty 60,000-square-foot space into 43 apartments, ample resident amenity space, and the new ADA-compliant home of ArtFusion, Pottstown's well-known community art school and gallery.

The resident amenities at the Beech Street Factory are numerous – a private landscaped courtyard, resident business center, community room and art gallery, on-site laundry, individual basement storage lockers, designated off-street parking, and high-quality finishes. Works of art by members of ArtFusion are featured prominently throughout the residential space, from the community room/art gallery to the lobby and hallways.

Our collective hope is that the Beech Street Factory will serve as a neighborhood anchor for the arts, catalyzing a Pottstown Arts District between Beech Street and High Street and increasing economic activity in the Borough.



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MASS AVE **COMMUNITY HOMES**



BEFORE



PROJECT **DETAILS**

Project	Massachusetts Avenue Community Homes
Location	Buffalo, New York
Buildings	16
Units	46
Project Cost	\$13.4 million
Completion	2015
Target Population	Low-Income Households
Amenities	Community gathering space; computer lab; off-street parking; washer/dryer hookups; laundry facility; green space; ENERGY Star Certified; Energy-Efficient Design
Partners	PUSH Buffalo; BNSC Buffalo Neighborhood Stabilization Company, Inc.; City of Buffalo; NYS Homes & Community Renewal; NYS Regional Economic Development Council

PROJECT **DESCRIPTION**

Mass Ave Community Homes (MACH), in partnership with local nonprofit PUSH, Inc., is part of an effort to revitalize a West Side neighborhood of Buffalo as a mixed-income, mixed-use sustainable community. This comprehensive project fits directly within the creativity, vitality and spirit of Buffalo's Massachusetts Avenue Corridor Green Development Zone and the vision that its residents have for its future.

The MACH project responds to the critical need for high quality affordable housing for low- and moderate-income families in Buffalo. It reinforces the positive work that has been going on for several years, and works toward a comprehensive and sustainable neighborhood with opportunities for all who live there. This project includes significant new investment in high quality, affordable housing through rehabilitation of long-vacant buildings, development of new high quality in-fill housing, new commercial development, and community space within the Green Development Zone. Through its partner, PUSH Buffalo, this project has incorporated job training and employment opportunities for residents within the Green Development Zone.

To address Buffalo's significant stormwater problems, this project involves a variety of storm water management interventions, including rain gardens and bioswales, downspout disconnects, stormwater harvesting for two large community gardens, passive irrigation for urban agriculture sites, permeable pavers, living walls, and green roofs.



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PROJECTS IN DEVELOPMENT



ETHEL T. **CHAMBERLAIN**



PROJECT **DETAILS**

Job Number	20156029
Location	Syracuse, New York
Architect	Holmes King Kallquist & Associates
Project Manager	Jim Davidson 315.569.5440(c)
Site Superintendent	TBD
Buildings	1
Units	16
Job Status	Planning/Pre-Bidding
Estimated Start Date	Late 2017
Estimated Completion Date	Early 2019

Unit **Configuration**

664 W. Onondaga Street	26,000 sq. ft. former apartment building
1 st Floor	15-bed women's shelter
2 nd – 4 th Floors	16 one-bedroom apartments

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 will effectively result in a "new construction" building inside the shell of a structurally sound, architecturally significant exterior.

The first floor will house the relocated shelter consisting of 15 beds with communal living, dining, and bathroom facilities. There will be offices for onsite case and resident management. The upper three floors will house 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.

Bid opportunities are available on Housing Visions' website at www.housingvisions.org/construction



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