



HOUSINGVISIONS

# IMPACT **REPORT**

2023



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# OUR MISSION

Be the catalyst for sustainable positive change in neighborhoods through real estate development and community collaboration.

# WHAT WE DO

Housing Visions develops, constructs, and manages real estate projects that revitalize communities. Specializing in complex financial structures and accessing diverse financing, we have successfully built and rehabilitated hundreds of buildings that include historic properties, adaptive reuse, urban infill, and new construction. Housing Visions serves diverse neighborhoods and residents including affordable workforce housing, special populations such as Veterans, survivors of domestic violence, and people in need of accessible housing.

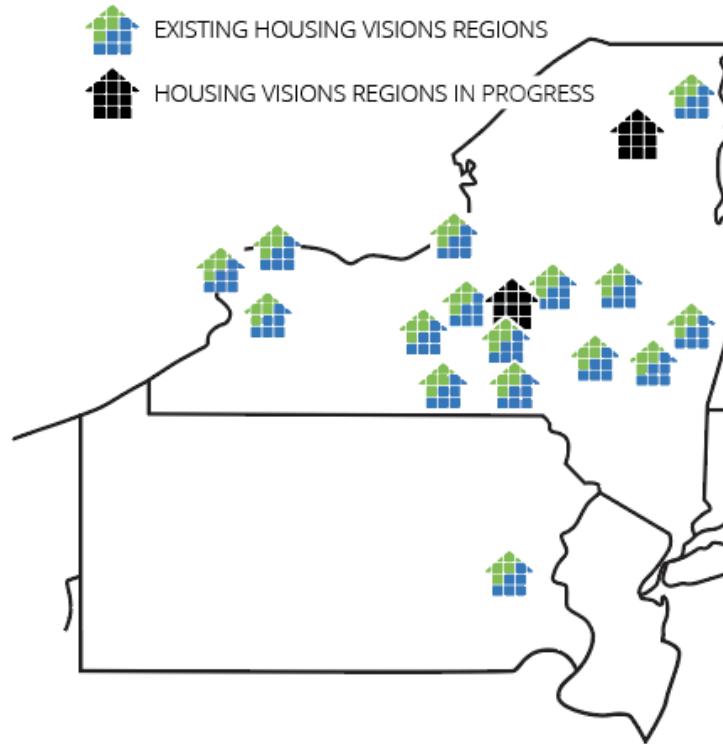


# 2023 OVERVIEW

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 19 other 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	132	524	\$137,706,417
UTICA/ROME	101	298	\$61,870,918
NORTHERN NY	32	244	\$69,410,581
WESTERN NY	33	117	\$34,237,875
EASTERN NY	26	157	\$41,029,154
OTHER CENTRAL NY	45	252	\$77,760,288
PENNSYLVANIA	1	43	\$14,667,584
PLATTSBURGH	5	80	\$24,100,000
<b>TOTAL COMPLETED</b>	<b>375</b>	<b>1715</b>	<b>\$460,782,817</b>

## ADDITIONAL COMMITTED

AREA	PROJ	BLDGS	UNITS	INVESTMENT
CAZENOVIA	Landing at Burke Meadow	5	49	\$19,248,800
SYRACUSE	Moyer Carriage Lofts	1	128	\$55,458,926
TUPPER LAKE	Oval Wood Dish Factory	1	80	\$43,000,000
SYRACUSE	Creekside Landing	17	52	\$30,800,000
<b>TOTAL COMMITTED</b>		<b>24</b>	<b>309</b>	<b>\$148,507,726</b>

# IMPACT HIGHLIGHTS 1990-2023

## Total Development

**\$460,782,817**

Total Investment

**1,715**

Total Units

**375**

Total Buildings

## Total People

**3.2**

Average Family Size

**3,437**

Total Currently in Units

**\$23,860**

Average Income

## Historic Development

**8**

Buildings

**223**

Total Units

**7**

Historic Tax Credit Buildings

## Supportive Housing

**27**

Properties

**327**

Units





# 2022 COMPLETED PROJECTS



## HARBOR VIEW SQUARE

Harbor View Square is one aspect of a larger Oswego Harbor revitalization effort spearheaded by the City of Oswego. These efforts will enhance the aesthetics of the harbor, entice exploration of downtown and bring new people and investment in to the City of Oswego while mitigating environmental health risks.

This centrally located waterfront property was critical to both the City of Oswego's Downtown Revitalization Initiative and to their Waterfront Revitalization plan of creating a vibrant, walkable corridor to connect the downtown business district to the waterfront.

**LOCATION: OSWEGO, NY**  
**INVESTMENT: \$26.3 MILLION**  
**UNITS: 75**



# NORTHWOODS

Housing Visions Consultants, Inc. brings a new quality, affordable, supportive housing development to the North Country in collaboration with the well-respected local service provider, Behavioral Health Services North (BHSN).

An integrated, multi-family affordable and supportive housing development in the Town of Plattsburgh, Northwoods consists of four new construction residential apartment buildings totaling eighty units. The project is located on a 12.98 acre parcel of land that has immediate access to services, amenities, and public transportation, made easier by the new connectivity between Plaza Boulevard and Tom Miller Road. Forty of the units are reserved for homeless families referred by BHSN. The 4,238sf community building houses offices and space dedicated to support services provided by BHSN for exclusive use of residents.

**LOCATION: PLATTSBURGH, NY**

**INVESTMENT: \$24 MILLION**

**UNITS: 80**



# 2023 PROJECTS UNDER CONSTRUCTION

## MOYER CARRIAGE LOFTS

Housing Visions Consultants, Inc., and Redev CNY LLC, a joint venture between Steve Case and Ryan Benz, are developing Moyer Carriage Lofts, a quality, affordable, rental housing development. The project is an adaptive redevelopment of the historical Moyer Carriage and Car Factory (located in an eligible Historic District) into an integrated mixed-use, supportive and workforce housing development with ground floor commercial space. Moyer Carriage Lofts will be constructed by Hueber Breuer, and professionally managed by Housing Visions upon construction completion. This project represents an ideal strategy to encourage the residential stabilization called for in the Hiawatha-Lodi Brownfield Opportunity Area Plan.

The Moyer Carriage Lofts project will create 128 quality, affordable housing units, along with 3,670 sq. ft. of commercial space, while preserving and rehabilitating four of the existing historic buildings. The unit mix consists of 90 one-bedroom and 38 two-bedroom rental units. Six of the units will be fully accessible and adapted for person(s) who have mobility impairment; three units will be adapted for person(s) who have hearing and/or vision impairment.

**LOCATION: SYRACUSE, NY**

**INVESTMENT: \$55.4 MILLION**

**UNITS: 128**





# 2023 PROJECTS UNDER CONSTRUCTION

## THE LANDING AT BURKE MEADOW

The Landing at Burke Meadows has been created to address the unmet need of affordable rural housing options for both seniors and families in Cazenovia and the surrounding Madison County community. Cazenovia is a uniquely resilient rural village in that while other small rural villages and towns are withering from poverty, disinvestment and a struggling economy, Cazenovia continues to thrive. Both the Village leadership and the Community Development Association are very proactive in finding ways to accommodate expansion and prosperity without compromising the character of the community.

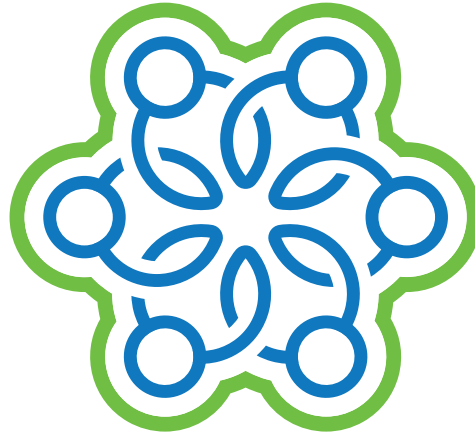
In total, the Landing at Burke Meadows project will provide 49 units of safe, quality, energy efficient affordable homes in 5 newly constructed buildings. Apartment sizes will range from one-

to four-bedroom units and rents for these units will be affordable from 30%-90% of AMI. Ten of the units are for permanent supportive housing in conjunction with CAP for Madison County. This collaborative approach will help individuals and families maintain stability by providing an opportunity for affordable housing and wrap around supportive services. The presence of CAP will also allow the remaining residents to utilize similar services as the supportive units.

**LOCATION: CAZENOVIA, NY**  
**INVESTMENT: \$21.1 MILLION**  
**UNITS: 49**







HOUSING VISIONS  
**CONNECT**





# 2023 **CONNECT HIGHLIGHTS**

- Hired a program supervisor and brought on an intern from Syracuse University.
- Narrowed our focus on the population we serve to Veterans in Syracuse, and therefore moved on-site to VanKeuren Square and Maple Heights to serve the 77 Veteran units on Syracuse's east side. 51 residents in 2023 received regular case management services.
- Increased our community-building activities (workshops, social events) from 11 in 2022 to 35 in 2023 and solidified community partnerships with multiple providers in both the Syracuse and Niagara Falls/Lockport regions.

## **Grants Awarded in 2023:**

- City of Syracuse CDBG – \$29,740 – Eviction prevention Program
- Allyn Family Foundation – \$30,000 – Housing Stability Program case management
- Excellus – \$1,000 – Sponsorship for Veterans holiday events
- ESSHI – \$400,000 annually for 5 years – Support services for unhoused young adults ages 18-25 obtaining permanent housing at Creekside Landing (currently under construction to be complete in Summer 2025)
- NYSSHP – received a 13% increase in funding starting in Jan 2024 to provide support services for formerly unhoused Veterans and survivors of DV



# VANKEUREN SQUARE **COMMUNITY GARDEN**

Cornell Cooperative Extension of Onondaga County (CCE), alongside residents of VanKeuren Square and CONNECT staff, developed a robust community gardening program that was implemented throughout the spring and summer of 2023. The Veterans have been involved in the gardening program in a variety of ways, and the camaraderie fostered by this activity has been encouraging. Veterans generously share their harvests with their neighbors along with using their fruits and vegetables to cook group meals in the community kitchen with the help of CCE's nutrition program. They have created "Garden Club," a group of residents and CCE/CONNECT staff that meet weekly to engage in the planning and implementation of gardening activities. Therapeutic community gardening serves as a mindfulness exercise to reduce stress and anxiety, promotes a connection with nature for mental well-being, and provides a sense of belonging to combat feelings of isolation. It is a year-round activity that keeps residents engaged and connected while building community connections with organizations like CCE and Housing Visions which actively support the work.









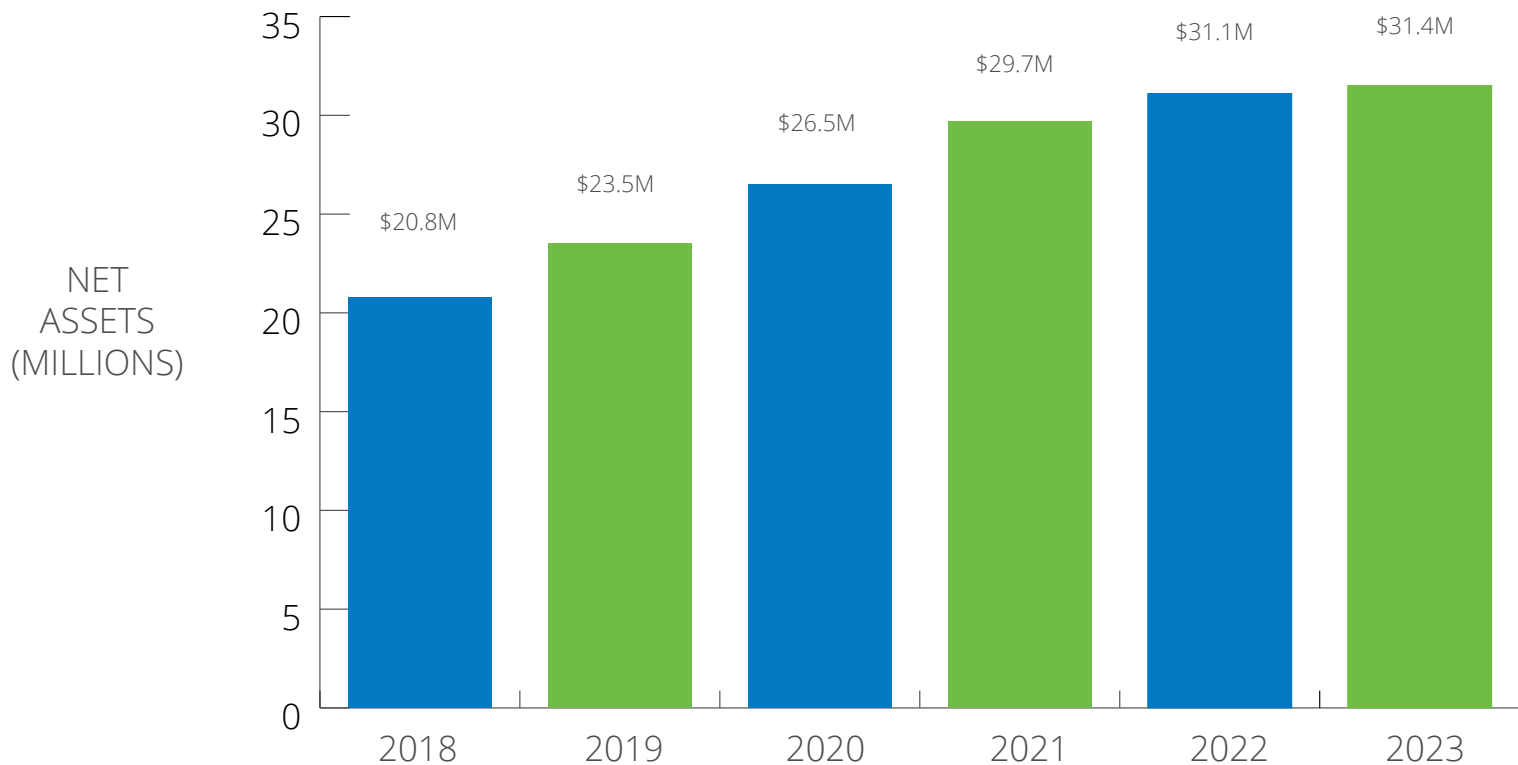


# FINANCIAL **SUMMARY** (Fiscal Year End 2023)

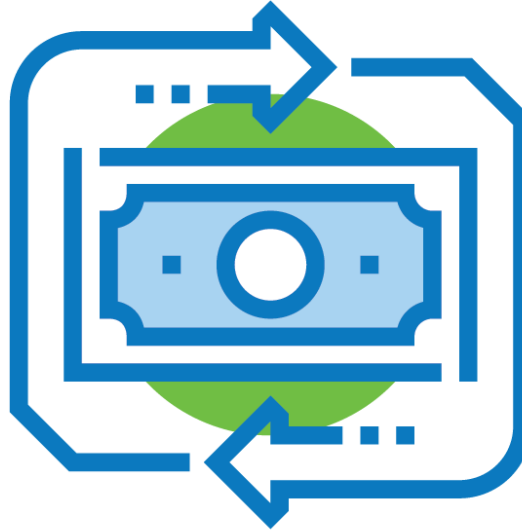
**Finished 2023 with \$1.4 million in liquidity**



## Added \$10.6 million in net assets over 6 years



## Profitable in all 3 Main Entities



**Housing Visions Unlimited, Inc.**  
**Housing Visions Consultants, Inc.**  
**Housing Visions Construction Co., Inc.**



# HOUSINGVISIONS

Real Plans. Real People. Real Progress.

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