



HOUSINGVISIONS

Real Plans. Real People. Real Progress.

Impact Report

2024

Mission

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

What We Do

Housing Visions develops, constructs, manages, and provides human services to 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.



2024 Overview

In 2024, Housing Visions continued to build on our legacy of creating safe, affordable, and supportive housing that transforms neighborhoods and empowers residents. Across our communities, this year was marked by growth, progress, and impact.

We celebrated the completion and opening of two transformative projects: **Moyer Carriage Lofts** and **The Landing at Burke Meadows**. Each development reflects our commitment to high-quality design and the creation of spaces where individuals and families can thrive.

Construction also advanced on two additional projects, **Creekside Landing** and **Ashley Arms**, which will bring more affordable housing options to the City of Syracuse. These completed and under construction developments highlight our ongoing role as a trusted partner in communities across Upstate NY.

Beyond bricks and mortar, we strengthened our supportive housing services through the expansion of our **CONNECT** team, reaching more residents with the critical support they need to achieve housing stability.

Taken together, these accomplishments represent more than buildings and services—they reflect the resilience of our mission and the lasting partnerships that make this work possible. As we look ahead, Housing Visions remains committed to creating opportunities, fostering hope, and building communities where everyone has a place to call home.

2024 Impact Highlights



Total Development Completed To Date

\$535,490,543 **380** **1,892**
Total Investment Buildings Units

Historic Development

10 **351** **9**
Buildings Units Historic Tax Credit Buildings

Building Strong Communities



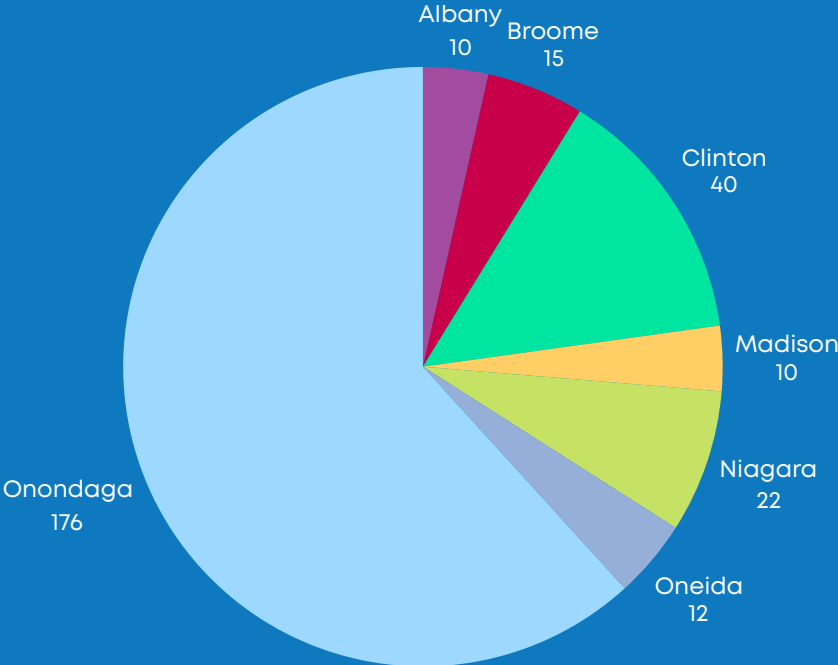
3.2 **3,437**
Average Family Size Total Currently in Units

\$23,860
Average Household Income

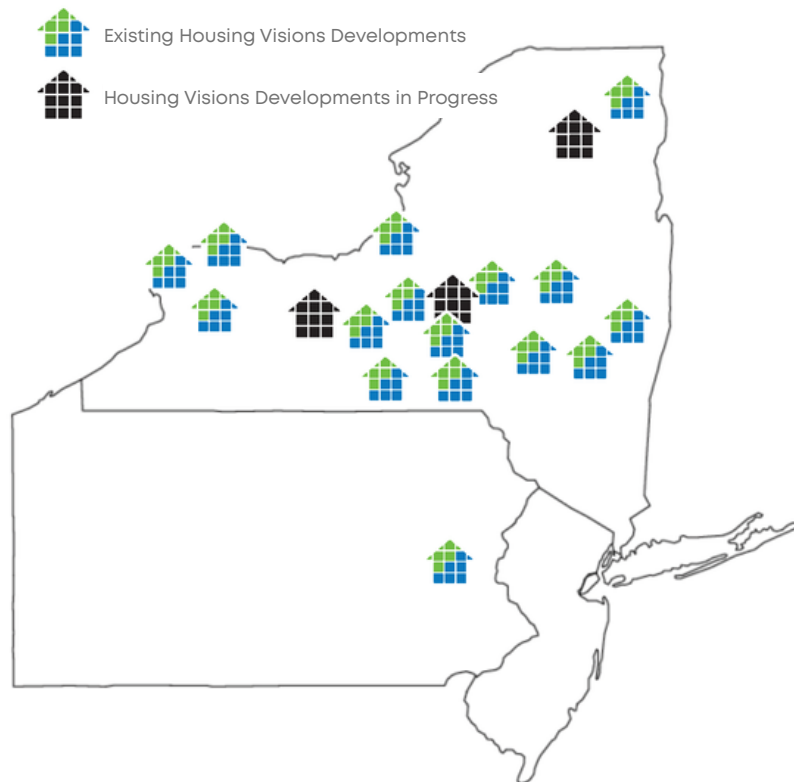
Service-Enriched Housing

15 **283**
Properties Units

Service-Enriched Housing Units by County



Development Footprint



Development Projects Completed

Area	Bldgs	Units	Investment
Syracuse	133	652	\$193,165,343
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	50	301	\$97,009,088
Pennsylvania	1	43	\$14,667,584
Plattsburgh	5	80	\$24,100,000
Total Completed	380	1892	\$535,490,543

Development Projects Additionally Committed

Area	Project	Bldgs	Units	Investment
Newark	Coventry Commons	2	101	\$59,000,000
Tupper Lake	Oval Wood Dish Factory	1	80	\$43,000,000
Syracuse	Creekside Landing	17	52	\$30,800,000
Syracuse	Kirkwood Homes	3	6	\$3,513,160
Syracuse	Ashley Arms	2	13	\$3,075,000
Total Committed		25	252	\$139,388,160

Development & Construction

2024 Completed Projects

Moyer Carriage Lofts

Syracuse, NY – Onondaga County

Once home to the historic Moyer Carriage and Car Factory, this landmark has been reborn as Moyer Carriage Lofts — a vibrant community providing stability, opportunity, and hope. The redevelopment created 128 affordable rental units, including 50 supportive housing units, plus 3,670 sq. ft. of commercial space. By preserving and rehabilitating four historic buildings, the project blends heritage with progress. Developed in partnership by Housing Visions Consultants, Inc. (HVC) and ReDev CNY LLC, and professionally managed by Housing Visions, the Lofts deliver 90 one-bedroom and 38 two-bedroom homes, including specialized units for residents with mobility, hearing, and vision impairments.

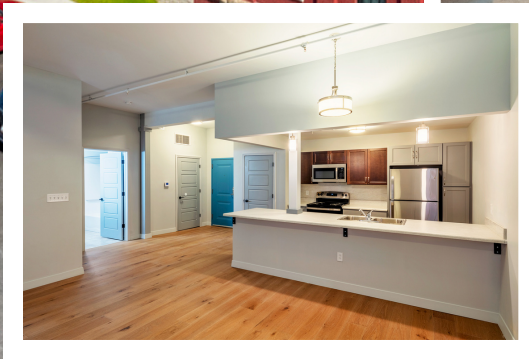
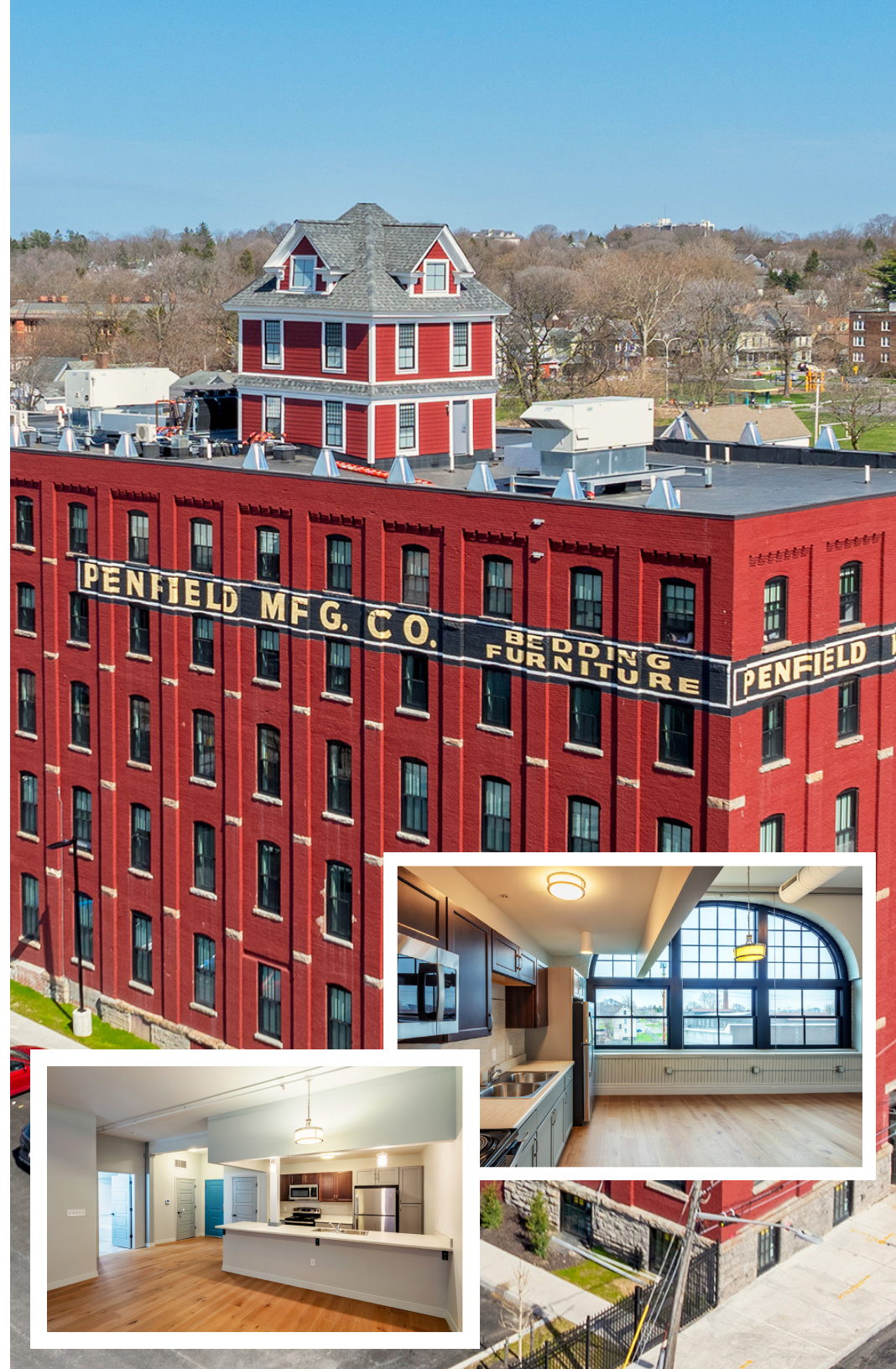
Buildings: 4

Units: 128

Project Cost:
\$55.4 million

Target Population:
Workforce Housing;
Service-Enriched
Housing

Amenities:
High Efficiency HVAC
System; Off-street
parking; On-site laundry
facility; Community
room; Private courtyard;
On-site management &
support services; 24/7
maintenance;
Secure entrance



Development & Construction

2024 Completed Projects

The Landing at Burke Meadows

Cazenovia, NY – Madison County

The Landing at Burke Meadows meets the need for affordable rural housing for seniors and families in Cazenovia and Madison County. Unlike many rural villages facing disinvestment, Cazenovia thrives thanks to proactive leadership and a strong community development mindset committed to growth without losing community character. The development provides 49 safe, energy-efficient homes across five newly constructed buildings, including 10 permanent supportive housing units in partnership with CAP of Madison County. Apartments range from one to four bedrooms, with rents affordable from 30%–90% of AML. Supportive services help assist residents to maintain long-term stability, and all households benefit from access to resources, strengthening the community.

Buildings: 5

Units: 49

Project Cost:
\$21.1 million

Target Population:
Seniors; Workforce housing; at-risk individuals & families

Amenities:
On-site laundry facilities; Energy Star appliances; library; fitness center; on-site property management; bulk storage; resident community space; washer/ dryer hookups in townhomes



Development & Construction

2024 Projects Under Construction

Creekside Landing

Syracuse, NY – Onondaga County

Creekside Landing is part of the Mayor's Resurgent Neighborhoods Initiative, strengthening Syracuse through high-quality, affordable housing. Housing Visions partnered with Jubilee Homes and the Department of Neighborhood and Business Development to create affordable rentals in the South and Southwest neighborhoods. The project transforms vacant Land Bank properties, filling gaps and creating stability. It includes 16 two-unit buildings and 414–416 W. Onondaga Street, with 20 residential units and commercial space. The commercial space will house Jubilee Homes' construction trade training center. New construction features three- and four-bedroom townhomes and ADA flats; 414–416 W. Onondaga provides one-bedroom units.

Buildings: 17

Units: 52

Project Cost:
\$30.8 million

Target Population:
Workforce housing



Renderings

Development & Construction

2024 Projects Under Construction

Ashley Arms

Syracuse, NY – Onondaga County

Ashley Arms preserves 13 affordable homes at 1818 South Salina Street in Syracuse, providing safe, stable housing for individuals and families. The rehabilitation restores the property's quality, addresses deferred capital needs, and ensures long-term affordability.

With 13 Project-Based Vouchers from the Syracuse Housing Authority, all units are subsidized, leveraging state and local resources for rehabilitation. Located on Syracuse's Southside, Ashley Arms strengthens the neighborhood, improves living conditions, and serves as a lasting community anchor.

Buildings: 2

Units: 13

Project Cost:
\$3 million

Target Population:
Workforce housing

Amenities:

On-site laundry facilities; resident community space; on-site case management; off-street parking



Before Renovation

2024 CONNECT Highlights

Supporting Residents and Strengthening Communities
Through Supportive Housing



**Residents
Served**

172 31

Adults

Children

Populations:

Veterans, domestic violence survivors,
young adults 18-25, homeless &
chronically homeless



**Programs &
Community
Building**

102 Weekly Coffee Chats

19 Social Events

45 Garden Club Meetings

74% of eligible residents received
monthly food boxes

7 Financial Literacy Sessions

24 Workshops

**Health &
Support
Services**



**Partnered with Upstate
Medical on-site health**

Medicaid-reimbursable
services via NYHER 1115
Waiver



**Grants &
Funding**

**Empire State Supportive
Housing Initiative:**

Creekside Landing

\$400,000

Kirkwood Homes

\$150,000

**Mother Cabrini Health
Foundation:**

\$250,000

**CNY Community
Foundation:**

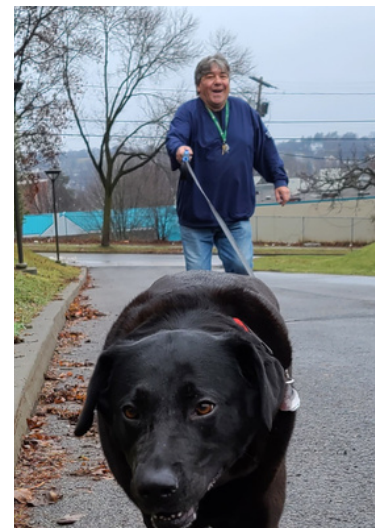
\$46,200

**Community Development
Block Grant:**

\$28,950

Excellus & Wegmans:

Veterans' Thanksgiving
support



Resident Successes

With determination and resilience,
residents took the lead in changing
their lives — supported by
**caseworkers and community
partners** who provided tools and
guidance along the way.

Vocational & Financial

- Secured vocational electrician certificates for future employment.
- Built resumes and secured full-time and part-time employment providing stability.
- Residents built budgets and improved financial stability.
- Veterans secured SSI increases and pensions obtained.

Health & Safety

- Residents restored safe living conditions through coordinated clean-up efforts.
- Open access to critical support for trauma and illness.

Family Wellness Stabilization

- Families achieved reunification.
- Residents stabilized housing through back-rent assistance and repayment.
- Communities came together for shared meals and celebrations.

2024 Property Management Highlights



Increased Occupancy

We improved portfolio occupancy **from 88% in January to 96% by December 2024**, reflecting stronger leasing performance, improved resident retention, and enhanced operational efficiency across our communities.

Portfolio Growth

Our managed unit count grew **from 1,773 to 1,925 units** with the successful onboarding of two new communities—**Moyer Carriage Lofts** and **Ford on Main**— and the beginning of lease up for **The Landing at Burke Meadows**. These properties strengthen our market presence and operational footprint.



Capacity Building

We created a **Regional Maintenance Supervisor** position to better support site teams, enhance maintenance operations, and standardize training. This strategic addition has improved service quality, reduced response times, and increased team performance across properties.

2024 Finance Highlights



Ended 2024 with

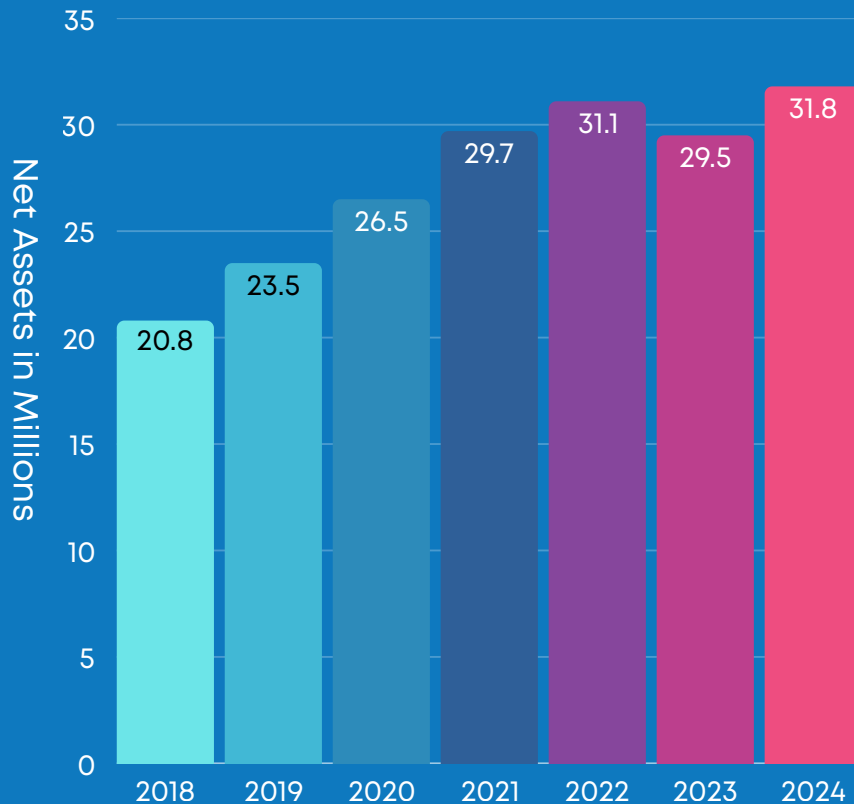
\$1.6
million in liquidity

\$0

**balance on operating
line of credit**

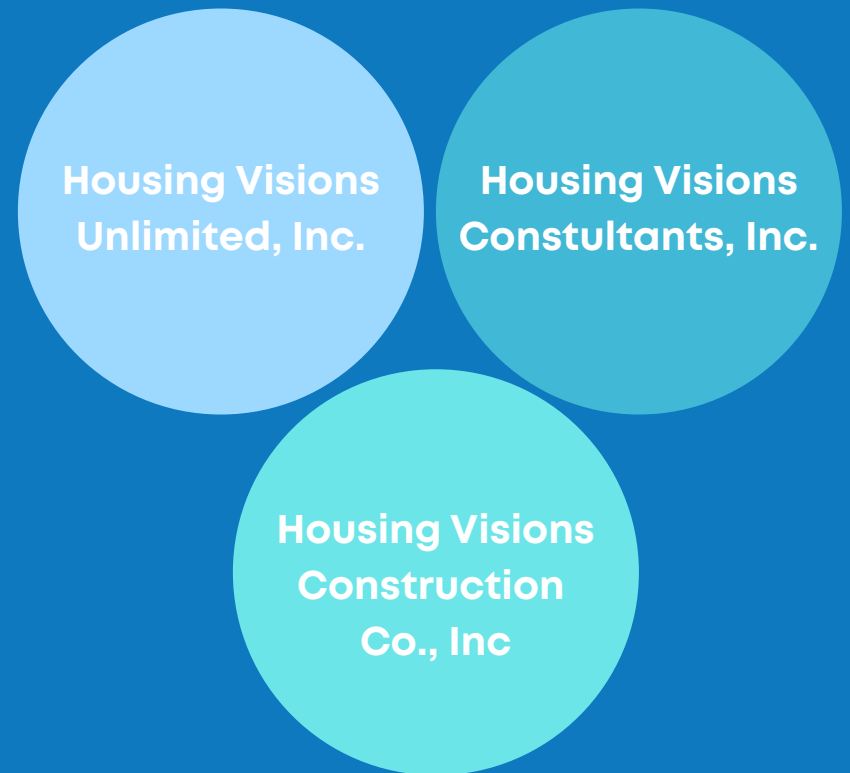
2024 Finance Highlights

Added \$11 million in net assets over 7 years



2024 Finance Highlights

Remained Profitable in all 3 Main Entities





Thank You for Your Support!

2025 marks 35 years for
Housing Visions. We look
forward to continued growth.



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