



HOUSINGVISIONS

Real Plans. Real People. Real Progress.

Impact Report

2025

Mission

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

What We Do

We see the opportunity to expand community housing options with high-quality housing.

Housing Visions works across every stage of community development, serving as developer, construction partner, property manager, and provider of support services to help residents build stable lives with a lasting address.

Specializing in complex financing, we've built and rehabilitated hundreds of buildings, including historic properties, adaptive reuse, urban infill, and new construction.

We serve diverse neighborhoods and residents, including affordable workforce housing and special populations such as Veterans, survivors of domestic violence, and people in need of accessible housing.



2025 Overview

In 2025, Housing Visions continued strengthening communities through new construction, expanded services, and steady growth.

We completed Creekside Landing, a 52-unit affordable workforce housing development built in partnership with Jubilee Homes as part of the City of Syracuse's Resurgent Neighborhoods Initiative. The project turned vacant Land Bank properties into new townhomes, ADA-accessible flats, and a training center for Jubilee Homes.

Construction is underway on Coventry Commons in Newark, NY a historic redevelopment of a formerly vacant factory and a key project of the Village's Downtown Revitalization Initiative.

Our property management team maintained 95% occupancy across the portfolio, while our CONNECT team served 261 residents this year, supporting a 97% housing stability rate and helping 56% of residents served to increase or maintain their income.

Together, this work reflects what Housing Visions does best: developing, building, and managing homes, and supporting the people who live in them.

2025 Impact Highlights



Total Development Completed

\$566,351,087	398	1,944
Total Investment	Buildings	Units

Brownfield Redevelopment

7	203
Buildings	Units

Resident Snapshot



1.98	5,397
Average Household Size	Total Individuals Housed
\$23,122	
Average Household Income	

Service-Enriched Housing

26	500
Properties	Units

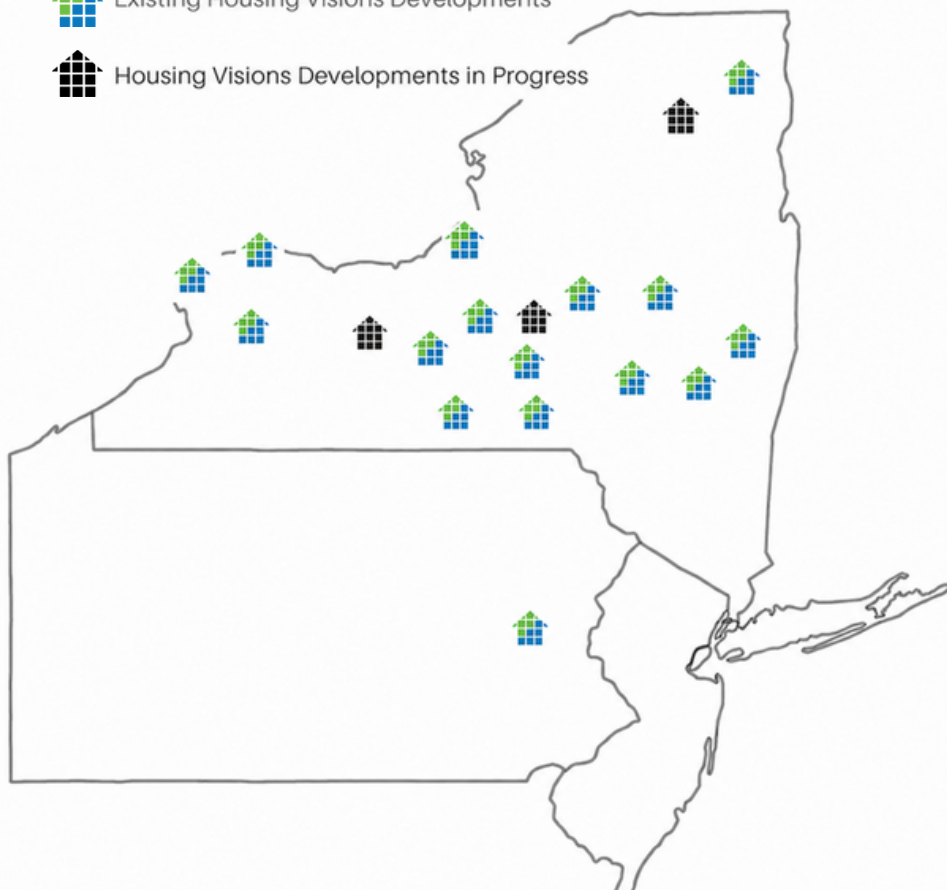
Development Footprint



Existing Housing Visions Developments



Housing Visions Developments in Progress



Development Projects Completed

Area	Bldgs	Units	Investment
Syracuse	150	704	\$224,025,887
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	398	1944	\$566,351,087

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	\$46,000,000
Syracuse	Ashley Arms	2	13	\$3,451,200
Syracuse	Kirkwood Homes	3	6	\$3,513,160
Total Committed		8	200	\$108,964,360

Development & Construction

2025 Completed Projects

Creekside Landing

Syracuse, NY – Onondaga County

Creekside Landing is part of the Mayor's Resurgent Neighborhoods Initiative, bringing high-quality, affordable housing to Syracuse's South and Southwest neighborhoods.

Built in partnership with City of Syracuse, and Greater Syracuse Land Bank, the project transforms vacant Land Bank properties into 16 two-unit buildings of three- and four-bedroom townhomes and ADA-accessible flats, plus 416 W. Onondaga Street, which adds 20 one-bedroom units and commercial space for Jubilee Homes' training center.

Buildings: 17

Units: 52

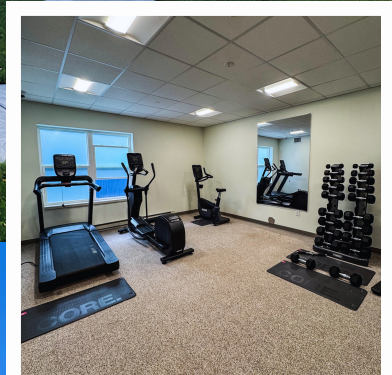
Project Cost:
\$30.8 million

Target Population:
Workforce
Affordable housing

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



Rendering



Development & Construction

2025 Projects Under Construction

Coventry Commons

Newark, NY – Wayne County

As part of the Village of Newark's Downtown Revitalization Initiative, this project will deliver 101 affordable apartments — 80 one-bedroom and 21 two-bedroom units — including 10 fully accessible mobility units and 5 units for residents with hearing and/or vision impairment.

The development transforms a long-underutilized industrial property into housing for individuals, couples, and families across Newark's workforce.

By restoring this site, the project strengthens the local housing supply and reestablishes the property as a community anchor.

Buildings: 2

Units: 101

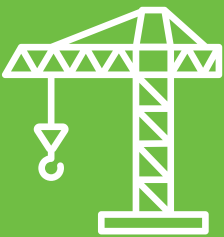
Project Cost:
\$59 million

Target Population:
Workforce housing

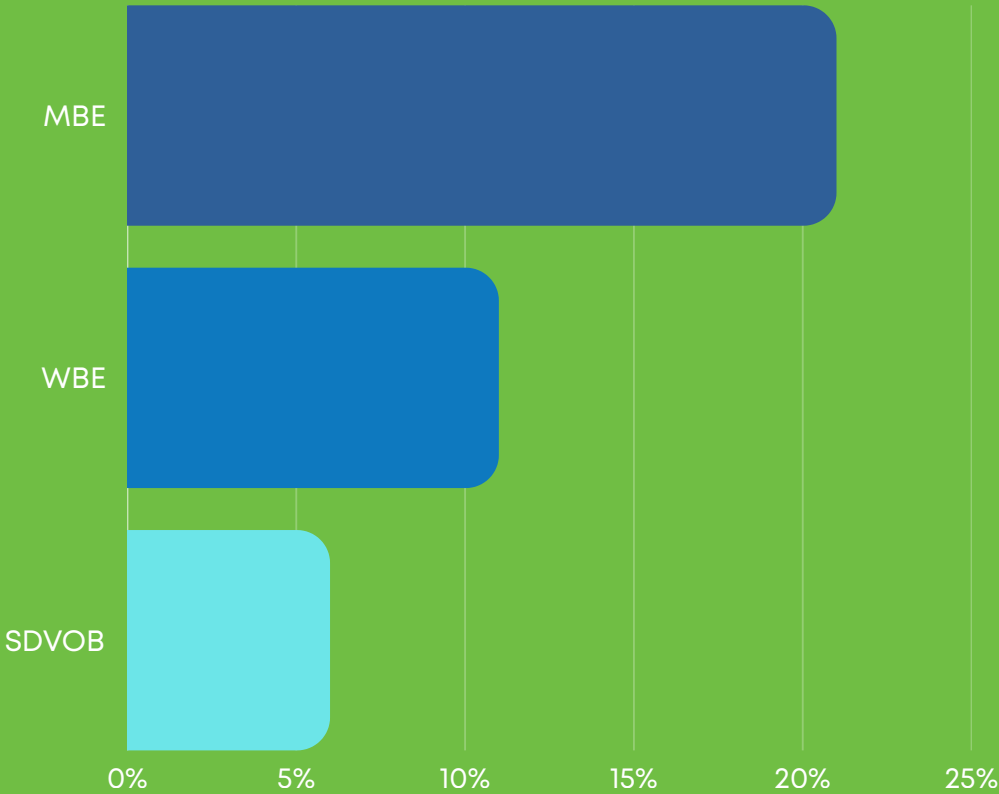


Renderings

2025 Construction Highlights



Share of Contract Value by Category



\$13,066,673.35 spent with M/WBE and SDVOB subcontractors, keeping economic opportunity local and diverse.

2025 CONNECT Highlights

Supporting Residents and Strengthening Communities
Through Supportive Housing



**Residents
Served**

190 71

Adults

Children

Populations:

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

**Health &
Support
Services**



**Partnered with Upstate to
provide on-site screens**

Medicaid-reimbursable
services via NYHER 1115
Waiver



**Programs &
Community
Building**

63 Health & Wellness Events

102 Social Events

42 Garden Club Meetings

83% of eligible residents received
monthly food boxes

7 Financial Literacy Sessions

32 Lifeskills Workshops

**Housing Stability
Rate**

97%

**Increased or
Maintained Income**

56%

**Housing Placement
Average**

95

Voices of Creekside Landing

Before Housing

Can you tell me a little about what life was like before you came to Housing Visions?

"I was homeless for about 3 years, and I was sleeping in plastic chairs basically every night."

- Caine

What were some of the challenges you were facing at that time?

"Just being homeless, honestly. I'm pretty disciplined, so everything else was under control; it was just the housing."

- Creekside Resident



The Impact

What feels different in your life now compared to before?

"It feels a lot more hopeful, and the future seems brighter. My depressive state has gone down a lot; it's let me focus on my mental health a lot more."

- Caine

How has living here made a positive difference for you?

"It helped a lot because where I was at, there were distractions and there were people in my ear a lot, but now I'm able to do more."

- Creekside Resident



Voices of Creekside Landing

Support Received

Has anything surprised you about the support you've received?

"I'm surprised that people care enough to help me this much. I've never really had this much support in my life."

- Caine



Are there specific ways our staff or programs have supported you that stand out?

"How nice they are. Where I was before, they would really kinda disrespect us sometimes, but these people are completely different, they're way more respectful, and they actually care."

- Creekside Resident

Looking Forward

If you could share one message with others about Housing Visions, what would you say?

"If you know how to ask for help and try hard you can accomplish anything. There are people out there who are willing to help."

- Caine



"You gotta try to get in with Housing Visions because it's a great business. They help a lot. I'm still shocked to this day; they changed my life."

- Creekside Resident



2025 Property Management Highlights



**Average Occupancy
Rate**

95.5%

Managed Portfolio

1,925  **2,564**

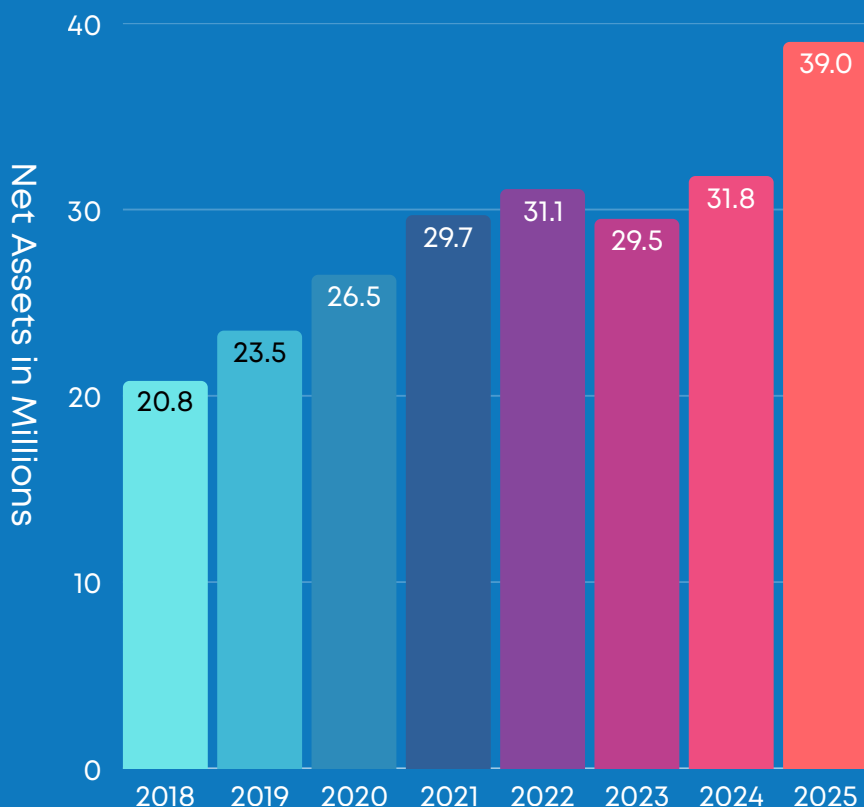


Growth of Third-Party Management Services

We added seven properties to our fee-based management business this year, expanding our reach as a property management partner for owners across the regions we serve.

2025 Finance Highlights

Added \$18.2 million in net assets over 8 years



2025 Finance Highlights

**Remained Profitable in
all 4 Main Entities**

**Housing Visions
Unlimited, Inc.**

**Housing Visions
Construction
Co., Inc**

**Housing Visions
Constultants, Inc.**

CONNECT

Thank You for Your Support!

We look forward to
continued growth.



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