

Resolution No.

2023

**A RESOLUTION AFFIRMING THE CITY OF SYRACUSE AND THE SYRACUSE HOUSING AUTHORITY’S COMMITMENT TO ADVANCE THE COMMUNITY VISION OF THE EAST ADAMS STREET NEIGHBORHOOD TRANSFORMATION PLAN FOR THE BENEFIT OF CURRENT AND FUTURE RESIDENTS, BUSINESSES, AND COMMUNITY ANCHORS WITHIN THE NEW 15<sup>th</sup> WARD**

**WHEREAS**, the East Adams Street Neighborhood (“East Adams”) also referred to as the New 15<sup>th</sup> Ward, is geographically bounded by East Adams Street to the North, Almond Street/Interstate 81 to the East, East Colvin Street to the South, and Midland Street to the West; and

**WHEREAS**, once a vibrant single-family predominately minority community, the neighborhood was carved out by urban renewal and further divided by the construction of the Interstate I-81 viaduct in the late 1950’s that bifurcated Pioneer Homes, one of the oldest public housing sites in the state and decimated the Old 15th Ward. Local institutions and hospitals are on one side of the highway and low-income and subsidized housing primarily owned by the Syracuse Housing Authority are on the other; and

**WHEREAS**, the physical barrier of the highway and to decades of continued disinvestment and lack of resources contributed to the concentrated poverty, segregation, and marginalization endured by the minority and low-income residents that live in the surrounding areas of the I-81 viaduct. The neighborhood has not equipped individuals, families, and children to realize their potential; and

**WHEREAS**, within East Adams are located four public housing developments, owned and managed by the Syracuse Housing Authority whose physical needs have grown exponentially over

the years due to lack of adequate funding from the U.S. Department of Housing and Urban Development (“HUD”) and are now severely physically distressed. Rehabilitation would fail to address the fundamental design deficiencies including the substantially inappropriate site layout and lack of street connectivity due to the “superblocks” that are out of scale with the neighborhood causing urban planning social issues; and

**WHEREAS**, it is imperative that these public housing units are preserved or replaced and remain online as affordable housing for its residents and the vitality of this neighborhood is a critical component of the future health of the City; and

**WHEREAS**, beginning in 2015 the Syracuse Housing Authority began a multi-year visioning process in concert with residents and other community stakeholders to create the East Adam’s Street Neighborhood Transformation Plan (“plan”) to redevelop the East Adams Street Neighborhood; the plan consisted of a housing component that focused on replacing one-for-one the severely distressed public housing with high-quality new construction and also building additional affordable and market rate units to create a mixed-income neighborhood; a people component that focused on improving inclusive and equitable employment, income, health, wellness, and education opportunities for residents; and a neighborhood component that focused on public and private reinvestment that provided for improved amenities and assets, including public safety, good schools, and commercial activity, and most importantly enhance the neighborhood’s overall connectivity and visibility by reconnecting East Adams with the rest of the City of Syracuse’s urban core; and

**WHEREAS**, the guiding principles of the plan are one-for-one replacement of the public housing units, deconcentrating poverty by increasing the density with additional market rate and

affordable units, the right to return for all eligible residents, and a phased approach to redevelopment to minimize disruption of the residents; and

**WHEREAS**, the East Adams Street Neighborhood Transformation Plan and Redevelopment Project is being led by the SHA, with a commitment to furthering its mission to “provide quality, safe and affordable housing; to create opportunities for SHA residents self-sufficiency and economic independence, and to empower individual potential in an environment where people want to live, work and build communities”; and

**WHEREAS**, the City of Syracuse (“*City*”), SHA, McCormack Baron Salazar (“*MBS*”), Blueprint 15 (“*BPI5*”) – a neighborhood-based nonprofit organization – the Allyn Foundation, Urban Strategies Inc., (“*USP*”), New York State Homes and Community Renewal (“*HCR*”), New York State Department of Transportation (“*NYS DOT*”), and many other organizations will dedicate resources, knowledge, and capacity to transform this neighborhood and achieving the success of the Project; and

**WHEREAS**, in 2018 SHA and Blueprint 15 agreed that Blueprint 15 would serve as a community quarterback to assist in implementation of the plan; and

**WHEREAS**, in 2019, SHA procured Master Developer McCormack Baron Salazar, a national affordable housing developer with more than 40 years of experience in the urban revitalization of distressed communities across the United States to refine and implement SHA’s 2016 East Adam’s Street Neighborhood Transformation Plan for the redevelopment of East Adams; and

**WHEREAS**, in 2020, Mayor Walsh launched the “Resurgent Neighborhoods Initiative,” a citywide housing and commercial corridor revitalization strategy that aligns neighborhood

investment, planning, and stakeholder engagement at the block level in all four quadrants of the City; and

**WHEREAS**, in January 2023, the Governor of New York committed \$10M to catalyze progress on early phases of the New 15<sup>th</sup> Ward redevelopment effort; and

**WHEREAS**, in 2020, SHA, Blueprint 15, New York Civil Liberties Union (NYCLU) and the City of Syracuse partnered and participated in the New York State Anti-Displacement Learning Network and were awarded a \$1,000,000 grant from Enterprise to advance housing and neighborhood stability, promote resident engagement, and prevent displacement in the East Adams Neighborhood; and

**WHEREAS**, in 2021, SHA, McCormack Baron Salazar, Blueprint 15, Urban Strategies, and the City of Syracuse began a Master Planning process that involved comprehensive resident, community and stakeholder engagement and resulted in a refined transformation plan for East Adams; and

**WHEREAS**, in 2021 the City of Syracuse was presented with an opportunity to restore and reconnect its city when the New York State Department of Transportation (“NYSDOT”) announced its final decision to demolish the current I-81 viaduct and replace it with a community street grid. NYSDOT’s community street grid option complements the East Adams Neighborhood Transformation Plan and together through reconnection of the community they will advance the housing, economic, health, social, and wellness initiatives for residents; and

**WHEREAS**, the infrastructure improvements necessary to increase neighborhood connectivity and visibility involves the removal of the superblocks, creation of new streets to allow for connection to the street grid, improved streetscapes and pedestrian walkways, and a

neighborhood greenway connecting Wilson and Roesler parks are critical to the plan's overall success; and

**WHEREAS**, these infrastructure improvements will allow for a reintegrated community and commercial district, will encourage and invite new commercial investment to the area, will allow for the linkage of residents to critical community assets, will establish connected routes to encourage patronage of the neighborhood by outside residents and investment from outside businesses to establish vibrant commercial corridors and will facilitate the market rate demand in the area all of which will bring enhanced opportunities to current and future residents; and

**WHEREAS**, East Adams would act as a vital artery between local anchor institutions and downtown Syracuse thereby expanding and redefining the City's urban core and serving as a gateway to the City; and

**WHEREAS**, in furtherance of the housing component of the plan, in 2022 Syracuse Housing Authority and McCormack Baron Salazar began predevelopment on the initial phases of the plan, continued to engage and inform residents, and began submitting funding applications to HCR; and

**WHEREAS**, in furtherance of the people and neighborhood components of the plan, Blueprint 15 began predevelopment on the Children Rising Center, an early learning and parent empowerment center planned to be centrally located on a portion of the existing McKinney Manor footprint; and

**WHEREAS**, in furtherance of the neighborhood component of the plan, in March 2023 the City of Syracuse convened a taskforce in partnership with SHA and Blueprint 15 that is committed to developing a strategy for economic growth and development in East Adams which is being planned and will be implemented with an equity lens and that all new economic and

wealth-building opportunities are designed and developed by/for people living in East Adams or with ties to the East Adams; and

**WHEREAS**, in February 2023, the City of Syracuse was awarded \$500,000 through the Bipartisan Infrastructure Investment & Jobs Act’s Reconnecting Communities program for planning activities to reconnect Syracuse’s neighborhoods and improve access to careers, health care, education, and recreation for residents of the Syracuse’s Southside and in June 2023 U.S. Department of Housing and Urban Development selected the City of Syracuse to be a recipient of Thriving Communities Technical Assistance (TCTA) Program; and

**WHEREAS**, in July 2023, the City of Syracuse codified and signed into law a new Zoning Ordinance, updating the City’s zoning code for the first time in sixty years, designating the New 15<sup>th</sup> Ward as a “neighborhood center” – or medium density residential neighborhood with limits on building height (2-4 stories) and commercial uses (no large format commercial development); and

**WHEREAS**, a redevelopment effort of this magnitude will require public and private support for housing, infrastructure, site improvements, amenities and assets necessary to allow for positive outcomes for families in the area of employment, income, health and wellness and education;

**NOW, THEREFORE,**

**BE IT RESOLVED**, that in furtherance of the success of the East Adams Street Neighborhood Transformation Plan and Redevelopment Project, the City of Syracuse affirms and commits its ongoing services and resources to the current and future residents of East Adams to:

- a. Collaborate with the Syracuse Housing Authority and other community partners to implement the East Adams Neighborhood Transformation Plan with the goals of

deconcentrating poverty, improving housing quality and choice, and strengthening the overall connectivity of this neighborhood to downtown and other major hubs for employment, education, and healthcare;

- b. Innovate new approaches by harnessing staff expertise, creativity, and capacity to respond to the unprecedented complexity of the confluence of housing, transportation, and community development activities;
- c. Undertake activities with the Syracuse Housing Authority, its development team and community partners to enhance the competitiveness of funding applications for federal, state and local resources, foster an expanded partner collaboration, and align activities to advance community-identified priorities as to affordable housing and economic self-sufficiency;
- d. Coordinate with the Syracuse Housing Authority, its development team and community partners to assist in engaging current residents and other stakeholders early and often throughout the planning process to ensure their voice is central and incorporated as part of the implementation of the neighborhood revitalization and to ensure eligible residents have the right to return and are welcomed back while also attracting new residents to call East Adams home for the first time;
- e. Enhance public trust by prioritizing decisions and strategies in coordination with the Syracuse Housing Authority that have a meaningful impact on alleviating and deconcentrating poverty, advancing equitable outcomes, and improving quality of life;
- f. Ensure that East Adams reflects the enduring culture, character, and presence of the people who helped define the neighborhood; and
- g. Prioritize investment in East Adams as part of a coordinated, citywide strategy.

; and

**BE IT FURTHER RESOLVED**, that the City of Syracuse calls on all stakeholders to:

- a. Take all necessary actions to garner political support and obtain financial resources in furtherance of the plan implementation;
- b. Support development activities and sequencing to minimize resident displacement; and
- c. Prioritize investment in East Adams as part of a coordinated, citywide strategy.



**CITY OF SYRACUSE COMMON COUNCIL**

**PATRICK J. HOGAN**  
**Councilor – 2<sup>nd</sup> District**

August 14, 2023

Ms. Patricia K. McBride  
City Clerk  
321 City Hall  
Syracuse, New York 13202

Dear Ms. McBride:

Please prepare legislation for the waiver agenda of the Common Council meeting of Monday, September 18, 2023 requesting to approve the proposed resolution affirming the city of Syracuse and the Syracuse Housing Authority's commitment to advance the community vision of the East Adams Street Neighborhood Transformation Plan for the benefit of current and future residents, businesses, and community anchors within the new 15th ward.

Attached you will find the supporting documentation from Department of Neighborhood and Business Development Commissioner, Michael Collins and The Syracuse Housing Authority Board approved resolution for this item.

Thank you for your attention in this matter.

Sincerely,

Patrick J. Hogan  
Councilor 2<sup>rd</sup> District





# DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

September 12, 2023

**Commissioner**  
Michael Collins

**Deputy Commissioner of Neighborhood Development**  
Michelle Sczpanski

**Deputy Commissioner of Business Development**  
Eric Ennis

**Deputy Commissioner of Code Enforcement**  
Jacob Dishaw

**Deputy Commissioner of Planning and Sustainability**  
Owen Kerney

Ms. Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, New York 13202

**Re: REQUEST TO APPROVE THE PROPOSED RESOLUTION AFFIRMING THE CITY OF SYRACUSE AND THE SYRACUSE HOUSING AUTHORITY'S COMMITMENT TO ADVANCE THE COMMUNITY VISION OF THE EAST ADAMS STREET NEIGHBORHOOD TRANSFORMATION PLAN FOR THE BENEFIT OF CURRENT AND FUTURE RESIDENTS, BUSINESSES, AND COMMUNITY ANCHORS WITHIN THE NEW 15<sup>th</sup> WARD**

Ms. McBride,

Please prepare legislation for the upcoming Common Council Meeting to approve the attached commitment between the City of Syracuse (City) and the Syracuse Housing Authority (SHA) to continue to work in cooperation with each other towards the redevelopment of the New 15<sup>th</sup> Ward.

This resolution, crafted together with the leadership of the City and SHA, and with the support of HUD's Thriving Communities Technical Assistance, makes clear to constituents, SHA residents, and potential funders, the shared goals and commitment to realizing the full, inclusive redevelopment of the New 15<sup>th</sup> Ward. The redevelopment is in line with the utilizing the Master Plan SHA developed through input and feedback of SHA residents within the New 15<sup>th</sup> Ward neighborhood.

Please contact me with any questions at [mcollins@syr.gov](mailto:mcollins@syr.gov) or x8109.

Sincerely,

Michael Collins  
Commissioner

**Department of Neighborhood & Business Development**  
300 State Street S  
7<sup>th</sup> Floor  
Syracuse, NY 13202

Office 315 448 8100

Cc: Sharon Owens, Deputy Mayor  
Michelle Sczpanski, Deputy Commissioner of Neighborhood Development  
Sarah Walton, Director of East Adams Neighborhood Redevelopment



# OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

**Timothy M. Rudd**  
Director

**Julie Castellitto**  
Assistant Director

**TO:** Mayor Ben Walsh  
**FROM:** Timothy M. Rudd, Director of Management and Budget  
**DATE:** September 12, 2023  
**SUBJECT:** Cooperation – Syracuse Housing Authority (SHA)

On behalf of the Department of Neighborhood & Business Development, I am requesting to approve the attached commitment between the City of Syracuse (City) and the Syracuse Housing Authority (SHA) to continue to work in cooperation with each other towards the redevelopment of the New 15th Ward.

This resolution, crafted together with the leadership of the City and SHA, and with the support of HUD's Thriving Communities Technical Assistance, makes clear to constituents, SHA residents, and potential funders, the shared goals and commitment to realizing the full, inclusive redevelopment of the New 15<sup>th</sup> Ward. The redevelopment is in line with the utilizing the Master Plan SHA developed through input and feedback of SHA residents within the New 15th Ward neighborhood.

Please return this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.

Mayor Ben Walsh  
City of Syracuse, New York

SEP 12 2023

Date

Office of Management  
and Budget  
233 E Washington St  
Room 213  
Syracuse, N.Y. 13202

Office 315 448-8252  
Fax 315 448-8116

[www.syr.gov.net](http://www.syr.gov.net)

September 14, 2023

Mr. Michael Collins  
The Division of Neighborhood Development  
One Park Place  
300 South State Street 7<sup>th</sup> Floor  
Syracuse NY 13202


RE: REQUEST FOR LEGISLATION

Dear Commissioner Collins :

Please request legislation by the Common Council authorizing the approval of the Resolution to Approve the Proposed Common Council of the City of Syracuse's Resolution affirming the City of Syracuse and the Syracuse Housing Authority's Commitment to Advance the Community Vision of the East Adam Street Neighborhood Transformation Plan for the Benefit of the current and Future Residents, Business and Community Anchors within the NEW 15th WARD

A Special Board Meeting was held on Wednesday, September 13<sup>th</sup> 2023, The attached resolution has been approved by Syracuse Housing Authority's Board Members. At this meeting a resolution approving the language included in a City Common Council resolution that affirms SHA's commitment to the East Adams Neighborhood Transformation Plan and Redevelopment Project will be presented for approval.

Sincerely,



William J Simmons,  
Executive Director  
Syracuse Housing Authority  
516 Burt Street  
Syracuse NY 13202



We are an equal opportunity housing provider. We do not discriminate on the basis of race, color, national origin, religion, sex, family status or disability. This document is available in an alternate, accessible format upon request. Promovemos la igualdad de oportunidades de acceso a la vivienda. No discriminamos en base a raza, color, nacionalidad, religión, sexo, estado civil o discapacidad. Este documento se encuentra también disponible en un formato accesible a pedido.

**RESOLUTION TO APPROVE THE PROPOSED COMMON COUNCIL OF THE CITY OF SYRACUSE'S  
RESOLUTION AFFIRMING THE CITY OF SYRACUSE AND THE SYRACUSE HOUSING AUTHORITY'S  
COMMITMENT TO ADVANCE THE COMMUNITY VISION OF THE EAST ADAMS STREET  
NEIGHBORHOOD TRANSFORMATION PLAN FOR THE BENEFIT OF CURRENT AND FUTURE  
RESIDENTS, BUSINESSES, AND COMMUNITY ANCHORS WITHIN THE NEW 15th WARD**

**WHEREAS**, the East Adams Street Neighborhood Plan calls for infrastructure improvements necessary to increase neighborhood connectivity and visibility; and

**WHEREAS** the improvements involve the removal of the superblocks, creation of new streets to allow for connection to the street grid, improved streetscapes and pedestrian walkways, and a neighborhood greenway connecting Wilson and Roesler parks; and

**WHEREAS** these infrastructure improvements are critical for the plan's overall success and will allow for a reintegrated community and commercial district, will encourage and invite new commercial investment to the area, will allow for the linkage of residents to critical community assets, will establish connected routes to encourage patronage of the neighborhood by outside residents and investment from outside businesses to establish vibrant commercial corridor and will facilitate the market rate demand in the area all of which will bring enhanced opportunities to current and future residents; and

**WHEREAS** New York State Department of Transportation NYSDOT and the City of Syracuse are applying for the Reconnecting Communities and Neighborhoods grant in the approximate amount of \$145 million for needed infrastructure improvements for the I-81 project; and

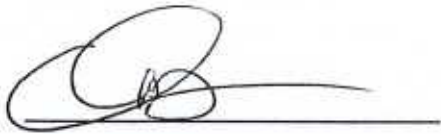
**WHEREAS**, SHA and the City are seeking a portion of the grant to be used toward the infrastructure improvements and new roads called for under the East Adams Street Neighborhood Transformation Plan if awarded; and

**WHEREAS** this resolution, crafted together with the leadership of the City and SHA, and with the support of HUD's Thriving Communities Technical Assistance demonstrates the City of Syracuse and the Syracuse Housing Authority's commitment to the successful implementation of the East Adams Street Neighborhood Transformation Plan; and

**BE IT THEREFORE RESOLVED**, that the SHA Board of Commissioners approves the resolution that affirms the SHA and City of Syracuse's commitment to advance the vision of the East Adams Street Neighborhood Transformation Plan; and

I, CHRISTOPHER MONTGOMERY, CHAIRMAN, of the Syracuse Housing Authority, do hereby certify that this resolution was adopted at a regular meeting of the Members of the Authority, held on September 13, 2023 and I do further certify that this resolution is a true and correct copy of the resolution adopted at such meeting and on file and of record; and

IN TESTAMENT WHEREOF, I have hereunto set my hand and the seal of said Authority this 13<sup>th</sup> day of September 2023; and

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line.

CHRISTOPHER MONTGOMERY, Chairperson,  
Syracuse Housing Authority



September 13, 2023

1