

Syracuse Housing Authority FY2025 Annual Plan



Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing <div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">DRAFT</div>	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: <u>Syracuse Housing Authority</u> PHA Code: <u>NY001</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>2157</u> Number of Housing Choice Vouchers (HCVs) <u>2774</u> Total Combined Units/Vouchers <u>4931</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
	Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.					
	Copies of the Annual Plan are available at the main Administrative Offices at 516 Burt Street, Syracuse, NY 13202 and at Property Management Offices located at 924 S. McBride Street, Syracuse, NY 13202; 1207 Almond Street, Syracuse, NY 13210; 312 Gifford Street, Syracuse, NY 13204; 947 Pond Street, Syracuse, NY 13208; and 710 Lodi Street, Syracuse, NY 13203					
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs – SHA updated to show more current data from our waiting lists, the “CHAS” dataset, as well as the Housing Needs portion of the City of Syracuse Consolidated Plan, and Syracuse Housing Strategy to reflect market conditions more accurately</p> <p>ACOP and Admin Plan are being updated to bring into compliance with HOTMA income/asset changes, transfer policy updated, and addition of FSS language for public housing</p> <p>Pet Policy revised to more clearly define process and differentiate between service/support animals and pets</p> <p>Statement of Financial Resources – SHA updated to show current fiscal year rent and subsidy amounts</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>See attached file titled ny001a01</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>East Adams</p> <p>AOT – see attachment titled ny001aot01</p> <p>MM – see attachment titled ny001mm01</p> <p>Also included in the redevelopment area are SHA’s central office and main stockroom, the latter of which is being taken as part of the I-81 viaduct project with relocation funds being provided. As a result, SHA has downsized and relocated its main stockroom from its previous location near the central office to a location at its grounds and garage facility. Multiple smaller stockrooms were also placed within the AMP’s, without taking any units offline to accommodate these stockrooms.</p> <p>As for SHA’s central office building, with the viaduct project needing to take more of the property right up to our front entrance, as well as the current building and systems being at the end of their useful life, our current central office building will be left unfeasible and is unsustainable. As such, SHA has been working on relocating to a new central office building, has entered into a contract with a company, and plans for a new central office building are progressing, with space to include our Housing Choice Voucher program staff. But central office staff will still likely have to temporarily relocate during the demolition phase of the viaduct project if the new central office building isn’t completed. In the interim, current</p>

	<p>tentative staff relocation plans are to temporarily distribute staff out to other offices and/or work from home during this time period. SHA does not anticipate the need to take any units offline to accommodate for any potential temporary staff offices.</p> <p>SHA has also entered into a development agreement for the rehabilitation of Eastwood Heights, an affordable, elderly development with 49 units each subsidized with vouchers, that SHA manages for the City of Syracuse. SHA submitted another application for tax credits and was recently awarded them in this round. Now, SHA is in the process of negotiations with the City of Syracuse to obtain the necessary site control so work on the property can begin in an effort to maintain the affordability of the property as well as to add approximately 4 more affordable units to the property. The property is also in need of many repairs and updates.</p> <p>SHA was previously awarded a reimbursable type of grant through HAI Group's Loss Prevention Fund to funds to upgrade, integrate, and better secure our building entrances at multiple properties. Work on this project is nearing completion with only two properties remaining.</p> <p>SHA, as lead applicant, was awarded a Choice Neighborhood Implementation grant, the first ever awarded in New York State, to help revitalize and provide more diverse housing options and greater educational, economic, and health opportunities for current and future residents in the East Adams Street Neighborhood Transformation Plan area (East Adams Street Neighborhood).</p> <p>SHA also intends to apply for an Emergency Safety and Security Grant to assist in the purchase and installation of interior security cameras at James Geddes high-rises (NY001000073).</p> <p>During the redevelopment process in the East Adams Street Neighborhood, it is likely some units in AMP 71 (NY001000071) may be requested to be placed into approved vacancy status and/or request demo/dispo. These would be in addition to all 188 units in Almus Olver Tower that have already been removed and the 41 units in McKinney Manor currently in the demo/dispo-draft stage.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>SHA's Strategic Plan lays out goals and objectives for running an efficient Housing Authority. All members of Senior Management have monthly meetings to provide status updates on their respective Plan areas. The goals indicated in SHA's Five-Year and Annual Plan are a part of this, and all are on target.</p> <p>Further, the Syracuse Housing Authority continues with its very successful Section 8 Homeownership Program. SHA continues to partner with Home Headquarters, Inc. to assist in the home-buying education and support programs which are necessary to move individuals from the rental to the homeownership arena. This program will continue to be a strong part of the Section 8 FSS coordination as well.</p> <p>In addition, SHA will be expanding its FSS program and will now be making it available to its Public Housing residents to participate in.</p> <p>The Syracuse Housing Authority Section 8 program is also looking at partnering with local non-profit housing developers in the use of Section 8 Project Based vouchers for new construction as well as rehabilitation of existing units to address the City's need for affordable housing. To address the vast need for larger affordable units in Syracuse, SHA continues to offer Requests for Proposals for Project Based Vouchers to afford other low-income housing developers a much-needed tool for housing development applications.</p> <p>Through our Resident Support Services Department, we provide a multitude of resources to assist our tenants in becoming self-sufficient. Some of these resources focus on Financial Literacy like household budgeting, Lease Compliance topics such as Job Skills Training like GED programs, Child and Youth Development Programs such as computer access and college scholarships, and Health and Wellness such as nutrition and cooking classes and community gardens. RSS has also been assisting with the resident information sessions regarding the redevelopment efforts and will continue to provide assistance to residents in the affected developments in the relocation process. These programs have been very beneficial to our tenants.</p> <p>With the upcoming redevelopment and rehabilitation of Eastwood Heights, conversion of Almus Olver Towers, as well as the East Adams Street Neighborhood Transformation Plan, SHA continues to provide additional affordable and accessible housing units back to the current housing stock in the area.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 8/19/2024.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>The most recently completed fiscal audit that was submitted to, and approved by, HUD was for (FYE 2023).</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>

C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. The plan was presented to the RAB, comments were provided. SHA did/did not identify any challenged elements.</p>	
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached file titled ny001e01</p>	
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached file titled ny001d01</p>	
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>	
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>	
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>	
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, <i>the PHA is not obligated to complete this chart</i>. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 1686 1455 1724"> <tr> <td data-bbox="180 1686 1455 1724">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:
Fair Housing Goal:		

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-ST

Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of

public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission; **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.503](#)) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.505](#)) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#) and [Notice PIH-2017-03](#). ([24 CFR §903.7\(e\)](#))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Housing Needs

Syracuse Housing Authority – Needs Assessment

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in their Annual Plan a Needs Assessment of the housing needs of their jurisdiction and an analysis of the public housing and Housing Choice Voucher waiting lists.

The Syracuse Housing Authority used information contained in the Housing Needs portion of the City of Syracuse Consolidated Plan (draft), Syracuse Housing Strategy, as well as U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset for Onondaga County to conduct this analysis. These documents show there is a need for additional affordable housing resources in our city and county. At the end of this section are the data and tables that provide an analysis of our waiting lists.

The information on the waiting list was analyzed in the following manner: A report was run on SHA's software to find and list the applicants on both the SHA Public Housing and Housing Choice Voucher waiting lists. The results were screened to ensure that applicant records had complete information. The information was then sorted by bedroom size, income distribution, elderly, disabled, racial/ethnic breakdown and annual turnover rate.

As stated above, there is a need for additional affordable housing in our community. While SHA cannot meet all of the needs identified here, in accordance with our goals included in this Plan, SHA will try to address some of the identified needs by using appropriate resources to maintain and preserve the existing stock. When appropriate and feasible, SHA will apply for additional grants and loans from federal, state and local sources, including private sources that will allow the agency to increase the community's affordable housing. SHA intends to work with the City of Syracuse and affordable housing developers to try to meet these identified needs.

For its fiscal year (2025), SHA expects to receive approximately \$62,000,000 for our existing programs. Those resources will be used to house people and continue to improve the quality of the existing housing stock. Certain other opportunities and resources may also change over the coming year if there are program changes beyond our control.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	26,820	5	5	5	5	5	5
Income >30% but <=50% of AMI	21,345	5	4	5	5	5	5
Income >50% but <=80% of AMI	29,950	4	4	4	5	5	4
Elderly		5	4	5	5	4	4
Families with Disabilities		5	5	5	5	5	4
Race/Ethnicity –African Am.		5	4	5	5	5	5
Race/Ethnicity - Hispanic		5	4	5	5	5	5
Race/Ethnicity - Nat. Am.		5	4	5	5	5	5
Race/Ethnicity - Asian		N/A	N/A	N/A	N/A	N/A	N/A

Impact of above factor on the housing needs for each family type is rated from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”

Housing Needs of Families on the Public Housing Waiting List			
As of 3/7/2025			
	# of families	% of total families	Annual Turnover
Waiting list total	9975		7%
Extremely low income <=30% AMI	8255	83%	
Very low income (>30% but <=50% AMI)	1222	12%	
Low income (>50% but <80% AMI)	397	4%	
Families with children	4302	43%	
Elderly families	1194	12%	
Families with Disabilities	1503	15%	
Race/ethnicity – African Am.	4673	47%	
Race/ethnicity – Hispanic	2102	21%	
Race/ethnicity – Native Am.	130	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4644	47%	
2 BR	2884	29%	
3 BR	1699	17%	
4 BR	583	6%	
5 BR	165	2%	
5+ BR	N/A	N/A	

The Syracuse Housing Authority's Public Housing Waiting List is presently open and accepting applications.

Housing Needs of Families on the Section 8 Tenant-Based Assistance Waiting List As of 3/7/2025			
	# of families	% of total families	Annual Turnover
Waiting list total	1321		5%
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	886	12%	
Families with Disabilities	1796	25%	
Race/ethnicity – African Am.	2907	40%	
Race/ethnicity – Hispanic	979	14%	
Race/ethnicity – Native Am.	64	<1%	
Race/ethnicity - Asian	N/A	N/A	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

Except for specific categories of families, the Syracuse Housing Authority's Section 8 Tenant-Based Assistance Waiting List is presently closed.

Financial Resources

Syracuse Housing Authority Statement of Financial Resources Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2024 grants)		
a) Public Housing Operating Fund	12,061,510	
a) Public Housing Capital Fund	5,642,018	
b) Annual Contributions for Section 8 Tenant-Based Assistance includes admin fee	32,537,892	
c) Resident Opportunity and Self-Sufficiency Grants	620,247	
Other Federal Grants (list below)		
Emergency Housing Vouchers	437,500	
Mainstream Voucher Program	710,167	Section 8 Disabled Tenant Housing
Section 8 Mod. Rehab.	254,425	Section 8 Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
Tenant Rents	8,625,809	Public Housing Operations
4. Other income (list below)		
Non-Dwelling Rental	173,842	Public Housing Operations
Cares Act (Covid) Funding	NA	Public Housing Operations
Other Program Income	761,481	Public Housing Operations
5. Non-federal sources (list below)		
Onondaga County – Office of Aging	29,748	Pub. Hsg. Supportive Svs.
Health Foundation of CNY	24,000	Pub. Hsg. Supportive Svs.
US Dept of Homeland Security Assistance to Firefighters	71,784	Pub. Hsg. Supportive Svs.
Total resources	\$61,950,423	

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Syracuse Housing Authority

DECONCENTRATION OF POVERTY POLICY

“It is the Syracuse Housing Authority’s policy to provide for the deconcentration of poverty and to encourage income mixing within its federal housing developments. To effect this policy, higher income families will be brought into lower income developments, and lower income families will be brought into higher income developments. The Syracuse Housing Authority will affirmatively market its housing to all eligible income groups. Lower income applicants will not be steered toward lower income developments, and higher income applicants will not be steered toward higher income developments.”

1.0 PROCESS

In implementing this policy, the Syracuse Housing Authority’s process will be detailed.

- 1.1 This only applies to the waiting list. It is only a mechanism to jump the waiting list. It does not apply to transfers.
- 1.2 If a vacancy occurs in a development, the building that the vacant is in will be looked at and a decision will be made whether a prospect on the waiting needs to have a higher-income than the development-wide average, or a lower-income.
- 1.3 When that decision is made, then the next suitable applicant with a higher or lower income is skipped to on the waiting list.
- 1.4 When more than one unit becomes vacant at a time in a building, then the process must take place one unit at a time. The filling of the first unit may alter the balance of incomes and dictate a different jumping of the list for the filling of the second unit.

**RESOLUTION
TO APPROVE**

DECONCENTRATION OF POVERTY POLICY

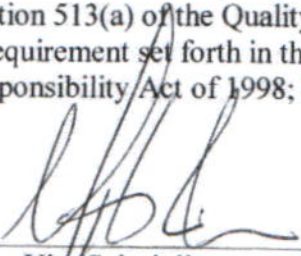
WHEREAS, Section 513(a) of the Quality Housing and Work Responsibility Act of 1998 requires a prohibition of the "concentration of very low-income families in public dwelling units in certain public housing projects or certain building within projects," and

WHEREAS, Section 513(a) of the Quality Housing and Work Responsibility Act of 1998 also requires "a public housing agency shall submit with its annual public housing agency plan under section 5A an admissions policy designed to provide for deconcentration of poverty and income-mixing by bringing higher -income residents into lower income projects, and lower income tenants into higher income projects," and

WHEREAS, the Syracuse Housing Authority would like to add to its Admission and Occupancy Policy under Part Two, Section I:

"It is the Syracuse Housing Authority's policy to provide for the deconcentration of poverty and to encourage income mixing within its federal housing developments. To effect this policy, higher income families will be brought into lower income developments, and lower income families will be brought into higher income developments. The Syracuse Housing Authority will affirmatively market its housing to all eligible income groups. Lower income applicants will not be steered toward lower income developments, and higher income applicants will not be steered toward higher income developments."

NOW, THEREFORE IT BE RESOLVED, that the Syracuse Housing Authority Board of Commissioners does hereby certify that the Syracuse Housing Authority, by the addition of the aforementioned policy statement to the Admissions and Occupancy Policy, is in compliance with the statutory requirements set forth in Section 513(a) of the Quality Housing and Work Responsibility Act of 1998, and the regulatory requirement set forth in the HUD Notice, February 18, 1999, Quality Housing and Work Responsibility Act of 1998; Initial Guidance Notice.



Vito Sciscioli
Chairman

January 27, 2000

ny001mm01

EAST ADAMS NEIGHBORHOOD TRANSFORMATION MCKINNEY MANOR & PIONEER HOMES REDEVELOPMENT



MCKINNEY MANOR (PHASE 1 and 3 OF THE EAST ADAMS NEIGHBORHOOD REDEVELOPMENT)

MCKINNEY MANOR

The current 11.08 acre McKinney Manor site (tax ID 095.-08-01.0) is located at 301-11 Taylor St E & State Street in Syracuse, NY. McKinney Manor is an apartment complex built in 1989, consisting of 75 units of public housing in 18 buildings on three separate cul de sacs (Angelou Terrace, Chavez Terrace and Latimer Terrace). Each cul-de-sac has 25 units. MM is one parcel but is being redeveloped for housing in two separate phases of construction (East Adams Phase 1 and East Adams Phase 3). Children Rising and Linear Park are also being redeveloped on the site.

CENTRAL VILLAGE AMP

In the U. S. Department of Housing and Urban Development (HUD) PIC system, McKinney Manor is part of the **CENTRAL VILLAGE AMP (NY001000071)** that includes the family units of Central Village, a 12 story highrise known as Almus Olver Tower (AOT), and McKinney Manor. McKinney Manor will be redeveloped through two NYS tax credit applications. The proposed redevelopment of AOT has been submitted as its own individual RAD application and NYS tax credit application for which a CHAP has been issued. Central Village will be redeveloped at a later date.

EAST ADAMS STREET NEIGHBORHOOD

McKinney Manor and the Central Village Amp are also part of the larger **East Adams Street Neighborhood (“East Adams”)** also referred to as the New 15th Ward and is geographically bound by East Adams Street to the North, Almond Street/Interstate 81/Renwick Ave to the East, East Colvin Street to the South, and Midland Street to the West. The four public housing developments within the East Adams neighborhood have physical needs that have grown exponentially over the years due to lack of adequate federal funding appropriations 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.

EAST ADAMS STREET NEIGHBORHOOD TRANSFORMATION PLAN

SHA entered into a Development Services Agreement with Master Developer McCormack Baron Salazar (MBS) to undertake the planning and redevelopment of the East Adams Street Neighborhood based on SHA’s 2016 East Adams Street Neighborhood Transformation Plan. The Plan’s footprint encompasses approximately 1,055 public housing units in the SHA’s portfolio, across two AMPs, Pioneer Homes (NY001000070) and Central Village (NY001000071). Through a comprehensive Master Planning process, SHA is seeking to redevelop the East Adams’ footprint in multiple phases [Pioneer Homes (NY001000070) and Central Village (NY001000071)]. In addition, SHA and the City seek to make infrastructure improvements necessary to increase neighborhood connectivity and visibility which 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.

MCKINNEY MANOR REDEVELOPMENT (East Adams Phase I, Phase III, Children Rising and Linear Park)

SHA seeks to reposition the 75 public housing units that currently exist on the three cul-de-sacs of McKinney Manor into project based vouchers (PBVs) through HUD's RAD program **(Section 18/ RAD Blend)**. SHA seeks to demolish the 75 units of public housing on all three cul-de-sacs and rebuild through new construction - 279 units on what is now the Angelou Terrace and Chavez Terrace Cul-de-sacs. The 279 units will be a mix of replacement public housing, market rate and LIHTC.

Section 18 / RAD Blend The proposed redevelopment of McKinney Manor has been submitted as its own individual RAD application for which a CHAP has been issued. The renovated property will serve existing and new households with all units serving households at or below 60% AMI through HUD's Rental Assistance Demonstration (RAD program). The project will utilize a 60/40 Section 18 / RAD blend. Within the Project, all units will be occupied in compliance with the low-income housing tax credit requirements of Section 42 of the Internal Revenue Code. Additionally, approximately 60% of the replacement units will benefit from a Project Based Vouchers Housing Assistance Payments, and approximately 40% will benefit from a Rental Assistance Demonstration Housing Assistance Payments with both subsidies extending through the compliance period. A 4% LIHTC application has been submitted to the NYHCR.

McKinney Manor will be subdivided into 4 lots:

1. *Angelou Terrace: Phase I: 3.08 acres*
2. *New Road: .624 acres*
3. *Chavez Terrace: Phase III: 3.12 acres*
4. *Latimer Terrace: Children Rising and Linear Park: 4.28 acres*

Angelou Terrace will be the future site of East Adams Phase I of the East Adams Transformation Plan and will have 63 replacement units to replace current McKinney Manor public housing units.

Chavez Terrace will be the future site of East Adams Phase III of the East Adams Transformation Plan and will have 18 replacement units (12 from the CAT (Converting Awaiting Transfer Agreement) and 6 from SHA's contribution of PBVs to replace current McKinney Manor public housing units and ensure that no current McKinney Manor residents are inadvertently displaced because of family size. Chavez Terrace / Phase III will also have an additional 53 units of replacement housing on its site for a total of 75 units.

Latimer Terrace is the future home of the Children Rising Center and Linear Park.

Funding: Angelou Terrace and Chavez Terrace will each be separate phases of construction and will be funded through separate 4% LIHTC application and other gap financing sources from the **New York State Homes and Community Renewal (NYS HCR)**. SHA and the City of Syracuse have also jointly been awarded HUD's **CHOICE Neighborhood Implementation (CNI) Grant Initiative** in the amount of \$50 million to assist with resident case management, neighborhood improvements such as the Children Rising Center, and housing including Part B infrastructure for McKinney Manor and Pioneer Homes (East Adams Phases 3 through 8). SHA has also submitted a request to Congress for additional funds to assist with costs for Phases I, II and III.

OCCUPANCY



The renovated property will serve existing and new households with all units serving households at or below 60% AMI through HUD's Rental Assistance Demonstration (RAD program). The project will utilize a 60/40 Section 18 / RAD blend.

WAIT LIST

The project based wait list will administered by the housing

MM RAD APPLICATION part 1 (PHASE I OF EAST ADAMS REDEVELOPMENT)

Location: Angelou Terrace

SHA is seeking a RAD conversion for all 75 units at McKinney Manor through a **Section 18/ RAD Blend**. The original CHAP received in connection with the RAD application included 41 McKinney Manor units. SHA has asked HUD to amend the CHAP to include all 75 McKinney Manor units. These units will be replaced in the East Adams Phase I and East Adams Phase III projects, as described above. Phase I will close first and will be new construction. It will be located on what is now Angelou Terrace. 63 replacement units will be built as part of Phase I. At the time of the RAD conversion, assistance corresponding to 12 currently vacant units will be placed into a Converting Awaiting Transfer (CAT) Agreement. The assistance for those 12 units will be replaced when Phase III is constructed on what is now Chavez Terrace. In addition to the 12 units from the CAT, SHA will contribute project based vouchers to Phase III for the remaining replacement units needed to avoid displacement of all remaining McKinney Manor residents.

SHA seeks to change the bedroom size configuration to accommodate over and undersized residents. All current McKinney Manor residents will be offered the right to return to an appropriately sized unit by the end of Phase 3.

PHASE 1

Unit Mix	Studio	1-BR	2-BR	3-BR	4-BR	Total
Replacement	0	20	16	24	3	63
LIHTC	1	19	35	0	0	55
Market	0	9	6	0	0	15
Total	1	48	57	24	3	133

Phase I will include a community room and lounge, business incubator space, indoor bike storage, fitness center, in-unit laundry appliances, and office spaces for the management company and the supportive services provider, Urban Strategies, Inc. All on-site amenities will be housed in the first multifamily building, along with 92 housing units. Building 2 will have an additional 20 units, with the remaining 21 units to be family-sized townhomes. There will be 88 surface lot parking spots on site and an additional 35 street parking spots for a total of 123 parking spots. SHA and McCormack Baron Salazar are committed to complying with the energy efficiency standards set out by the City of Syracuse and New York State.

RIGHT SIZING

Currently, there are 18 vacancies and 57 occupied units at MM. Many MM residents are either over housed or under housed. After rightsizing the needed bedroom sizes of the households in the 57 occupied units are:

- (3) 1 bedrooms
- (9) 2 bedrooms
- (30) 3 bedrooms
- (12) 4 bedrooms and
- (3) 5 bedrooms

Phase I: 39 of the 57 households will have a replacement unit built in Phase I after being rightsized for the appropriately sized unit.

Phase III: 18 of the 57 households will have a replacement unit built in Phase 3.

13 of the 18 McKinney Manor households whose units are included in the Phase I RAD application due to the amendment were not expecting replacement housing until Phase III.

5 of 18 households expected to be part of Phase 1. However as the design stage of Phase I was progressing through final design and permits it was determined through the work of Urban Strategies that many of the households had household composition changes during this time and now need a larger bedroom size that is not available in Phase I.

During construction of Phase I, 18 families will be offered the following alternative housing options:

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority with a right to return to Phase 3
2. moving to an affordable housing unit owned or managed by SHA with a right to return to Phase 3
3. relocation with housing choice voucher using SHA's existing budget authority with a right to return to Phase 3

BEDROOM SIZE	CURRENT UNIT CONFIGURATION	PHASE I REPLACEMENT UNITS	PHASE 3 REPLACEMENT UNITS	PHASE 3 replacement units for remaining MM residents	extra replacement housing in Phase 3	FINAL UNIT CONFIGURATION OF REPLACEMENT UNITS FOR PHASE I AND PHASE III
0						
1		20	18		18	38
2		16	32		32	48
3	60	24	9	6	3	31
4	10	3	9	9		12
5	5		3	3		3
	75	63	71	18		134

PHASE III (PHASE III OF EAST ADAMS REDEVELOPMENT) Chavez Terrace

Phase III of the East Adam's redevelopment will include the remaining 12 units from the CAT, an additional 6 replacement units being funded from PBVs contributed by SHA, and 57 other replacement units. Phase III will close subsequent to Phase I. Phase III consists of new construction on what is now Chavez Terrace. Chavez Terrace currently holds 25 units and after construction, there will be 146 units. After the new units are built on Chavez Terrace there will be a total of 71 replacement units with 18 of them offered for former McKinney Manor public housing residents. The remaining 79 units will be affordable LIHTC units and market rate units.

PHASE III

Unit Mix	1-BR	2-BR	3-BR	4-BR	5-BR	
Replacement	18	32	9	9	3	71
LIHTC	16	28	2	0	0	46
Market	21	8	0	0	0	29
Total	55	68	11	9	3	146

	EXISTING MM NEED	Phase 1 Replacement	Phase 3 Replacement (Proposed)	Phase 3 LIHTC-Only (Proposed)	Phase 3 Market (Proposed)	Phase 3 TOTAL
1 BR	3	20	18	16	21	55
2 BR	9	16	32	28	8	68
3 BR	30	24	9	2		11
4 BR	12	3	9			9
5 BR	3		3			3
TOTAL	57	63	71	46	29	146

Once completed, Phase I and Phase III will result in a combined total of (1) studio, (103) one-bedrooms, (125) two-bedrooms, (35) three-bedrooms,(12) four-bedrooms and (3) five-bedrooms for a total of 279 units.

Unit Mix	Studio	1-BR	2-BR	3-BR	4-BR	5-BR	Total
PHASE I	1	48	57	24	3	0	133
PHASE III	0	55	68	11	9	3	146
	1	103	125	35	12	3	279

By the end of phase 3 the change in bedroom distribution will not result in the involuntary permanent displacement of any resident.

PHASE II OF EAST ADAMS REDEVELOPMENT (This is on a vacant lot owned by SHA)

Phase 2 will consist of a 125 unit mid-rise comprised exclusively of tax credit units being built on an adjacent vacant lot to the McKinney Manor footprint which is owned by SHA and for which there is no DOT. Phase 2 will not be the subject of any RAD applications but can serve as an additional temporary or permanent relocation option for SHA households who are displaced as part of RAD redevelopment.

CHILDREN'S RISING (built on 3.1 acres of what is now a portion of LATIMER TERRACE)

Additionally, there are plans for the development of a park and the Children Rising, a early childhood learning center on a portion of the current Latimer Terrace cul-de-sac of McKinney Manor. CRC will be developed by a local non-profit Blueprint 15 (BP15) and will provide benefits to SHA households in the revitalized larger neighborhood. CRC will include a new, best-in-class early childhood learning center, a Parent/Child Play Center, and a YMCA, among other connected service provision opportunities. This new Center will complement the new SUNY Educational Opportunity Center (EOC) workforce training center being built a few blocks away. The intent is to dispose of the Latimer Terrace land parcel on which the CRC will be constructed, which currently consists of 25 public housing units, to the City of Syracuse who would in turn sub-lease the parcel to BP15 who would be responsible for financing the construction of the facility, including any site preparation costs necessary to make the site in clean and buildable condition. SHA would retain a reversionary interest in the parcel if approved by HUD for disposition for the development, construction and operation of the Learning Center.

Children's Rising was originally master planned for Phase III. During the predevelopment work for Phase I and II, BP15 sought site control of the Latimer Terrace land parcel. SHA provided a site control letter for Latimer Terrace for the development of Children's Rising based on the comprehensive Master Plan in place as of March 1, 2023.

Blueprint 15 requested that the disposition of Latimer Terrace be moved up to Phase I. This was because some of the committed resources secured by BP15 have underlying deadlines for both the obligation and expenditure of the funds. To accommodate BP15, SHA originally included a portion of Latimer Terrace (16 of 25 units) in the Phase I RAD application. However there are 9 additional units on Latimer Terrace not covered by the current CHAP that would still remain on the Latimer Terrace Site. The original intention was to seek early removal of the 9 Latimer Terrace units. Subsequent designs for the CRC have resulted in a request for more land and **there have been concerns about the Chavez Terrace residents having to remain on site during demolition and construction on the Phase I site to the north of them (Angelou Terrace) and the demolition and construction on the future Children Rising site and Linear Park to the south of them (Latimer Terrace).** As a result of both of these factors, SHA is now amending the RAD application to include all 75 units. This will allow for the relocation of all residents prior to demolition and construction of new units and the Children Rising and Linear Park on the current McKinney Manor site.

LINEAR PARK (built on what is now LATIMER TERRACE)

Linear is intended to be located immediately North of Children Rising on what is currently a portion of Latimer Terrace, a cul-de-sac in McKinney Manor.

ONE FOR ONE REPLACEMENT

SHA will follow all rules and regulations delineated in Notice H-2019-09 PIH-2019- 23 (HA)

PHASE I: In Phase I, 63 units will serve as McKinney Manor replacement units with the remaining units set to be LIHTC and market rate.

PHASE III: The remaining 12 replacement units for McKinney Manor will be developed in Phase III on Chavez Terrace.

****** All replacement units will be replaced within the original McKinney Manor footprint by the end of Phase III

McKinney Manor	Current Public Housing Units	New Redevelopment	Total Units	Replacement Units for McKinney Manor
Angelou Terrace	25 units	Phase I	133 units	63 units
Chavez Terrace	25 units	Phase III	146 units	12 units
Latimer Terrace	25 units	Children Rising / Latimer Park		0 units
Total	75 units		279 units	75 units

CHANGE IN UNIT CONFIGURATION

McKinney Manor currently consists of (60) three bedrooms, (10) four bedrooms and (5) five bedrooms for a total of 75 units that spread across three cul-de-sacs. SHA will be reconfiguring the bedroom sizes to accommodate the current need of the residents and the current need on the SHA waiting list.

BEDROOM SIZE	CURRENT UNIT CONFIGURATION	PHASE I REPLACEMENT UNITS	PHASE 3 REPLACEMENT UNITS	Total Replacement Units
0				
1		20	18	38
2		16	32	48
3	60	24	9	33
4	10	3	9	12
5	5		3	3
	75	63	71	134

IMPACT ON CURRENT RESIDENTS DUE TO UNIT RECONFIGURATION

NEED FOR ONE AND TWO BEDROOMS:

The change in unit configuration or bedroom size of the current MM bedroom size configuration will allow our current over and under housed McKinney Manor residents **to return** to a newly constructed unit on the current McKinney Manor site. If we did not change the bedroom size configuration to include 1 and 2 bedroom replacement units then **13 families** that need one and two bedrooms would not be able to return to an appropriately sized unit and would be displaced.

NEED FOR THREE, FOUR AND FIVE BEDROOMS:

27 families will be right sized into 3 and 4 bedrooms in Phase 1. In total, **39** of 57 current McKinney Manor households will be receiving a replacement unit built in Phase I after being rightsized for the appropriately sized unit.

18 of the 57 households will have a replacement unit built in Phase 3.

13 of those 18 households were originally part of phase III and therefore their expectation of when they will receive a newly constructed replacement unit **has not changed**.

5 of 18 households expected to be part of Phase 1. However as the design stage of Phase I was progressing through final design and permits it was determined through the work of Urban Strategies that many of the households had household composition changes during this time and now need a larger bedroom size that is not available in Phase I.

EXTRA REPLACEMENT UNITS:

Phase I: An extra **17 one bedroom** replacement units and an extra **7 two bedroom** replacement units are being built in Phase I. SHA is determining if these replacement units will be able to assist the residents that live adjacent to the I-81 viaduct that may want to relocate during demolition of the viaduct and construction of the community grid.

Phase III: An extra **18 one bedroom** replacement units, an extra **32 two bedroom** replacement units and **3 extra three bedroom** replacement units are being built in Phase III.

RIGHT TO RETURN:

Prior to closing and upon receipt of an RCC, residents temporarily relocating during construction will have the option of

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority with a right to return to Phase I; or
2. moving to an affordable housing unit owned or managed by SHA with a right to return to Phase I; or
3. relocation with housing choice vouchers using SHA's existing budget authority during the temporary relocation period with a right to return to Phase I.

The 18 families that will not have an appropriately sized unit constructed for them in Phase I will have the following alternative housing options:

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority with a **right to return to phase 3**
2. moving to a affordable housing unit owned or managed by SHA with a right to **return to phase 3**
3. relocated with housing choice voucher out of SHA's existing budget authority during the temporary relocation period with a right to **return to phase 3**

Once completed, Phase I and Phase III will result in a combined total of (1) studio, (103) one-bedroom units, (125) two-bedroom units, (35) three-bedroom units, (12) four-bedroom units, and (3) five-bedroom units for a total of 279 units. Currently, many McKinney Manor residents are either over housed or under housed based upon current household composition. To appropriately right size current residents in compliance with PBV requirements, SHA will be transferring residents who choose to return and that are under or over housed based on current household composition to the right size unit.

There is one for one replacement for every unit currently occupied after the family is "right sized" and each 3- or 4-bedroom sized unit will be replaced by the end of phase 3 to accommodate the wait list. Because

each remaining family will have a replacement unit by the end of Phase III the change in bedroom distribution will not result in the involuntary permanent displacement of any resident and will not result in discrimination based on race, color, national origin, religion, sex, disability, or familial status. In addition, once the East Adams Transformation Plan is complete, there will be an increased total amount of affordable 3- and 4-bedroom units in the footprint.

BEDROOM SIZE	CURRENT UNIT CONFIGURATION	PHASE I REPLACEMENT UNITS	PHASE 3 REPLACEMENT UNITS	Total Replacement Units
0				
1		20	18	38
2		16	32	48
3	60	24	9	33
4	10	3	9	12
5	5		3	3
Total	75	63	71	138

	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	vacant	
Phase 1: 63 Replacement Units / 133 total units	20	16	24	3			63 / 75 12 units going into a CAT
Bedroom Sizes needed: after Right Sizing for the 57 remaining households (18 vacancies)	3	9	30	12	3	18	57/75
(39) MM households being accommodated by Phase I	3	9	24	3			39 / 63
Extra Replacement Units in Phase I	17	7					24/63
(18) MM households NOT being accommodated in Phase I and have to wait until Phase III for an appropriately sized replacement unit			-6	-9	-3		18 / 57
Phase III Replacement Units (75 / 170 units)	18	32	9	9	3		71
MM Households receiving replacement housing in Phase III			6	9	3		18
Extra replacement Units in Phase III	18	32	3				53

RELOCATION

Prior to closing, residents will be relocated either to another public housing unit owned and managed by SHA, another affordable housing unit owned or managed by SHA or with a housing choice voucher. All residents will benefit from relocation assistance, case management, and other supportive services from SHA Resident Support Services and Urban Strategies, Inc.(USI). USI is a national nonprofit with extensive experience in the design and implementation of place-based human capital development strategies in communities that are undergoing comprehensive physical revitalization.

SHA will continue to follow all rules and regulations delineated in Notice H-2019-09 PIH-2019- 23 (HA). SHA has had extensive outreach and engagement with the residents. Residents of McKinney Manor have received the RIN and GIN notices and we have had several meetings discussing the RAD process in addition to the two meetings required prior to the RAD application submission.

Prior to closing and upon receipt of an RCC, residents temporarily relocating during construction will have the option of

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority or
2. moving to a affordable housing unit owned or managed by SHA
3. be relocated with housing choice vouchers out of SHA's existing budget authority during the temporary relocation period.

As explained above of the current 57 remaining households in MM, **39** of the families will have a replacement unit built in Phase I after being rightsized for the appropriately sized unit. 18 of the 57 remaining households will have a replacement unit built in Phase 3. Therefore during construction the 18 families that will not have an appropriately sized unit constructed for them will have the following alternative housing options:

1. moving to a unit within another public housing site owned by the Syracuse Housing Authority with a right to return to phase 3
2. moving to a affordable housing unit owned or managed by SHA with a right to return to phase 3
3. relocated with housing choice voucher out of SHA's existing budget authority during the temporary relocation period with a right to return to phase 3

These same options will also be offered to any household who expresses a desire to voluntarily move prior to the issuance of an RCC. All residents will benefit from relocation assistance, case management, and other supportive services from the Syracuse Housing Authority's Resident Support Services Specialists. In addition, Urban Strategies, Inc., a national nonprofit with extensive experience in the design and implementation of place-based human capital development strategies in communities that are undergoing comprehensive physical revitalization, will have two staff members assisting SHA with relocation assistance, case management and other supportive services under a services contract entered into between SHA, BP15 and Urban Strategies. While existing McKinney Manor residents will be temporarily relocated in phases during construction, all residents in good standing will have the unqualified right to return to the newly constructed units.

LAND INFORMATION

The land is occupied by the existing McKinney Manor, currently encumbered by a Declaration of Trust until HUD approves its disposition. Owned by the Syracuse Housing Authority, the land will be leased to East Adams Phase I, LP, an entity comprised of MBS- and SHA-controlled entities as the General Partners and a to-be-determined tax credit equity investor as the Limited Partner. It is anticipated that SHA will receive a seller's note for a price to be agreed upon by the tax credit investor. SHA intends to seek assumption of full ownership and management responsibilities after lease stabilization or earlier and will seek to provide property management duties for a fee for service contingent on investor approval. As part of RAD conversion, the development will be financed with 4% Low Income Housing Tax Credits in conjunction with Tax Exempt Bonds, New York State Tax Credits, Permanent Mortgage financing, seller notes, deferred developer fee and New York State Housing and Community Renewal soft financing.

Ownership Structure of Phase One

East Adams Phase I, LP is the ownership entity for this transaction. At closing, this entity will be comprised of the following members:

General Partners - .01%

- *McCormack Baron Salazar (MBS) - .0051%*
- *Syracuse Housing Authority (SHA) - .0049%*

Limited Partner – 99.99%

- *To-Be-Determined Tax Credit Equity Investor*

The SHA is not currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision for MM. The repositioning of McKinney Manor the RAD application meet the requirements of **Section 5.2** of the RAD **Fair Housing, Civil Rights, and Relocation Notice (Notice H 2016-17/PIH 2016-17 (HA))** certifying that the RAD conversion complies with all applicable site selection and neighborhood reviews and that all appropriate procedures have been followed. In accordance with **24 CFR Part 903**, SHA is informing the public that the current and future **Capital Fund Program Grants Budgets** that SHA receives will be reduced as a result of any projects converting to RAD. The estimated amount of the current Capital Fund grant that is associated with the proposed project(s) is \$226,057. Due to removing 75 units from AMP 71, SHA will receive a reduced amount of capital fund. The RAD conversion will not impact an existing CFFP or EPC.

Units Covered by Current RAD Application for McKinney Manor

UNIT	BUILDING NO	Address	Bedroom Size	needed bedroom size	CHAP 8.2023	PHASE CHANGE FROM 3 TO 1	CHAP AMENDMENT 6.2024
2118103	1	103 ANGELOU	3	4	PHASE I		PHASE I
2118104	1	104 ANGELOU	3	2	PHASE I		PHASE I
2118105	1	105 ANGELOU	3	3	PHASE I		PHASE I
2118108	2	108 ANGELOU	4	3	PHASE I		PHASE I
2118110	3	110 ANGELOU	3	3	PHASE I		PHASE I
2118111	3	111 ANGELOU	5	2	PHASE I		PHASE I
2118113	4	113 ANGELOU	3	3	PHASE I		PHASE I
2118117	5	117 ANGELOU	4	1	PHASE I		PHASE I
2118118	5	118 ANGELOU	3	4	PHASE I		PHASE I
2118119	6	119 ANGELOU	3	4	PHASE I		PHASE I
2118120	6	120 ANGELOU	3	2	PHASE I		PHASE I
2118121	6	121 ANGELOU	3	3	PHASE I		PHASE I
2118122	6	122 ANGELOU	3	3	PHASE I		PHASE I
2118123	6	123 ANGELOU	3	3	PHASE I		PHASE I
2118200	7	200 CHAVEZ	3	2	PHASE III	III TO I	PHASE I
2118202	7	202 CHAVEZ	3	3	PHASE III	III TO I	PHASE I
2118203	7	203 CHAVEZ	3	3	PHASE III	III TO I	PHASE I
2118206	8	206 CHAVEZ	5	2	PHASE III	III TO I	PHASE I
2118215	10	215 CHAVEZ	3	2	PHASE III	III TO I	PHASE I
2118217	11	217 CHAVEZ	4	2	PHASE III	III TO I	PHASE I
2118218	11	218 CHAVEZ	3	2	PHASE III	III TO I	PHASE I
2118300	13	100 LATIMER	3	3	PHASE I		PHASE I
2118301	13	101 LATIMER	3	3	PHASE I		PHASE I
2118302	13	102 LATIMER	3	3	PHASE I		PHASE I
2118303	13	103 LATIMER	3	3	PHASE I		PHASE I
2118304	13	104 LATIMER	3	3	PHASE I		PHASE I
2118306	14	106 LATIMER	3	1	PHASE III	III TO I	PHASE I
2118307	14	107 LATIMER	4	2	PHASE III	III TO I	PHASE I
2118308	14	108 LATIMER	4	3	PHASE III	III TO I	PHASE I
2118309	15	109 LATIMER	3	3	PHASE III	III TO I	PHASE I
2118311	15	111 LATIMER	3	3	PHASE III	III TO I	PHASE I
2118314	16	114 LATIMER	5	3	PHASE III	III TO I	PHASE I
2118315	17	115 LATIMER	3	2	PHASE I		PHASE I
2118316	17	116 LATIMER	3	3	PHASE I		PHASE I
2118317	17	117 LATIMER	3	3	PHASE I		PHASE I
2118319	18	119 LATIMER	3	1	PHASE I		PHASE I
2118320	18	120 LATIMER	3	3	PHASE I		PHASE I



SYRACUSE HOUSING AUTHORITY

2118321	18	121 LATIMER	3	3	PHASE I		PHASE I
2118323	18	123 LATIMER	3	3	PHASE I		PHASE I

UNIT	BUILDING NO	Address	Bedroom Size	needed bedroom size	APPLICATION CHAP 8.2023	PHASE CHANGE FROM 1 TO 3	CHAP AMENDMENT 6.2024
2118107	2	107 ANGELOU	4	5	PHASE I	I TO III	PHASE III
2118112	4	112 ANGELOU	3	4	PHASE I	I TO III	PHASE III
2118116	5	116 ANGELOU	4	4	PHASE I	I TO III	PHASE III
2118201	7	201 CHAVEZ	3	4	PHASE III		PHASE III
2118205	7	205 CHAVEZ	3	3	PHASE III		PHASE III
2118207	8	207 CHAVEZ	5	5	PHASE III		PHASE III
2118208	9	208 CHAVEZ	4	4	PHASE III		PHASE III
2118209	9	209 CHAVEZ	4	3	PHASE III		PHASE III
2118212	10	212 CHAVEZ	3	4	PHASE III		PHASE III
2118213	10	213 CHAVEZ	3	3	PHASE III		PHASE III
2118214	10	214 CHAVEZ	3	3	PHASE III		PHASE III
2118216	11	216 CHAVEZ	4	3	PHASE III		PHASE III
2118219	12	219 CHAVEZ	3	4	PHASE III		PHASE III
2118220	12	220 CHAVEZ	3	3	PHASE III		PHASE III
2118221	12	221 CHAVEZ	3	3	PHASE III		PHASE III
2118223	12	223 CHAVEZ	3	4	PHASE III		PHASE III
2118305	13	105 LATIMER	3	4	PHASE I	I TO III	PHASE III
2118322	18	122 LATIMER	3	5	PHASE I	I TO III	PHASE III

McKinney Manor	Current Public Housing Units		New Redevelopment	Total Units	Replacement Units for McKinney Manor
Angelou Terrace	25 units	3.08 acres	Phase I	133 units	63 units
New Road		0.624 acre			
Chavez Terrace	25 units	3.23 acres	Phase III	146 units	12 units (plus an additional 53 units)
Latimer Terrace	25 units	4.28 acres	Children Rising / Latimer Park		0 units
Total	75 units			279 units	75 units for McKinney Manor 53 extra replacement units

BEDROOM SIZE	CURRENT BEDROOM SIZE	Current Bedroom size need after right sizing
0		
1		3
2		9
3	60	30
4	10	12
5	5	3
VACANTS		18
TOTAL	75	75

BEDROOM SIZE	PHASE I UNITS	PHASE III UNITS	FINAL UNIT CONFIGURATION OF MM
0	1		1
1	48	55	103
2	57	68	125
3	24	11	35
4	3	9	11
5		3	3
	133	148	279

REPLACEMENT (RTR) UNITS

UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
Studio	0	0	0	0	0	0	0	0	0	0	0	0
1BR	20	0	18	24	24	22	28	10	20	26	16	208
2BR	16	0	32	38	46	38	38	22	31	29	22	312
3BR	24	0	9	15	19	13	7	9	9	14	14	133
4BR	3	0	9	1	1	0	0	0	0	0	0	14
5BR	0	0	3	1	1	0		0		0	0	5
TOTAL	63	0	71	79	91	73	73	41	60	69	52	672
	47%	0%	49%	50%	50%	50%	50%	50%	50%	50%	50%	45%

LIHTC UNITS

UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
Studio	1	0	0	0	0	0	0	0	0	0	0	1
1BR	19	120	16	3	2	12	16	10	11	19	9	237
2BR	35	5	28	37	46	22	22	14	20	20	17	266
3BR	0	0	2	4	5	4	4	2	4	3	0	28
4BR	0	0	0	0	0	0	0	0	0	0	0	0
5BR	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	55	125	46	44	53	38	42	26	35	42	26	532
	41%	100%	32%	28%	29%	26%	29%	32%	29%	30%	25%	38%

MARKET UNITS

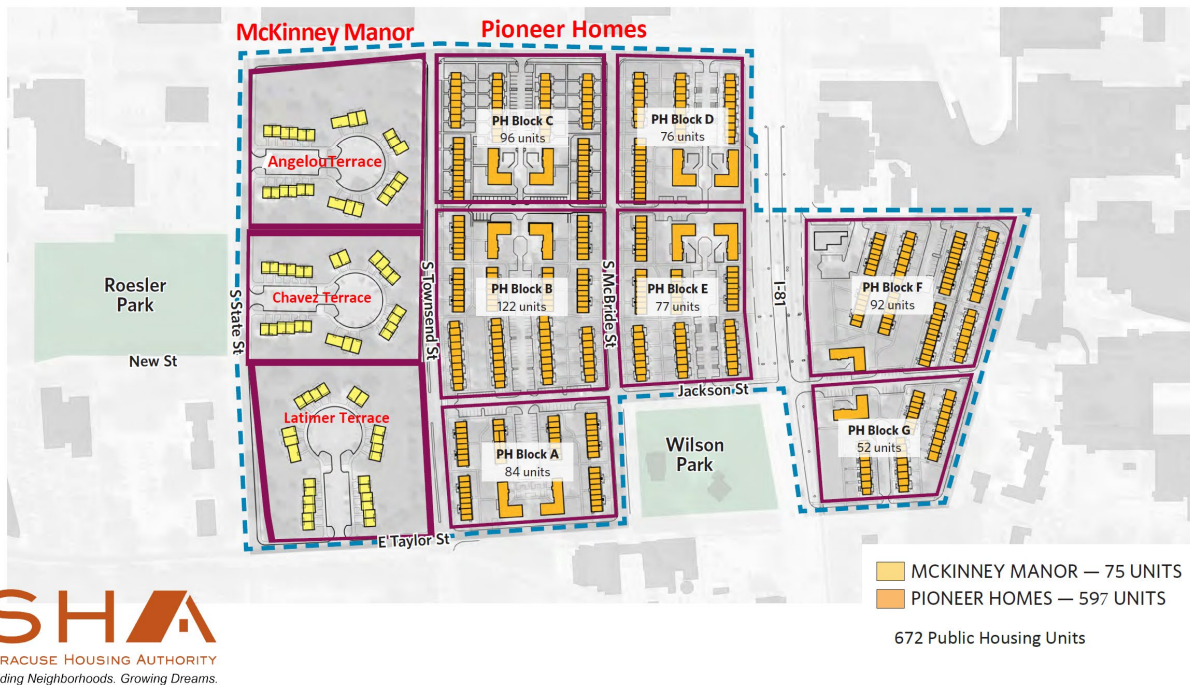
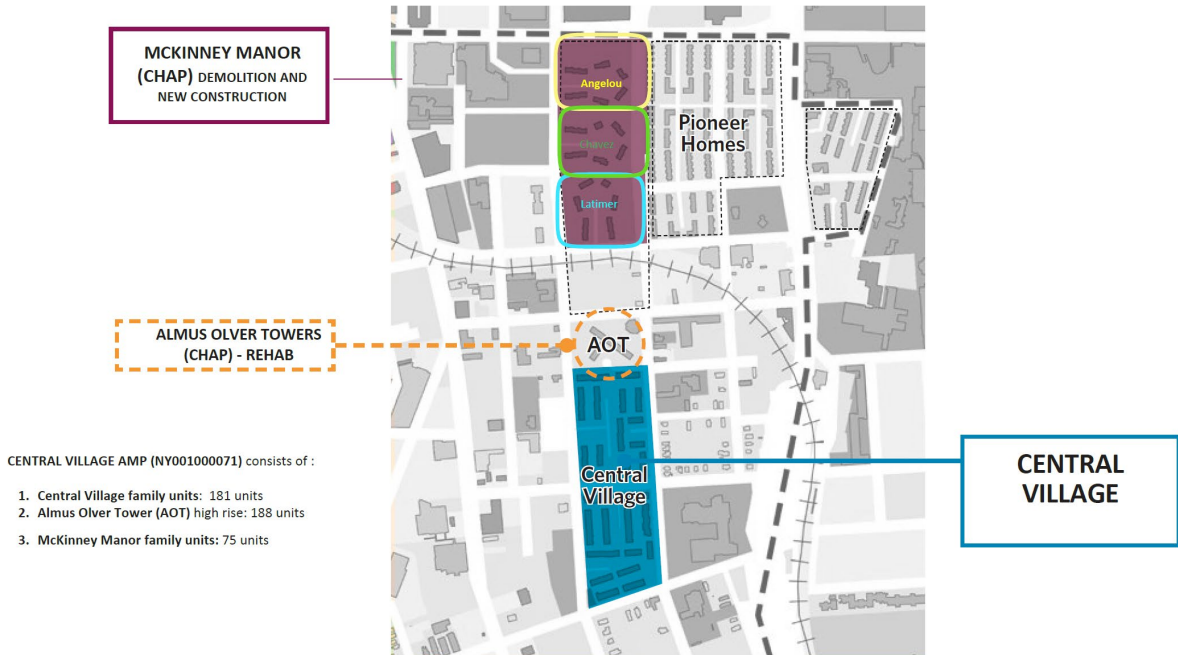
UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
Studio	0	0	0	0	0	0	0	0	0	0	0	0
1BR	9	0	21	27	30	24	23	11	19	21	20	205
2BR	6	0	8	8	8	11	8	4	7	6	6	72
3BR	0	0	0	0	0	0	0	0	0	0	0	0
4BR	0	0	0	0	0	0	0	0	0	0	0	0
5BR	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	15	0	29	35	38	35	31	15	26	27	26	277
	11%	0%	20%	22%	21%	24%	21%	18%	21%	20%	25%	20%

TOTAL UNITS

UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
Studio	1	0	0	0	0	0	0	0	0	0	0	1
1BR	48	120	55	54	56	58	67	31	50	66	45	650
2BR	57	5	68	83	100	71	68	40	58	55	45	650
3BR	24	0	11	19	24	17	11	11	13	17	14	161
4BR	3	0	9	1	1	0	0	0	0	0	0	14
5BR	0	0	3	1	1	0	0	0	0	0	0	5
TOTAL	133	125	146	158	182	146	146	82	121	138	104	1481

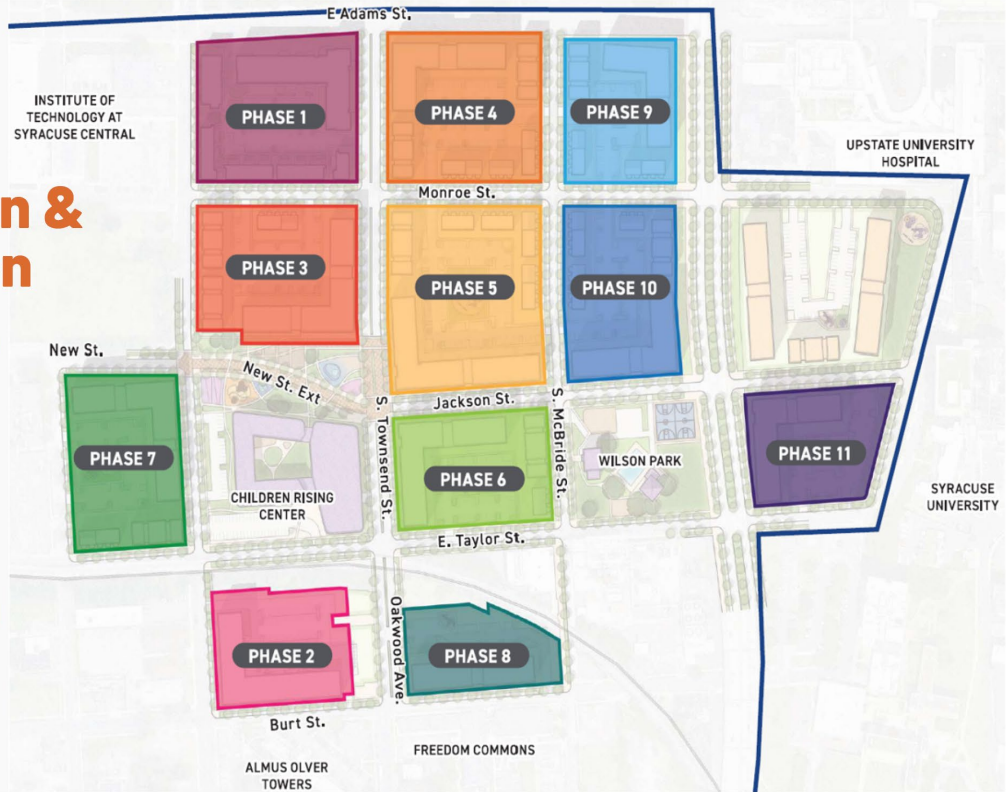
Unit Type	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	PHASE 11	TOTAL
Replacement	63	0	71	79	91	73	73	41	60	69	52	672
LIHTC	55	125	46	44	53	38	42	26	35	42	26	532
Market	15	0	29	35	38	35	31	15	26	27	26	277
Total	133	125	146	158	182	146	146	82	121	138	104	1481

CENTRAL VILLAGE AMP NY001000071



Phasing, Relocation & Demolition

- Starting with least dense or vacant parcels to minimize resident disruption
- Coordinating with I-81 project schedule



Site Plan





Children Rising Center

- Best-in-class early learning center
- Play space and parent empowerment
- Health and wellness center
- Will create new jobs and support jobseekers
- By and for the community with a goal to dramatically improve kindergarten readiness

Key Partners:



ny00e01

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, William J. Simmons, the Executive Director, SHA
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year July 1, 2025 of the Syracuse Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Syracuse
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The SHA Annual Plan is consistent with the Consolidated Plan as it focuses on the housing issues
which continue to be important to the City of Syracuse: increased utilization of Housing Choice
Vouchers; the focus on master planning for the redevelopment and rehabilitation of communities to
increase and improve accessible and affordable housing stock and creating more mixed income
neighborhoods; and consistently including residents in all aspects of decision making on these topics

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:
William J. Simmons

Name Board Chairperson:
Calvin Corriders

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
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**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 1, 2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Syracuse Housing Authority
PHA Name

NY001
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2025

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director	Name Board Chairman
William J. Simmons	Calvin Corriders
Signature	Signature
Date	Date

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