Status: Accepted

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027

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. They also inform 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-, very low-, 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.
(1) ***High-Performer PHA*** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Syracuse Housing Authority **PHA Code:** NY001

PHA Type: ☑ Standard PHA ☐ Troubled PHA

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2026

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units 2077 **Number of Housing Choice Vouchers (HCVs)** 3952

Total Combined Units/Vouchers 6029

PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: 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

☐ **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

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N
- [x] [ ] Statement of Housing Needs and Strategy for Addressing Housing Needs.
- [x] [ ] Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- [x] [ ] Financial Resources.
- [ ] [x] Rent Determination.
- [x] [ ] Operation and Management.
- [ ] [x] Grievance Procedures.
- [ ] [x] Homeownership Programs.
- [ ] [x] Community Service and Self-Sufficiency Programs.
- [ ] [x] Safety and Crime Prevention.
- [ ] [x] Pet Policy.
- [ ] [x] Asset Management.
- [ ] [x] Substantial Deviation.
- [ ] [x] Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs.
SHA updated to show more current 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

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
ACOP and Admin Plan are being reviewed and updated to for RAD compliance

Financial Resources.
Statement of Financial Resources - SHA updated to show current fiscal year rent and subsidy amounts

Operation and Management.
Organizational Chart being reviewed for possible updates for better alignment as we undergo RAD and redevelopment

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
See attached file titled ny001a01

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N
- [x] [ ] Choice Neighborhoods Grants.
- [x] [ ] Modernization or Development.
- [x] [ ] Demolition and/or Disposition.
- [ ] [x] Designated Housing for Elderly and/or Disabled Families.
- [x] [ ] Conversion of Public Housing to Tenant-Based Assistance.
- [x] [ ] Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- [ ] [x] Homeownership Program under Section 32, 9 or 8(Y)
- [ ] [x] Occupancy by Over-Income Families.
- [ ] [x] Occupancy by Police Officers.
- [ ] [x] Non-Smoking Policies.
- [x] [ ] Project-Based Vouchers.
- [x] [ ] Units with Approved Vacancies for Modernization.
- [x] [ ] Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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. **Choice Neighborhoods Grants.** See attached file titled ny001b201 + ny001mm01 **Modernization or Development.** See attached file titled ny001b201 + ny001mm01 **Demolition and/or Disposition.** See attached file titled ny001b201 + ny001mm01 **Conversion of Public Housing to Tenant-Based Assistance.** See attached file titled ny001b201 + ny001mm01 **Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.** See attached file titled ny001b201 + ny001mm01 **Project-Based Vouchers.** See attached file titled ny001b201 + ny001mm01 **Units with Approved Vacancies for Modernization.** See attached file titled ny001b201 + ny001mm01 **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).** See attached file titled ny001b201 + ny001mm01
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. **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. 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. In addition, SHA has expanded its FSS program to its Public Housing residents and has officially begun enrolling its first participants in the FSS program on the Public Housing side. 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. 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. SHA's system conversion from TenMast/MRI over to YARDI is almost complete. Staff have been progressing through trainings and a "go-dark period" where data from the current system will be migrated over to the new YARDI system is set to begin soon. It is anticipated that this system will allow us to provide services to our residents in a better and more efficient way. With the upcoming redevelopment and rehabilitation of Eastwood Heights, the 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.**
B.4	**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.

	See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 1/29/2026.
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y ☑ N ☐ (b) If yes, please describe: **SHA's most recent audit for FYE 2025 had the following findings: • Entries for GASB 68 – pension liability, GASB 75 – post retirement employee benefits were posted incorrectly. • Entries for GASB 75 – vehicle lease activity was omitted for 2025. • HUD receivable from 2024 not accounted for properly in 2025 resulting in overstatement of Section 8 income and misstating the Schedule of Expenditures of Federal Awards. • There are significant HAP liabilities related to portable vouchers with other Housing Authorities that need analysis to determine whether they should be written off. • Did not fully account for the disposal of Almus Olver Towers in a RAD conversion. • Interfund transfers and management fees not fully accounted for. The current general ledger system does not accommodate these transactions and require significant analysis to maintain accuracy. • Reconciliation of escrow funds for Leonard Building HDFC not fully accounted for. • Our current accounting system is limited in its reporting capabilities requiring substantial manual entries to produce our financial statements. SHA lost a critical member of the accounting staff at the time of our year-end closing creating a great deal of difficulty to adequately address the adjustments needed to close. We are replacing the existing accounting software for a more robust system will lessen our need for the number of manual entries. We have also hired additional accounting staff and will engage our fee accountant to analyze the GASB calculations for accuracy.**
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☑ (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.
C.2	**Certification by State or 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.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** 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.
C.4	**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. (a) Did the public challenge any elements of the Plan?

	Y ☐ N ☑ (b) If yes, include Challenged Elements.
C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☑ (b) If yes, please describe:

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 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *NY001-Syracuse Housing Authority Form HUD-50075-ST (Form ID - 7561) printed by Jalyn Clifford in HUD Secure Systems/Public Housing Portal at 07/27/2026 03:23PM EST*

SYRACUSE HOUSING AUTHORITY

ny001b201

SYRACUSE HOUSING AUTHORITY

B.2 New Activities.

(b)

Development Update
MM – see attachment titled ny001mm01 below

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.

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 had been working on relocating to a new central office building with plans that would include space for our Housing Choice Voucher program staff. However, SHA has recently received notification that we will be losing our primary and only accessible entrance to the building in mid-April. With this notification, a majority of central office staff will now have to temporarily relocate during the demolition phase of the viaduct project. For those who are relocating, the current staff relocation plans are still 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 any potential temporary staff offices.

SHA previously entered into a development agreement for the rehabilitation of Eastwood Heights, an affordable, elderly development with 49 units each subsidized with vouchers, that SHA managed for the City of Syracuse. SHA was awarded tax credits and has obtained the necessary site control from the City of Syracuse 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.

SHA was awarded a Congressional Earmark for Community Project funding for our East Adams Transformation Plan area (East Adams Street Neighborhood) for Phases 4-6 for pre-development, demo and site prep.

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.

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).

SHA

SYRACUSE HOUSING AUTHORITY

SHA was awarded an Emergency Safety and Security Grant to assist in the purchase and installation of interior security cameras at James Geddes high-rises (NY001000073) and intends to apply for another Emergency Safety and Security Grant for the same purpose but for installation at Ross Towers high-rise (NY001000077).

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.

Given the scale of all SHA's redevelopment efforts, it's possible that requests to place units into an approved vacancy status and/or demo/dispo may also be submitted at each of our other AMPs: AMP 70 (NY001000070), AMP 72 (NY001000072), AMP 73 (NY001000073), AMP 74 (NY001000074), AMP 75 (NY001000075), and AMP 77 (NY001000077).

SHA

SYRACUSE HOUSING AUTHORITY

ny001mm01

SYRACUSE HOUSING AUTHORITY

B2. New Activities

(b)

Development Update
MM – attachment ny001mm01:

Key Highlights

- **More than 500 housing units are actively under development or rehabilitation**, representing a major milestone in SHA's long-term portfolio repositioning strategy.
- **East Adams Phase I (McKinney Manor)** is transitioning into **construction mobilization**, marking the first delivery phase of the HUD Choice Neighborhoods Implementation (CNI) program.
- **East Adams Phase II (State & Burt senior housing)** is also transitioning into construction mobilization, advancing SHA's commitment to service-enriched senior housing.
- **Almus Olver Tower (AOT) rehabilitation is underway**:
  - A Wing construction is complete, and residents have successfully moved back into modernized units.
  - B Wing has been vacated and construction is now in progress.
- **Eastwood Heights rehabilitation** is scheduled to **close in February 2026**, with first resident relocations and construction phasing beginning in March.
- **$850,000** in federal funding has been awarded through our **FY26 Community Project Funding Request for East Adams Transformation Plan** by Senator Mannion.
- **Neighborhood CCI approval:** HUD has issued verbal Neighborhood Conceptual Approval under the Choice Neighborhoods Initiative for the Children's Rising Center.

Key Issues for Board Awareness

- **Latimer Terrace Demolition**
  - Demolition is nearly complete.
  - A deadline extension has been granted by the City, and a formal amendment to the related agreement is currently being negotiated to reflect revised sequencing.
- **County Funding for East Adams**
  - The County's participation is now being discussed as **in-kind support rather than a monetary contribution**.
  - This raises potential concerns regarding **HUD match requirements and** implementation logistics.
  - Staff are preparing follow-up communications to clarify and resolve the issue.
- **East Adams Phasing & Future Development**
  - Sequencing of Phases III and IV is under active review to align relocation timing, environmental approvals, and financing readiness.
  - Decisions made in the coming months will affect schedule certainty and financial exposure for future phases.

- **Negotiations with McCormack Baron Salazar (MBS)**
    - SHA continues negotiations related to future phase roles, responsibilities, and predevelopment activities.
    - These discussions are directly tied to SHA's long term goals of ownership and management.
- **Environmental Review & Brownfield Strategy**
    - Expanded Brownfield eligibility significantly improves project feasibility and equity potential.
- **Voluntary Relocation – I-81 Viaduct Project**
    - SHA is offering **voluntary relocation options** to Pioneer Homes residents affected by future viaduct removal.
    - Staff are evaluating potential implications for **Section 18 strategy**, voucher utilization, and long-term subsidy funding while ensuring URA and HUD compliance.

Syracuse Housing Authority | Development Update

The Syracuse Housing Authority (SHA) continues to advance implementation of the East Adams Transformation Plan—a multi-phase, mixed-income redevelopment effort supported by the HUD Choice Neighborhoods Implementation (CNI) Grant, State housing finance, and local infrastructure funding.

This coordinated initiative replaces obsolete public housing with **new, high-quality, mixed-income communities**, while reinvesting in SHA's broader portfolio through rehabilitation, energy modernization, and repositioning of its public housing properties.

SHA's redevelopment strategy prioritizes:

- **Resident stability and opportunity**, supported through coordinated relocation, case management, and partnership with Urban Strategies, Inc.
- **Long-term affordability and sustainability**
- **Multi-level intergovernmental collaboration** with the City of Syracuse, New York State Homes & Community Renewal (HCR), Empire State Development (ESD), and Onondaga County.
- **Replacement housing commitments** for existing McKinney Manor and Pioneer Homes residents under HUD and CNI.

SHA's current redevelopment and repositioning activities encompass four major projects:

1. **East Adams Phase I (Angelou Terrace / McKinney Manor)** – Mixed-income family new construction; currently mobilizing for construction start.
2. **East Adams Phase II (Vacant Lot on State & Burt)** – New affordable housing for seniors; closing December 2025.
3. **Almus Olver Tower (AOT) Rehabilitation (300 Burt St)**– Preservation of 191 affordable units
4. **Eastwood Heights Rehabilitation** – *Preservation of 53 affordable units*

Collectively, these efforts mark a major step in SHA's **portfolio repositioning strategy**, transforming legacy public housing into a resilient, sustainable, and inclusive housing community for current and future residents.

SYRACUSE HOUSING AUTHORITY

Eastwood Heights Rehabilitation

Senior & Family LIHTC Rehabilitation – 53 Units
Eastwood Heights is a substantial rehabilitation project preserving 53 deeply affordable units on the Eastwood Heights site. The project follows the successful **land exchange with the City on October 28, 2025**, transferring Eastwood Heights land to SHA and transferring Latimer Terrace to the City to support East Adams Phase I.
Rehabilitation will address interior systems, roofs, accessibility, life-safety upgrades, and energy modernization.

Parties

- **Owner/Sponsor:** Eastwood Heights Housing LLC
- **Property Manager:** Syracuse Housing Authority
- **Architect:** *SWBR*
- **Contractor:** *Pike*
- **Supportive Services:** SHA Resident Support Services and Neighborhood Engagement

Program Summary

- **53 affordable units**:
  - 6 units @ 30% AMI
  - 38 units @ 50% AMI
  - 1 unit @ 90% AMI
  - 8 PBV units
- Building systems modernization, Energy efficiency upgrades, Interior rehabilitation, flooring, kitchens, baths, Site improvements and accessibility corrections

Financing

- **Investor:** Hudson Housing Capital
- **Total Development Cost (TDC): $25.74 million**

Key Highlights

- **Land Exchange:** Completed October 28, 2025, enabling Phase I demolition at Latimer Terrace
- **Amendment regarding demolition schedule being negotiated**
- **Demolition:** Latimer Terrace demolition and debris removal underway; utility removals to follow
- **Construction Mobilization:** Immediately after bond closing
- **Resident Relocation:** Moves scheduled to begin **March 2026** following completion of temporary units and rehab phasing plan
- **Financial Closing:** February 2026
- **Construction Period:** Preliminary work has begun

Schedule & Move Sequencing

- **Cohort A move-outs (first stack)**
- GC target access: **Mon, March 9** (Cohort A units vacant before GC start).
- Planned move-out days: **Wed March 4, Thu March 5, Fri March 6** (targeting ~**2 units/day**, 6 total).
- **Cohort phasing cadence (high level)**
- Next move-outs after Cohort A are **end of March** (Cohort B: **March 30, 31, April 1** discussed).
- Residents are typically out **~6 weeks**; **two cohorts out at any given time**.
- Move-backs likely begin **toward end of April**; after A and B cycles, move-ins and move-outs begin to overlap more efficiently.
- **Notices:** 30-day notices issued with a **range** for March 4–6. Most residents have signed; one confirmed receipt by email.

AOT – Almus Olver Tower Rehabilitation (RAD Conversion)

The 191-unit senior tower at 300 Burt Street will undergo full modernization under RAD conversion and LIHTC rehab financing to preserve affordable housing for seniors and disabled residents. The scope includes **full geothermal system installation, façade restoration, window replacement, and accessibility upgrades** while maintaining in-place occupancy through phased work.
HUD has approved the RAD conversion.

- **Owner:** Almus Olver Tower, L.P.
- **Manager:** McCormack Baron Management (SHA sub-management)
- **Investor:** Hudson Housing Capital
- **Total Development Cost (TDC):** $107 M

- **Construction Start:** underway
- **Relocation:** Supported by SHA's RSS and HOU during phased rehabilitation
- **A wing renovation of the A wing is complete!**
  - 38 households moved into the A wing
    - Residents received relocation support from SHA and HOU
    - Educating residents on new key fob systems, appliances and heat in their units
- **B wing has been vacated**
- **AOT Training Center**
- **Committee being formed**
  - 🎓 EAST ADAMS TRAINING CENTER.docx
  - A100 & A101 Ground & First Floor Plans - SHA

SYRACUSE HOUSING AUTHORITY

East Adams Phase I – McKinney Manor

Phase I is the first new-construction phase of the East Adams neighborhood introducing **132 mixed-income units** across townhomes and mid-rise multifamily buildings at **100 Angelou Terrace**.

Parties:
- **Owner:** East Adams Phase I, L.P. (SHA as **Managing Partner**)
- **Property Manager:** Rochester's Cornerstone Group
- **Architect:** Hord Coplan Macht
- **Contractor:** Hueber-Bruer Construction
- **Supportive Services:** Urban Strategies, Inc. (coordination with SHA RSS Dept)

Program Summary
- **63 replacement units** (≤ 60% AMI) for McKinney Manor and Pioneer Homes residents
    - **55 LIHTC units** (≤ 60% AMI)
    - **15 market-rate units**
- **132 mixed-income units** (117 ≤ 60% AMI / 15 market-rate)
- Geothermal heating and high-efficiency building systems
- Minority business incubator, fitness center, and Urban Strategies offices.

Financing & Ownership
- **Investor:** Hudson Housing Capital
- **Total Development Cost (TDC): ≈ $95 million**

Key Highlights
- **Demolition:**
    - Angelou Terrace and Chavez Terrace clearance is complete.
    - Latimer Terrace demolition has begun
- **Construction Mobilization:** scheduled for **March 2026**.
- **Placed in Service:** April 1, 2026

SYRACUSE HOUSING AUTHORITY

East Adams Phase II - vacant parcel State & Burt

Phase II will deliver **125 new senior apartments** on the vacant parcel at State & Burt, building on HUD's approval of the updated Housing Plan in **March 2025**. This phase advances SHA's commitment to providing high-quality, service-enriched housing for older adults and includes PBV & LIHTC units designed to support long-term affordability and aging in place.

Parties

- **Owner:** East Adams Phase II, L.P.
- **Investor:** U.S. Bancorp Community Development Corporation (USBCDC)
- **Property Manager:** Rochester's Cornerstone Group
- **Developer Partners:** SHA & McCormack Baron Salazar
- **Supportive Services:** Urban Strategies, Inc. (coordination with SHA Housing Stability Team)

Program Summary

- **125 senior units**, deeply affordable through PBV, LIHTC, and SLIHC
- Full ADA accessibility and aging-in-place design standards
- Energy-efficient systems consistent with State sustainability requirements
- Community room, fitness/wellness space, outdoor patio, supportive services offices

Financing:

- **TDC:** $99.8M
- **Bond Closing:** Dec 18

Next Milestones

- **Construction Start:** January 2026
- **Placed in Service:** 5/1/2028

SHA

SYRACUSE HOUSING AUTHORITY

East Adams Future Phases

East Adams Phases

Phases III, VII, IV and VI represent the next stages of the East Adams Transformation Plan, completing the redevelopment of McKinney Manor and the beginning of the redevelopment of Pioneer Homes.

SHA and partners are working through the sequencing strategy of the phases to expedite the redevelopment schedule.

Phase III and VIII are anticipated to close by the end of the year
Phase IV and VI are anticipated to close by March 2027

Schedule & Coordination

Development Proposal & Relocation Sequencing:
Relocation planning will be closely aligned with the **HUD Development Proposal submission** to ensure that resident relocations are complete prior to the financial closing while maintaining compliance with CNI and Uniform Relocation Act requirements.

Environmental Review (NEPA & SEQR)

- **Status:** MBS is preparing the **draft NEPA Environmental Assessment (EA)**
- **Brownfield Qualification:** Updated environmental testing indicates that **9 of 12 redevelopment sites** may now qualify as **Brownfield sites** (an increase from the 3–4 initially identified).
  - This significantly expands eligibility for **Brownfield Tax Credits (BTCs)**, potentially improving equity pricing and project feasibility.
  - SHA and MBS will develop a coordinated **public communication and DEC engagement strategy** to manage community expectations and mitigate environmental perception risks.
- **Phase III: City has indicated that all phase SEQR is required for Site Plan approval**
- **Next Steps:**
  - Schedule joint meeting with **NYS Department of Environmental Conservation (DEC)** to discuss phase-wide cleanup planning and confirm BTC qualification standards.
  - Once NEPA/SEQR documentation is finalized, SHA will begin coordinating HUD **Finding of No Significant Impact (FONSI)** publication and submission for review.

PREDEVELOPMENT

- **Draft Budgets:**
  SHA has received preliminary **predevelopment budgets** for Phases III and IV prepared by MBS and a schedule for Phase III
- **Predevelopment Loan Agreements:**
  - SHA has transmitted **draft predevelopment loan agreement templates** (based on the executed Phase I and II documents) for review and adaptation to Phases III and IV.
  - These agreements outline terms for early design, environmental, and financing activities and will require **Board approval** before execution.
  - SHA and MBS are continuing negotiations.

FINANCING

FY26 COMMUNITY PROJECT FUNDING REQUEST – EAST ADAMS TRANSFORMATION PLAN

SHA submitted a FY26 Community Project Funding (CPF) request to Congressman John Mannion seeking $17,080,498 to support Phases 4–6 of the East Adams Transformation Plan in Syracuse, New York

- **Transportation, Housing and Urban Development (THUD)**
- **HUD Community Development Fund – Economic Development Initiatives (EDI)**

Funding Request & Use: The CPF request would fund **predevelopment, demolition, and site preparation** necessary to advance Phases 4–6 and maintain momentum aligned with the I-81 Viaduct Project. The funds are allocated as follows:

- **Predevelopment (Architecture, Engineering/Survey, Environmental): $10.68M**
- **Demolition & Site Preparation: $6.40M**
- **Total CPF Request: $17.08M**

Leveraged Investments: The CPF request builds on substantial existing commitments, including:

- **$50M HUD Choice Neighborhoods Implementation Grant**
- **$30M USDOT Reconnecting Communities & Neighborhoods grant**
- **$24M City of Syracuse public space investment**
- **$10M New York State infrastructure funding**
- Significant HCR, county, and philanthropic resources
  Total all-phase project costs are estimated at **$1.1 billion**

COUNTY COMMITMENT

The County's $7 million commitment for the CNI phases has been reclassified by the county "in-kind support" rather than a monetary contribution.

- **Concern raised:** for **housing**, a local government generally can't count "in-kind" the same way (and the County's original commitment was described as **monetary** and made directly to HUD).

- **Risk flagged:** if the County is backing away from a monetary match, that may require formal notification/mitigation for HUD match requirements and could complicate implementation (and practical site/contractor logistics if the County tries to do "in-kind" work onsite).
- **Next step:** SHA to draft communication to the County (with City looped in) to clarify commitment and resolve the mismatch.

CNI PROGRAM SCHEDULE & PROJECT MANAGEMENT

- East Adams Program Schedule 09.2025.xlsx
  - **Neighborhood:** City to update Neighborhood Schedule
  - **Housing:**
    Insert Permitting Process timeline into CNI Program Schedule – City is working on;
    PUBLIC INFRASTRUCTURE BUDGETING: City has a meeting with engineering early next week; updates to follow at the next partner meeting.
    - Past phases did not receive county support
    - Per Cimone SHA and MBS will lead bringing in County funding (10.27.25)
    - Insert County and City Budget cycles into critical path schedule – City is working on - Paused for now

CHOICE GRANT
Neighborhood Plan / CCI (Critical Community Improvements)

- The CCI plan was submitted; **HUD** provided **verbal approval** a couple weeks earlier, but the **formal letter** had not yet been received.
- Conceptual Approval Letter: Due Diligence Items
- Formal Approval: **no CCI funds will be committed/spent** until formal approval and required due diligence items are cleared.
- **Mural Project:**

RELOCATION PLANNING

- **Updated Plan:** The **SHA Relocation Plan** has been updated to reflect phased sequencing for Pioneer Homes and adjacent residents affected by Phases III and IV.
  - The plan ensures adequate relocation capacity, prioritizes right-to-return commitments, and coordinates closely with **Urban Strategies, Inc. (USI)** to align relocation timing with construction milestones.
- **Housing Stability & People Plan Integration:**
  SHA is proactively identifying and assessing resident households in advance of USI's formal outreach to ensure continuity under the **CNI People Plan**. This proactive engagement supports early case management, avoids relocation bottlenecks, and reinforces SHA's **Housing Stability Plan**

SYRACUSE HOUSING AUTHORITY

PIONEER HOMES VOLUNTARY RELOCATION PLAN – I-81 VIADUCT PROJECT

SHA is requesting legal guidance regarding the **regulatory, subsidy, and Section 18 implications** of a potential period of **extended, intentional vacancy** affecting **Phase 9 and Phase 10 public housing units at Pioneer Homes**. The anticipated vacancy would result from **early, voluntary resident relocation** offered in connection with the I-81 viaduct deconstruction and would occur **several years in advance of the approved redevelopment schedule**.

Background

Beginning in **2027 (potentially shifting to 2028)**, the New York State Department of Transportation (NYSDOT) is expected to commence removal of the I-81 viaduct adjacent to Pioneer Homes. While NYSDOT mitigation measures mean **mandatory relocation is not required**, SHA is proactively offering residents the opportunity to **relocate voluntarily** to minimize disruption from prolonged construction activity.

HUD has awarded SHA **$5 million in Housing Choice Vouchers**, which SHA has elected to use to support voluntary relocation for residents who choose voucher assistance. In parallel, SHA is holding vacancies within its existing portfolio for residents who prefer to transfer to **SHA-owned or SHA-managed units**.

The affected **144 households** are located in future redevelopment **Phases 9 and 11**, which are not scheduled for redevelopment until approximately **2030–2031**. SHA has focused outreach on the households closest to the viaduct—**Dyer, Tyler, and Stewart Courts**—to understand resident preferences and inform planning.

Key Facts

- Relocations are **voluntary**, not state-mandated, and are occurring **several years in advance** of formal redevelopment of the impacted phases.
- Residents have been clearly informed that they **retain the right to return** to their original units when redevelopment occurs.
- Because the moves are voluntary and not tied to an approved demolition or disposition action, **90-day URA notices were not issued**.
- Initially, it was contemplated that residents vacating units adjacent to I-81 could return to their original units **after viaduct deconstruction and prior to redevelopment**, if they chose to do so.
- HUD has **verbally indicated (as of November 24)** that **Choice Neighborhoods Initiative (CNI) funds may be used** to support moving costs for these voluntary relocations, notwithstanding the absence of a state-mandated displacement.
- It is now being contemplated that units vacated through this process would remain **intentionally vacant until Phase 9 and 10 redevelopment**.

- Under this scenario, units would remain vacant **for more than 24 months** prior to redevelopment.
- SHA is seeking legal clarity on the **regulatory, subsidy, and compliance implications** of these potential approaches before any relocations occur.

Resident Interest (No Moves to Date)
- **28 households** prefer SHA-owned or SHA-managed units
- **56 households** selected vouchers
- **30 households** have completed voucher orientation

Issues Under Legal Review
SHA has asked counsel to analyze the following interrelated issues, which may affect relocation strategy, subsidy preservation, and future redevelopment actions:

1. URA Applicability and Notice Requirements
SHA is seeking guidance on whether the **nature and timing** of these voluntary relocations could now implicate the **Uniform Relocation Assistance Act (URA)**.
Key questions include:
- If residents voluntarily relocate and **do not return to their original units**, but instead return only upon completion of a **newly constructed replacement unit** as part of future redevelopment, does this change the characterization of the relocation for URA purposes?
- Under these circumstances, could HUD determine that the relocation constitutes **temporary or permanent displacement**, notwithstanding SHA's original intent and representations to residents?
- If relocation is deemed permanent for URA purposes:
  - Are **90-day notices required**, and
  - When would such notice obligations be triggered?
- What documentation or corrective actions may be advisable now to:
  - preserve the voluntary, non-permanent characterization of the relocation, or
  - ensure compliance if URA obligations are ultimately triggered?

2. Section 18 Disposition and PBV Conversion Eligibility
SHA is also requesting guidance on whether extended vacancy could affect future repositioning:
- Would prolonged vacancy (longer than **24 months**) prior to redevelopment adversely affect SHA's ability to pursue a **Section 18 disposition** and convert public housing assistance to **project-based vouchers (PBVs)**?
- Are there any **waivers or flexibility available under the Choice Neighborhoods program** that may apply? (MBS has indicated this has not posed issues on comparable projects.)
- Are there **timing, sequencing, or protective steps** SHA should consider now to preserve future Section 18 eligibility?

Next Steps
SHA will await legal guidance before finalizing relocation and vacancy strategy. Once counsel's analysis is received, staff will return to the Board with any recommended policy actions, HUD engagement strategies, or approvals needed to protect subsidy, compliance, and long-term redevelopment goals.

RESIDENTS

- 2026.1.30 Letter to Residents re Relocation I-81
- 2026.01.05 PH Early Relocation Assistance Letter.docx
- **Resident meetings about these updates: Tuesday, February 17th Noon Virtually, 5pm at Coffee House**

Current Redevelopment Projects

Project	Type	Units	Total Dev. Cost	Status	Investor LP	Owner / Sponsor	Manager
Phase I – McKinney Manor	Family, New Construction, mixed income (PBV, LIHTC & market)	132	$95 M	Closed Oct 2025	**Hudson Housing Capital**	East Adams Phase I, L.P. — ***SHA is Managing Partner***	Rochester's Cornerstone Group (negotiating management agreement for maintenance)
Phase II – Senior Housing	Senior, New Construction, affordable, PBV LIHTC	125	$99.8 M	Closing Dec 2025	**U.S. Bancorp Community Development Corporation**	East Adams Phase II, L.P.	Rochester's Cornerstone Group
AOT – Almus Olver Tower Rehabilitation	Senior, RAD Rehab, affordable, PBV, LIHTC	191	$107 M	Closed Dec 2024	**RBC Community Investments**	Almus Olver Tower, L.P.	McCormack Baron Management **(sub-management with SHA)**
Eastwood Heights Rehabilitation	Senior, Rehab, affordable, LIHTC	53	$25.74 M	Closing Dec 2025	**Hudson Housing Capital**	Eastwood Heights Housing LLC	**Syracuse Housing Authority (SHA)**

SYRACUSE HOUSING AUTHORITY

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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