

# FY2023/24 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT SYRACUSE, NEW YORK

Syracuse Housing Authority and City of Syracuse  
East Adams

## Award Summary

The **Syracuse Housing Authority (SHA)** and **City of Syracuse** were awarded a **\$50,000,000** Choice Neighborhoods Implementation Grant for the **McKinney Manor and Pioneer Homes** public housing properties and the surrounding **East Adams** neighborhood.

## Neighborhood + Plan Context

Syracuse’s East Adams neighborhood, a once close-knit community of families and Black-owned businesses, was forever altered in 1959 when large areas within the 15<sup>th</sup> Ward were razed for construction of Interstate 81. More than 1,200 families were displaced, and 500 businesses were lost. The traditional street grid was replaced with superblocks of public housing, anchored by Pioneer Homes, the state’s first public housing complex. Construction of the highway physically divided the Pioneer Homes site in half, and further separated the 15<sup>th</sup> Ward from the City’s main economic drivers – Upstate Medical University and Hospital, Syracuse University, and downtown. Today the neighborhood suffers from high rates of unemployment and violent crime, major health disparities, low homeownership, and few healthy food options.

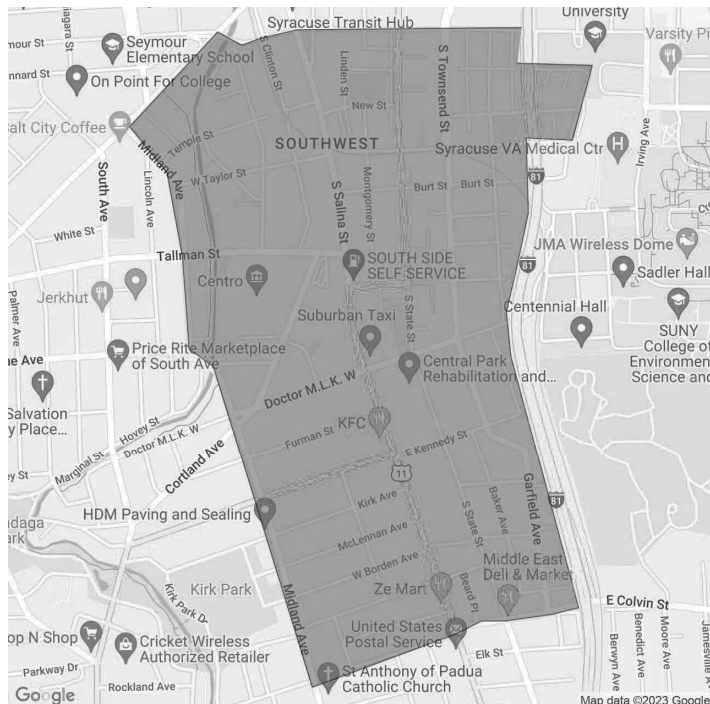
Despite historic inequities, Syracuse now has the opportunity to restore this once thriving neighborhood. The New York State Department of Transportation plans to tear down the elevated

portions of I-81 and shift to a community grid design. SHA and the City of Syracuse, East Adams residents, and Blueprint 15 (a Purpose Built Communities “Community Quarterback”), partnered to lead a community-driven planning effort to leverage this once-in-a-lifetime investment.

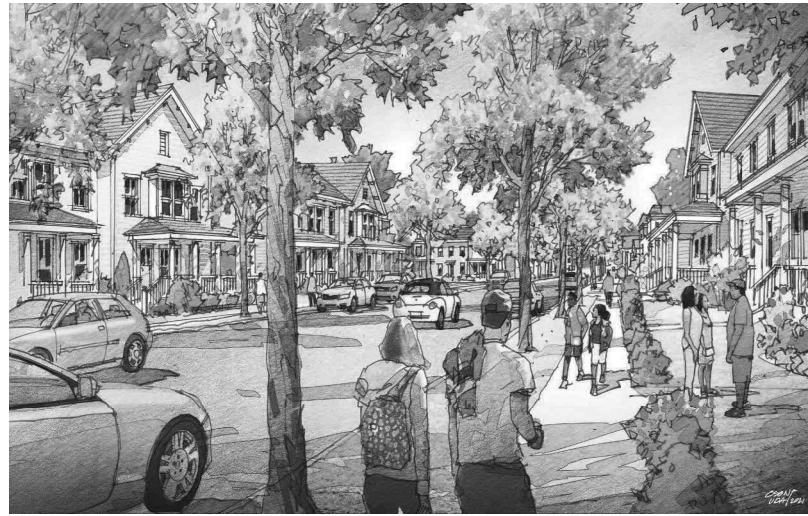
## Transformation Plan Overview

Through a Choice Neighborhoods Implementation Grant, SHA and the City will increase the availability of quality housing, enhance access to quality education, increase economic opportunity through workforce and small business development, and enhance the neighborhood’s overall connectivity and visibility.

McCormack Baron Salazar will redevelop McKinney Manor and Pioneer Homes into 1,404 new housing units in buildings that are well-designed, energy-efficient, mixed-income, sustainable, and accessible. The project will include 672 replacement public housing units, plus 732 affordable and workforce housing units across 11 phases. A variety of housing types will be built including mid-rise multifamily buildings, townhouses, and walk-up/garden buildings. Eighteen affordable, single-family homes will be developed adjacent to target housing, which brings the total to 1,422 new units in the East Adams Neighborhood. The first two development phases, which include 135 public housing replacement units, are already underway.



*Pictured: An aerial view of Children Rising, a future best-in-class early learning center and YMCA. Children Rising is adjacent to the New Street linear park (left); The boundaries of the East Adams Choice Neighborhood (right)*



*Pictured: An elevated I-81 divides Pioneer Homes (top, left), bifurcating the neighborhood. McKinney Manor prior to redevelopment is pictured (bottom, left). The State of New York is dismantling this elevated highway, reconnecting the East Adams neighborhood. Conceptual renderings reimagine a new Pioneer Homes (top, right) and McKinney Manor (bottom, right). New housing along a restored street grid will provide families with choices—from multifamily buildings to townhomes, this new site will better connect to the surrounding neighborhood.*

The Neighborhood Plan will directly address neighborhood issues that McKinney Manor and Pioneer Homes residents and the larger community have raised. These issues relate to historic displacement due to I-81 construction and bifurcation of the neighborhood, environmental injustices, health issues, neighborhood disinvestment, high crime rates, inadequate childcare, under-performing schools, and diminished access to fresh foods. Planned grant investments include a “best-in-class” education corridor, developing the Children Rising Center, strengthening workforce development and training, expanding community policing and placed-based public safety, developing opportunities for retail, supporting advocacy for a neighborhood grocery store, building a new linear park, improving three neighborhood parks, developing pedestrian walkways, increasing tree canopy coverage by 30 percent, and investing in a BIPOC real estate development and entrepreneurship incubator to build back East Adams’ commercial district.

The People Plan will similarly address concerns raised by residents of McKinney Manor, Pioneer Homes, and the community.

All residents will be offered case management services that will include a comprehensive assessment of each participant to identify needs, developmental assets and resident-defined goals. Additionally, a Service Provider Network will be composed of a wide range of high-capacity partners to improve outcomes in employment and income, health, and education. The People Plan will also ensure residents benefit from the major investments occurring in and around Syracuse. For example, a primary employment and training partner will be the State University of New York Syracuse Educational Opportunity Center (SUNY EOC), which is supporting the Syracuse region in preparing for a surge of jobs created by Micron Technologies’ \$100 billion chip plant investment and the I-81 project.

**Additional Resource Commitments** *(self-reported)*

SHA and the City leveraged \$505.9 million in public and private sources to support the Transformation Plan. This includes \$285.1 million for the Neighborhood Plan, \$175.9 million for the Housing Plan, and \$45.9 million for the People Plan.