



CITY OF SYRACUSE

FACT SHEET

SYRACUSE HOUSING STRATEGY

Photo Credit: Aiden McGuire

OVERVIEW

Housing has been, and continues to be, a critical issue in Syracuse that has broad economic, quality of life, health, and fiscal impacts. The City is partnering with czb, an award-winning planning firm, to initiate a two-part effort to identify and develop responsive housing strategies for Syracuse.

Part 1 Housing Study

The first part consisted of a comprehensive analysis of the city's housing market and a completed Syracuse Housing Study report to guide the development of housing strategies.

Part 2 Housing Strategy

The second part is the Syracuse Housing Strategy, a multi-year framework for improving housing conditions in the City of Syracuse.

Challenges

- One-third of all residential properties in Syracuse are visibly in decline.
- Nearly every housing challenge that exists in the city is tied to having either a market gap or affordability gap.
- A weak housing market and low property values discourages investment in building or restoring homes (market gap).
- At the same time, housing costs are too high for what many families in the city can pay (affordability gap).

A Path Forward

The strategy gives the following recommendations for addressing the challenges outlined above:

- Build on City efforts already underway.
- Focus interventions where they are most needed and can be most effective. This includes investing in “middle” neighborhoods while stabilizing “distressed” neighborhoods.
- Focus on blocks/groups of blocks rather than individual properties. This “cluster” approach allows for more strategic and tailored interventions.
- Focus limited resources around targeted areas for maximum impact.

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Strategic Work in Key Areas

What housing and neighborhood work is the City already doing?

Significant investments of time and financial resources have been made throughout Syracuse, especially in the city's most distressed neighborhoods. These include:

- Building more affordable housing developments and incentivizing private businesses to do the same.
- Intervention and management of vacant and blighted properties.
- Funding housing and neighborhood programming through development grants.
- Downtown revitalization (Syracuse DRI).
- Major initiatives including the Community Grid Vision Plan, Resurgent Neighborhoods Initiative, and Connecting the Historic 15th Ward.
- Public safety efforts and increased code enforcement.

What additional work is needed?

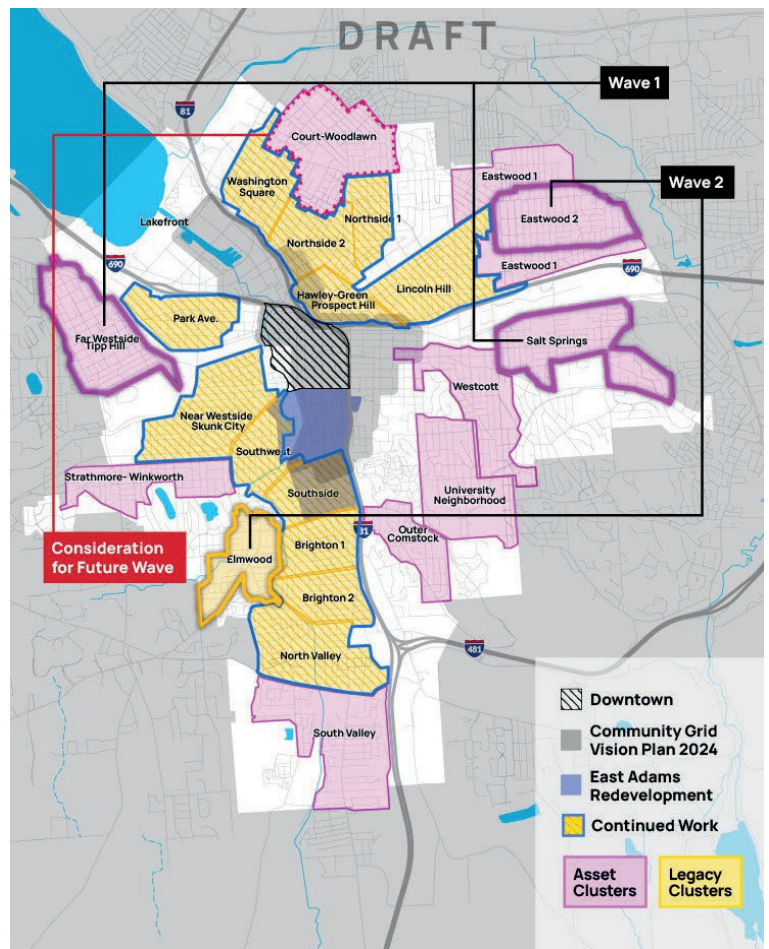
The City must continue to stabilize distressed (Legacy) neighborhoods while making new investments in middle (Asset) neighborhoods.

With 10 Asset and 13 Legacy areas or “clusters” needing attention, the strategy recommends working in waves as resources become available. Wise spending and careful sequencing will be required.

Why are these neighborhoods being recommended first?

Neighborhoods in consideration for new investments meet the following conditions:

- They have significant community assets and strengths.
- There is a high probability of success in the form of increasing civic engagement, increasing homeowner reinvestment, improving marketability, rising homeownership rates, and rising property values.
- The housing study shows significant number of homes are average to poorly maintained and at risk of further decline.
- Existing funding streams are not able to be used at scale in these neighborhoods.



Map above identifies the Asset and Legacy Clusters, neighborhood considerations for the first 3 waves, and boundaries where development initiatives are underway.

Neighborhood Considerations

Wave 1 2025 **Far Westside - Tipp Hill & Salt Springs**

Wave 2 2027 **Eastwood & Elmwood**

Wave 3 **Court-Woodlawn**

Over the course of all waves, the City aims to achieve a 1:1 balance of Asset to Legacy Clusters

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