

# SECTION 4 RECIPIENT SPOTLIGHT

## Housing Visions

New York

<b>Impact Summary</b>	Ninety-four homes remain an affordable and stable place for rural seniors to age in place, and set a model for Housing Visions to preserve more affordable homes in rural New York and Pennsylvania	<b>2016 Section 4 Grant</b>	\$40,000
<b>Section 4 Outcomes</b>	Preserved 94 affordable housing units for seniors, expanded rural services, and created new business efficiencies	<b>Private Funds Match</b>	3 to 1 match (\$150,000)
<b>How Section 4 Funds Were Used</b>	Training and certifications that expanded the organization's property management capacity, as well as implementation of a building energy audit system	<b>Technical Assistance from Enterprise</b>	Provided guidance on property acquisition, and training in green sustainable development

### Transforming Communities and Improving Quality of Life for Rural Seniors



### Section 4 Capacity Building

The Section 4 Capacity Building for Community Development and Affordable Housing program strengthens low-income urban and rural communities by providing flexible support to nonprofit organizations to develop affordable housing, finance small businesses, revitalize commercial corridors, and address community needs.

HUD Section 4 is the only federal program that exclusively focuses on increasing the effectiveness of local community development organizations.

Through direct financial assistance, training, and guidance, Section 4 helps these organizations to maximize their impact in communities and to provide essential, sustainable services to vulnerable families and individuals.

Contact: Petra Montague  
pmontague@enterprisecommunity.org

### Section 4 Preserves and Improves Homes for Seniors

Upstate New York has a growing senior population – the U.S. Census Bureau has projected that by 2030, 20.8 percent of the region's population will be over the age of 65. Madison County, N.Y., is feeling the pressure as a growing number of seniors need for affordable rental housing.

Housing Visions is tackling this need head-on in Madison County and other rural New York and Pennsylvania communities. A sustainable neighborhood revitalization nonprofit, Housing Visions was founded over 20 years ago to revitalize blighted apartments in East Syracuse. Now it serves seniors, the disabled, and low-income working families in over 15 towns and cities, and has invested more than \$340 million of low-income housing tax credit equity into neighborhoods in need.

In 2016, Housing Visions tapped into Section 4 funding to help preserve 94 units of affordable housing for seniors in Madison County. Building off this experience and investment in its organizational capacity, Housing Visions has set a goal to preserve and rehabilitate 40 affordable homes per year within rural communities in New York and Pennsylvania.

## Section 4 Funds Build Staff Capacity to Help Expand Housing Visions Services

Section 4 funds strengthened Housing Visions sustainability by supporting staff salaries and providing training for property and asset management staff. This helped the organization diversify their portfolio, increase their ability to acquire, preserve and rehabilitate affordable housing in rural communities, and expand into third-party property management.

Section 4 enabled Housing Visions to absorb the management and compliance of four Madison County apartment complexes – a first for the organization. By doing so, it preserved and reinvested in 94 units of affordable housing for seniors and increased the organization's regional affordable housing portfolio by nearly a third. Residents now have an onsite property manager and a 24-hour maintenance person. Housing Visions have addressed safety concerns on the properties and residents have a more stable and comfortable environment in which to live.

### Impact of Section 4 Support

Section 4 funding supported training and certification in Section 515 Rural Development Compliance for property management and development staff, increasing long-term organizational efficiency. Funding also supported business development staff time, enabling the organization to expand its activities in rural Upstate New York and Pennsylvania communities.



#### Housing Security

Ninety-four deeply affordable homes were preserved – nearly half of Madison County's Section 8 housing. The ongoing management and maintenance of these homes ensures that low-income Madison seniors will have a safe, stable and affordable place to age in place.

The Harvard Joint Center for Housing Studies has found that when seniors are affordably housed, they are able to spend \$1,800 more a year on necessary health care.



#### Economic Impact

Preservation and rehabilitation of homes creates economic stability for seniors, and generates jobs, tax revenue and other economic benefits for the community.

Furthermore, when seniors are able to age in their home and not in assisted living or at nursing home, research has shown significant savings for Medicaid and Medicare.

### Housing Vision is based in Syracuse, NY. Much of its work is conducted in East Syracuse, District 22, where:



**12%** of people live in poverty



**39%** of renters pay more than 30% of their income on rent



**47%** rent burdened seniors over the age of 65

From the American Community Survey 2015 data

### Enterprise: A Partner from the Start

Enterprise has provided Home Visions comprehensive technical assistance in various capacity building activities through the years. For example, Enterprise provided a critical Section 4 working capital loan in 2016, and has helped advise on whether or not to participate in a new joint venture project. Enterprise also trained Home Visions staff in green sustainable approaches to housing development, which resulted in setting in place green standards and processes that increased the sustainability and efficiency of projects in Upstate New York and Eastern Pennsylvania.

Contact: Russell Kaney, [rkaney@enterprisecommunity.org](mailto:rkaney@enterprisecommunity.org)