

# INVEST SYRACUSE

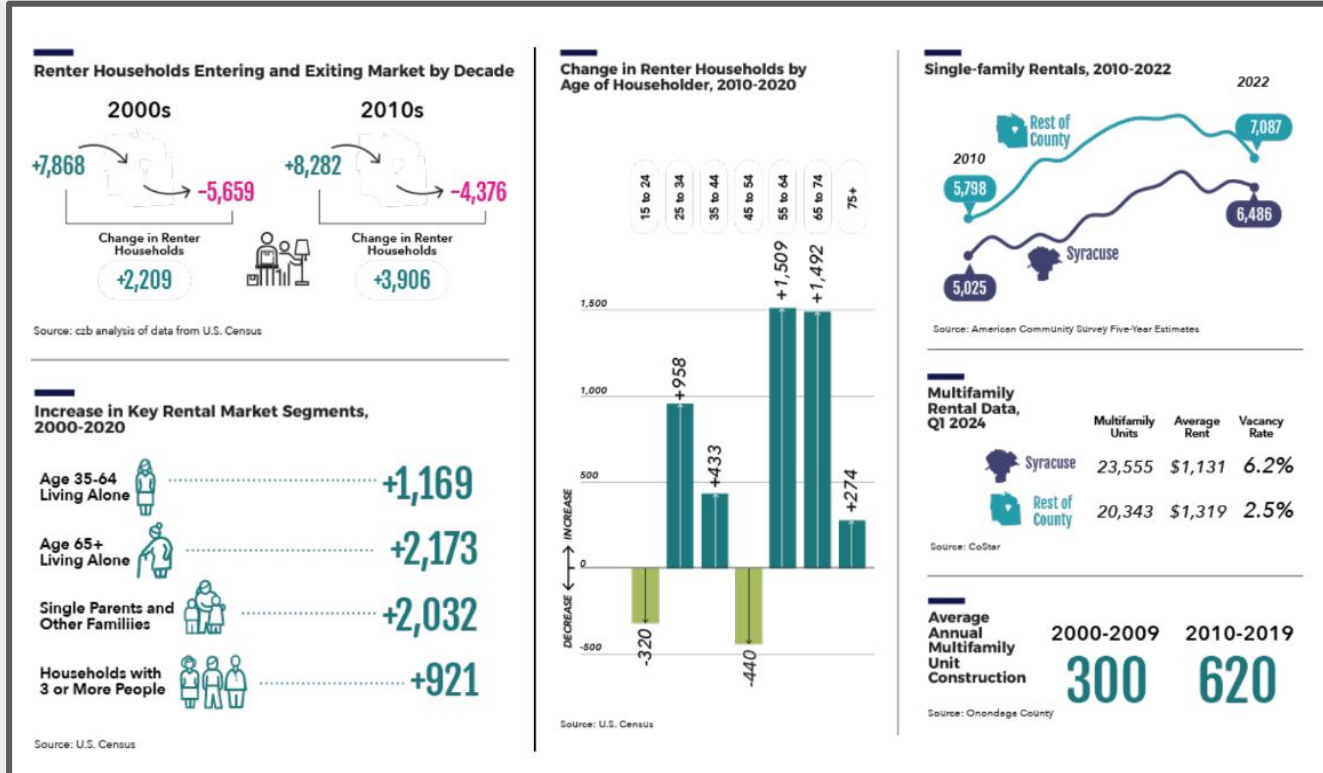
City of Syracuse &  
Greater Syracuse Land Bank

*Public Meeting*  
*February 21, 2025*

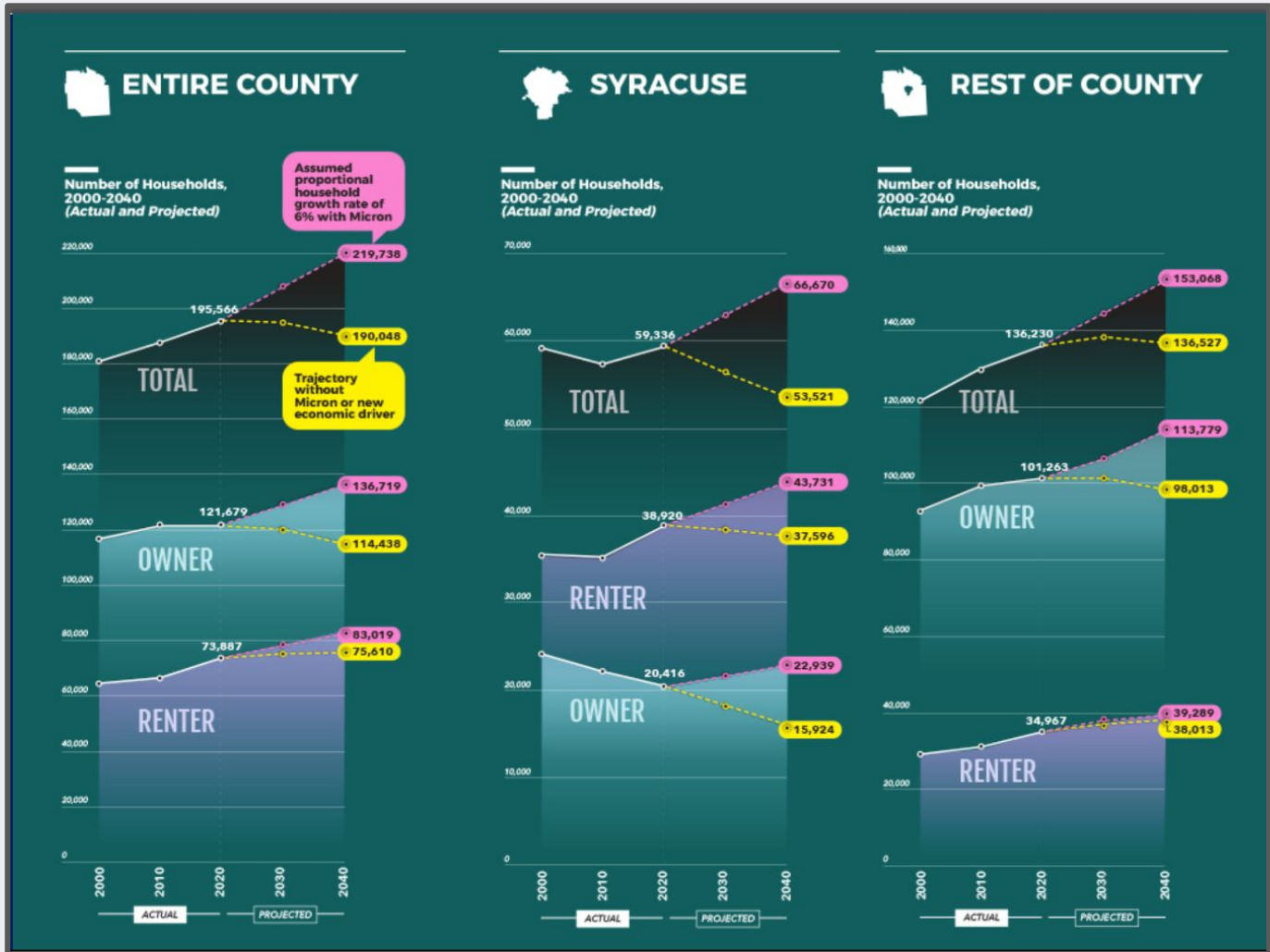


GREATER SYRACUSE  
**LAND BANK**

# Syracuse Housing Need



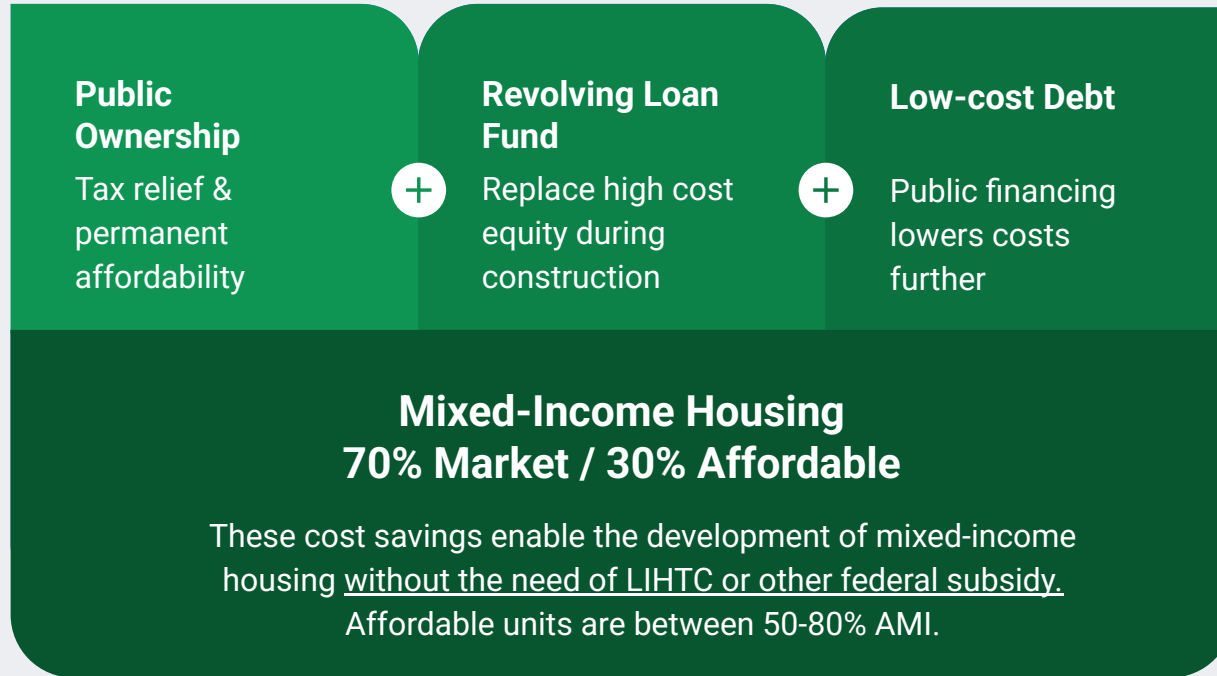
# Syracuse Housing Need



# Mixed-Income Housing Production Fund



# Mixed-Income Housing Production

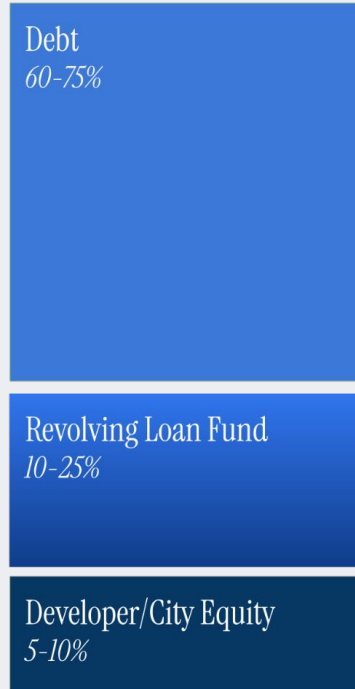


# Capital Stack Comparison

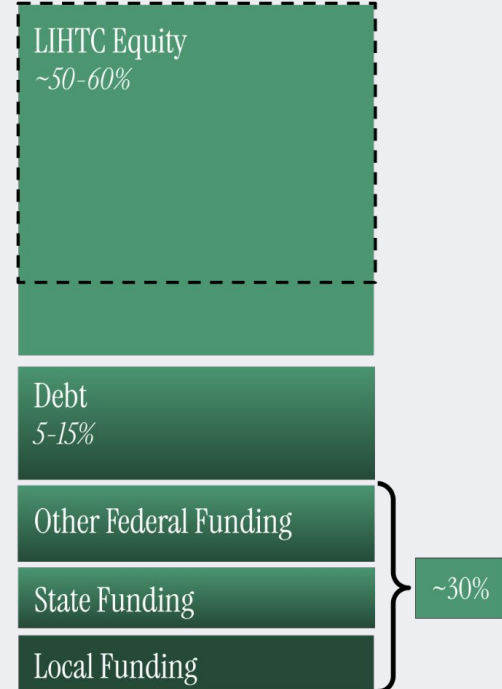
Market Rate



Public Developer



Traditional Affordable



# Example Projects - Montgomery County



## The Laureate (Shady Grove)

The first new development to utilize HOC's Housing Production Fund, The Laureate is a 268-unit, **transit oriented community in Rockville, just steps from the Shady Grove Metro Station**. Construction was funded without LIHTC equity or long-term funding from the County's housing trust fund. The mixed-use building also houses local-serving retail and HOC's Upcounty Customer Service Center.

268 Units

25% at 50% AMI, 5% MPDU

Opened June 2023

Partners: EYA & Bozzuto



## Hillandale Gateway (East County)

A new mixed-use, mixed-income community located on the site of Holly Hall Apartments, a former 96-unit Public Housing community in Silver Spring. Hillandale Gateway will consist of 155 age-restricted residential units, 308 multifamily apartments, retail and parking. Both buildings will be built to Passive House standards. The senior building is planned to be **Maryland's first zero net energy passive house residential building**.

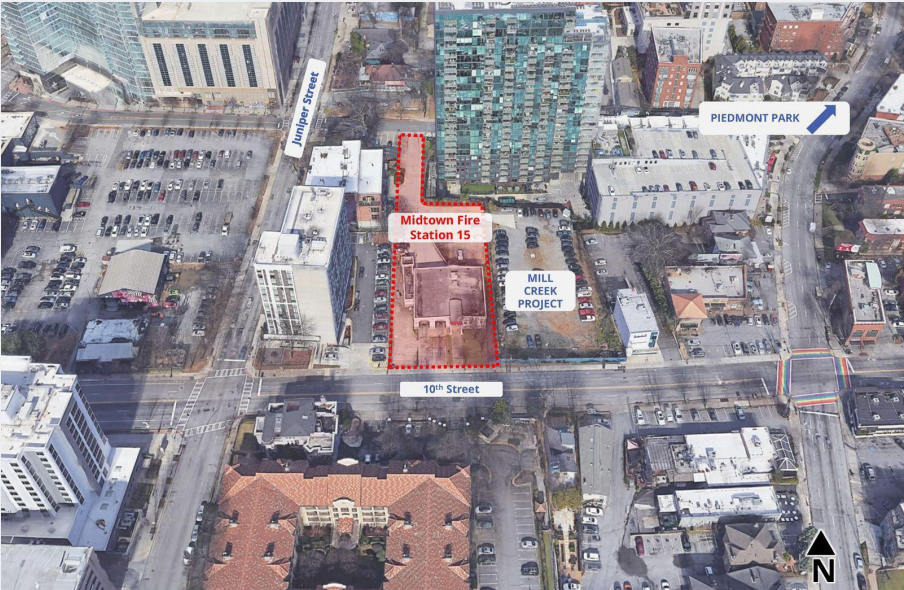
463 Units

25% at 30-50% AMI, 28% at 60-80%

Opening Fall 2026

Partner: Duffie Companies

# Example Projects - Atlanta



Midtown Fire Station, Atlanta



Thomasville Heights, Atlanta



# Steel in the Ground

Units Built and Under Construction

731



CPE Executive Director Paul Williams with HOCMC Senior Vice President of Real Estate Zachary Marks at the September 2024 groundbreaking ceremony for Hillandale Gateway in Silver Spring, MD.

Units In Project Pipelines

3348



Midtown Fire Station site in Atlanta, GA, a planned high-rise development by the Atlanta Urban Development Corporation.

Investment in Revolving Loan Funds

\$383  
million

Jurisdiction	Public Investment
Montgomery County, MD	\$100 million
Atlanta, GA	\$38 million
Chattanooga, TN	\$20 million
Chicago, IL	\$135 million
Boston, MA	\$100 million

# Request for Information



**City of Syracuse &  
Greater Syracuse Land Bank**

**Request for Information  
Real Estate Development Partners**

**Issued: February 10, 2025**

# RFI Timeline

RFI Released	February 10, 2025
In-Person Info Session	February 21, 2025; 3:30 PM, EST Salt City Market (484 S Salina St) details above
Deadline for Questions	February 24, 2025
Answers Posted	February 29, 5 PM at <a href="http://www.syracuseandbank.org/contractors">www.syracuseandbank.org/contractors</a>
RFI Due	March 3, 2025

# Questions & Answers