



A Place to Start: Adirondack Housing Resources

**Accelerating Development of
Community Housing Solutions**

**March 1, 2023
Version 1.0**



LIVE THE NEW FOREST FUTURE
Northern Forest Center
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Contents

Preface	3
Acknowledgments	3
Defining the Problem	4
Moving to Solutions	4
Housing Developments Underway in the Adirondack Region	5
Other Housing Tools	9
Conclusion	14

Additional Resources

Appendix A: Data compilations, Housing studies and Municipal task forces	15
Appendix B: Data compilations, Housing studies and Municipal task forces	18
Appendix C: Housing Authorities, Agencies, and Related Entities	21
Appendix D: Contact Listing	22

Preface

Adirondack Foundation and the Northern Forest Center are among many Adirondack organizations who have worked to understand the regional housing crisis - and identify potential solutions - over the past several years. The Northern Forest Center has been convening learning forums (called affinity group meetings) as part of its effort to address key themes (such as housing) identified in [Attracting New Residents: A Strategy for the Adirondack Park and its Communities](#), and is applying an impact investment-fueled approach to developing middle-income housing in Tupper Lake and a few other Adirondack communities. Adirondack Foundation makes grants aimed at development of promising regional solutions, is an advocate for state and federal support for rural workforce housing and makes impact investments in development projects that increase affordable housing stock.

Because of our organizations' shared commitment to engage in this learning for the benefit of Adirondack communities, the Foundation and the Center have partnered on this document. It is intended as a compilation of some of the existing best practices and resources that we have learned about through our exploration. We hope this document will provide a head start for Adirondack communities looking to address this critical issue.

A Place to Start is meant as a resource for all of us working to address our communities' particular housing needs. For those seeking information as to what may work best for their neighborhoods - whether it be a conversation with the lead for a twelve unit project, an understanding of deed restrictions, how to attract developers to a large site, what to do with dilapidated properties, or how to identify a property to be developed, we hope this resource will provide a starting point and will accelerate your process for finding housing solutions.

Acknowledgments

Many in the region are actively seeking, and attempting, housing solutions, and A Place to Start: Adirondack Housing Resources is actually a product of their collective work. Municipalities, economic development agencies, private contractors, appointed task forces, and regional nonprofits have worked to clarify the challenges and are testing solutions. These entities are acknowledged directly in this document.

We understand that this resource does not yet reflect every effort to address the shortage of attainable year-round housing in our region. We intend to gather feedback to make additions; we will release subsequent versions as appropriate. If you would like to provide an addition or edit to the document, please share your contact information with one of the contacts listed in the conclusions.

Defining the Problem

The limited availability, sub-par quality, and lack of affordability of our regional housing stock has become a widely recognized problem which is exacerbating our regional demographic and workforce challenges. This triple-threat of issues are closely linked and mutually reinforcing. To build our workforce, we must have adequate housing. To attract and retain young people to our communities, we must have adequate housing.

Whether it is first responders, primary healthcare workers, teachers, park management or hospitality workers, the lack of available, quality rental and owner-occupied housing within a reasonable economic range is currently stymying economic and demographic opportunity for our region. As a result, we haven't been able to fully capitalize on the recent opportunity presented by pandemic-driven migration and relocation.

Important work is being done across the region to articulate this problem in quantitative and qualitative detail. Rather than reiterate these data sets here, please see Appendix B for a listing of housing studies that are completed or underway.

For decades, our region has benefited from the work of a number of housing authorities and agencies dedicated to providing affordable housing, primarily through the administration of programs open to income-eligible individuals. These groups are listed in Appendix C. Based on the scale and nature of our challenge today, we all need to join them, develop new tools, and collaborate to support, supplement, and broaden the work that these institutions do.

Moving to Solutions

The complexity of our challenge requires an all-hands-on-deck response. Luckily, we have creative, caring, motivated partners that are hard at work finding multiple inroads to help us address this issue. While these are geographically distributed across many Adirondack communities, we can learn from each other to accelerate our progress towards solutions.

The developments and approaches outlined below offer a variety of models that we may be able to apply more broadly to meet our regional need.

We have divided the solutions portion of this document into two sections:

- ***Housing development models with traction*** includes a summary of some of the existing housing projects recently completed or underway within the region. They each describe a slightly different model, designed to reduce cost in order to retain affordability.
- ***Other housing tools*** includes a variety of approaches that municipalities and their partners may want to consider to encourage and complement private development.

Housing Development Models with Traction in the Adirondack Region

These projects demonstrate a variety of models that may be applicable in additional communities. As examples of successful models, they are grouped into 3 categories: nonprofit lead; municipal partnerships; and large, LIHTC Developments.

Nonprofit Lead

Fawn Valley, North Elba
Homestead Development Corp - 501(c)3

- Scope: 22 owned single family and townhouse residences
- Income requirements: restricted up to 200% AMI
- Financing: philanthropy, discounted professional services, municipal infrastructure at cost support; financing 20% grants/ 80% bank and private including Occupancy Tax (LEAF) grants
- Private developer managing a nonprofit entity
- Facilitates affordable home ownership
- Built on donated land; units sold at cost
- Permanent Board governance for home purchases and resale
- Deed restricted to resale with 25% of appreciation
- Modular construction

Fairfield, Queensbury

Habitat for Humanity of Northern Saratoga, Warren, Washington Counties

- Scope: 27 condominiums
- Income requirements: approx. max income 80% AMI (\$69,000). Possible exceptions up to 110% AMI
- Financing: Combination of Grant and Bank Financing
- Commitment to affordable home ownership - Price point starting at \$194k
- Down Payment Assistance available for eligible buyers
- Additional Habitat for Humanity affordable projects: 2 single family homes in Glens Falls closing 2023, Saratoga Springs 2024, Corinth 2023, 10-unit rental property in Glens Falls in partnership with WAIT House

Both Meadow, Keene

Housing Assistance Program of Essex County

- Scope: 4 single family modular homes
- Income requirements: below 120% AMI
- Financing: Town of Keene supported necessary infrastructure, nonprofit purchased part of property for school, Adirondack Community Housing Trust to purchase property
- Commitment to affordable home ownership - Price point near \$100,000

Park St. Residences, Tupper Lake

Northern Forest Center/Northern Forest Fund - 501(c)3

- Scope: 9 long term rental units
- Income requirements: mixed income, workforce
- Financing: philanthropy, 7 – 9-year private loans, DRI
- Nonprofit downtown/village redevelopment
- Comprehensive approach to strengthening targeted communities
- Combines investment in workforce housing redevelopment in downtown/village areas with advocacy and investment in recreation, broadband and economic development
- Tightly linked with attracting new resident's strategies
- Relatively small volume in each invested community
- Properties returned to real estate market in 5 – 7 years

Municipal Partnerships

Harison Place, Malone

Citizen Advocates & 3D Development Group

- Scope: mixed use property, 40 mid to low-income rental units, includes supportive services
- Income requirements: up to 60% AMI
- Financing: LIHTC, Supportive Housing Opportunity Program, Housing Trust Fund, NYSEDA, Homeless Housing Assistance Program, Citizen Advocates

North St. Woodlands, Old Forge

People First (Utica Housing Authority) & Town of Webb

- Scope: 60 scattered site townhomes
- Income requirements: mixed income, workforce, some restricted to 40%-80% AMI
- Financing: intent to apply for 4% LIHTC in 2023
- Leveraging a housing authority that works across the state
- Predevelopment costs, such as market analysis, engineering, project consultants, are shared by the Town and Authority

Northwoods, Plattsburgh

Housing Visions (nonprofit developer)

- Scope: 80 Unit apartment complex: Four new construction residential apartment buildings. One-, two- and three-bedroom units
- 13 acre parcel of land that has immediate access to services, amenities, and public transportation
- Income requirements: 40 apts reserved for vulnerable individuals, and additional 40 available to individuals up to 80% AMI
- Financing: State financing includes Federal Low-Income Housing Tax Credits that generated \$13.9 million in equity and \$9 million in subsidy from New York State Homes and Community Renewal. NYSEDA provided \$80,000 in support. The Leviticus Fund, a New York-based CDFI, awarded the project a \$545,000 grant.
- Partnership with Behavioral Health Services North for supportive services in a 5th building
- Aligns with Town of Plattsburgh's adopted Elevate Plattsburgh Town Center Smart Growth Plan.

Larger Scale Private Developments

The Lofts and The Carry, Saranac Lake

Parkview Development & Construction/Kearney Group

- 70-unit apartment complex: The Lofts - 4 story, 1–2-bedroom apartments. The Carry - 7 apartments, and commercial space
- Resident eligibility: approx. 50% for artists meeting requirements and other portions 60% AMI, 80% AMI up to 130% AMI
- Remediation of a brownfield site
- Financing: Harrietstown PILOT, DRI, HCR, private financing, required to meet Climate Leadership and Community Protection Act standards, and to provide free or low-cost broadband to residents

Mackenzie Overlook, North Elba

Regan Development Corp

- Scope: 60 low-income rental units
- Income requirements: 40% - 80% AMI
- Financing: LIHTC, SLITC, Housing Trust Fund, NYSEDA, Deferred developer fees, 2023 World University Games revenue
- Donated land

Oval Wood Dish Factory, Tupper Lake

Lahinch Group

- Scope: mixed use property, 173 long term rental units
- Income requirements: mixed income, workforce, some restricted to 40%-80% AMI
- Financing: DRI, LIHTC applied for, Franklin County EDC, Village of Tupper Lake, regional banks
- Developed by specialists in affordable housing and historic redevelopment

The Peaks at Lake Placid

Joe Barile

- Scope: 265 units, 75% rental and 25% condos
- Income requirements: mixed income, Apartment rents targeted at 120% – 150% AMI
- Financing: private and Essex County construction-related sales tax exemption
- Deed restricted to prevent short-term rentals

Other Housing Tools

Land Banks: a tool to redevelop vacant, abandoned, distressed or foreclosed properties

Land banks can be created by ‘foreclosing governmental units,’ including counties and some cities and sanctioned under the New York State Land Bank Program. Once established, they can use a variety of mechanisms and partnerships to return vacant, abandoned, distressed and tax-foreclosed properties into productive use.

Adirondack regional progress utilizing land banks includes:

- Franklin County has received approval for the creation of a land bank. Contact: Jeremy Evans, Franklin County EDC.
- Essex County is in the final stages of applying for the creation of a land bank. Contact: Ken Hughes, Town of Essex.
- Clinton County is working towards applying for the creation of a land bank. Contact: Kimberly Davis, County Treasurer.
- The Greater Mohawk Valley Land Bank’s service area includes a small portion of the Adirondacks in northern Herkimer County. <http://www.gmvlb.org> Contact: Tolga Morawski, Executive Director.

Resources include:

- AdkAction convened a series of forums on the topic of land banks and has collected useful resources. Contact: Sawyer Bailey, Executive Director.
- An affinity group recording discussing land banks as a tool to help restore vacant, abandoned or distressed properties from December, 2021 is available [here](#).
- A new report by the New York Land Bank Association - [A Decade of Progress: Celebrating 10 years of Land Banks in New York](#) – highlights success stories statewide.
- The Center for Community Progress’ [Land Bank Resource Center](#) includes examples and data nationwide. Contact: Tarik Abdelazim, Director of National Technical Assistance.

Register or regulate short-term rentals

As a relatively new form of land use experiencing explosive growth, short-term rentals (STRs) have disrupted the long-term housing rental market and have challenged local municipalities' existing planning and zoning codes.

Multiple Adirondack communities have been wrestling with this topic, and have either created a registry program, have bought monitoring software, and/or have adopted new regulations specific to STRs. These include:

- The Town of North Elba and the Village of Lake Placid are currently revising regulations for potential adoption. Their November 2022 draft is available [here](#).
- The Town of Webb recently passed short-term rental ordinances that went into effect at the start of 2023. A copy of the ordinance can be found [here](#).
- The Village and Town of Lake George both have regulations dating to 2018. However, the town is currently looking at further revisions. A copy of the 2020 version of the zoning amendment can be found [here](#).

Resources on this topic include:

- Affinity group sessions on this topic can be viewed [here](#) and [here](#).
- Adam Bailey researched this topic, with a focus on models applicable to Adirondack communities. The [full report](#) and [executive summary](#) are available online.

Incentivize homeowners to maintain existing housing stock for year-round housing

A possible alternative or complement to regulating STRs, incentives can provide an alternative framework to ensure that existing housing stock remains available for year-round residents.

Adirondack regional progress on this topic includes:

- LivingADK is currently piloting a non-profit driven approach modeled on a municipal incentive program in Vail, CO. LivingADK's [Deed Restriction Program](#) takes a voluntary and incentive approach. While the existing program is centered in and around Webb, they have a possible interest in expanding the program's geographic footprint with other regional partners. Contact: Dan Kiefer-Bach, LivingADK.

Resources on this topic include:

- An affinity group meeting on this topic held in December, 2022, can be viewed [here](#).

Utilize the community land trust/community housing trust model for perpetual affordability

Community land trusts/community housing trusts are intended to maintain perpetual housing affordability by sharing the equity in a house between the owner and the trust, typically through a ground lease whereby the trust owns the property, and the homeowner owns the house. This creates a long-term relationship that is governed by the lease and deed restrictions.

Adirondack regional progress on this topic includes:

- [The Adirondack Community Housing Trust](#) was created through an initiative by Senator Betty Little and is staffed by the Housing Assistance Program of Essex County (HAPEC). Contact: Bruce Misarski, HAPEC.

Utilize cooperative housing models to increase housing options

Cooperative housing is a mechanism to build and share ownership among residents. There are multiple types of housing co-ops, and it can be a versatile solution.

Adirondack regional progress on this topic includes:

- The Adirondack North Country Association (ANCA) provides education about housing co-ops as part of an effort to create a co-op on donated land in Lake Placid. Contact: Lauren Richard, ANCA.

Resources on this topic include:

- An affinity group meeting which shares models from other states, can be viewed [here](#).
- [The Cooperative Development Institute](#) specializes in supporting projects of this type.
- ANCA has hosted learning sessions to support the development of their project, including [this one](#).

Perform pre-development work to help attract private developers

Working with a willing owner of a target site, some municipalities have helped to attract private developers by engaging in studies, analyses, or other related pre-development work to help reduce the risk and cost of this phase for the developer.

Adirondack regional examples include:

- The Village of Tupper Lake conducted a structural analysis and other important pre-development work in order to help attract a developer to the Oval Wood Dish (OWD) property. Contact: Melissa McManus, Village of Tupper Lake Community Development Director.
- The Town of Chester is completing pre-development work to clean up the site of a former auto repair garage in its downtown with the hopes of redevelopment. Contact: Craig Leggett, Supervisor.

Resources on this topic include:

- An affinity group featuring the OWD project can be viewed [here](#).

Gain site control of properties and partner with private developers

Some municipalities have played an even more active role by purchasing or being deeded properties they hope to redevelop.

Adirondack regional examples include:

- The Town of Wilmington owns a parcel of land that they hope to help develop in partnership with a non-profit or private entity. Contact: Roy Holzer, Supervisor.
- Lewis County recently released a [Request for Expressions of Interest](#) to identify potential partners to develop the former Glenfield school, which the county owns. Contact: Brittany Davis, Lewis County Economic Development.
- The Town of Fort Covington owns two buildings in their downtown and is looking for opportunities to redevelop the properties. Contact: Patricia Manchester, Supervisor.

Preserve existing buildings rather than building new

Utilizing existing building stock revitalizes our communities, maintains historic character, preserves the embodied energy in our older buildings, and honors traditional land use patterns. This can take many forms, including adaptive reuse, or simply renovations.

Adirondack regional examples include:

- The Oval Wood Dish project is an adaptive reuse project utilizing historic tax credits. Contact: Joe Gehm, Lahinch Group.

Resources on this topic include:

- Adirondack Architectural Heritage (AARCH) held a [webinar regarding Historic Tax Credits](#).
- AARCH also held a [webinar regarding grants for historic properties](#).
- An affinity group featuring the OWD project can be viewed [here](#).
- An affinity group featuring the topic of historic preservation, including a presentation by Erin Tobin and an overview of the Northern Forest Center's PJ Noyes project in New Hampshire can be viewed [here](#).

Additional Approaches

The list of ideas below has been raised in a variety of regional and local housing forums and are worthy of additional exploration. At this time, we are not aware of communities or projects within the Adirondacks that have actively advanced these concepts, but we offer them in the hopes that the list will help kick start momentum. We look forward to having more to say about these in future versions of this document!

They include:

- Inventory underutilized properties (including zombie properties) and develop public-private partnerships to help put them back into productive use.
- Invest in/expand municipal infrastructure to make density increases feasible.
- Strengthen programs to help homeowners renovate and improve their properties.
- Revise local planning and zoning codes to make density increases feasible.
- Allow Accessory Dwelling Units as long-term rentals.
- Reduce minimum lot size and setback dimensional requirements.
- Provide for clustered development.
- Permit tiny homes in clustered development patterns.
- Consider revising the definition and interpretation of guest cottages by the Adirondack Park Agency (APA) to turn these units into long-term housing/rental options.

- Explore and develop new funding sources to sustain the institutions and pre-development expenses for project development.
- Engage employers and anchor institutions to help make new housing projects happen or use existing housing more creatively and collaboratively.
- Create “move-over housing” for older individuals and couple this with a conversation about long-term affordability and year-round residences.
- Create stronger mechanisms to facilitate house-sharing (e.g., for summer seasonal staff, or for aging individuals who would like in-home support/companionship).

Conclusion

The Northern Forest Center and Adirondack Foundation intend to continue to partner with the region’s communities and invest in solutions to drive economic growth, stability and support all who seek to thrive in our region. Communities of the Adirondack Region are independent, close knit, and include deeply committed volunteers and municipal leaders. We hope this resource offers all of us seeking to develop housing to attract a workforce and retain young people in our region, a place to start.

We thank the organizations, businesses, task forces, and municipalities that are included here as they are willing to share information and accelerate similar work in neighboring communities. Together they are a strong network striving daily on behalf of their communities. Their growing expertise is described through the work consolidated here, and community members engaging on this important issue will find their creativity and willing thought partnership extremely apparent as they will almost always answer the phone.

If you would like to provide additional information, suggested changes, or participate in development of A Place to Start 2.0, please share your contact information with:

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Appendix A: Glossary, Acronyms and Agencies

Note: Funding programs and public funding sources are interspersed within this listing.

Glossary and Acronyms

Area Median Income (AMI): The median income of the residents of a particular geographic area, such as a county. This is reset by the Federal office of Housing and Urban Development each year, and is often used as a metric for the level of financial need of a population or an individual, including by many funding sources. To research these numbers, see the [HUD website](#).

Community Development Block Grants (CDBG Program): Federal funds are awarded to municipalities on a formula basis and may be used for a wide range of activities. Funds must be spent to meet one of three broad national goals: Aid low and moderate-income persons; prevent or eliminate blight conditions; or meet an urgent need that threatens health or safety. At least 70 percent of the funds must be used for activities that benefit low- and moderate-income persons. [The NYS CDBG](#) program provides financial assistance to eligible cities, towns, and villages with populations under 50,000 and counties with an area population under 200,000, in order to develop viable communities by providing decent, affordable housing, and suitable living environments, as well as expanding economic opportunities, principally for persons of low and moderate income.

Consolidated Funding Application (CFA): New York's centralized process for multiple grant programs. [These are administered](#) in partnership between state agencies and the Regional Economic Development Councils.

Downtown Revitalization Initiative (DRI): Led by the New York State Department of State in close partnership with Empire State Development and New York State Homes and Community Renewal. The DRI transforms downtown neighborhoods into vibrant centers that offer a high quality of life and are magnets for redevelopment, business, job creation, and economic and housing diversity. Communities submit applications and one or two communities are selected to participate per Regional Economic Development Council region after review of the potential for each community's downtown. With technical assistance from the State each community develops a strategic investment plan. \$9.7 million is awarded to advance projects that are in alignment with the Strategic Investment Plan. Plattsburgh (2019), Saranac Lake (2021), Tupper Lake (2022) and Ticonderoga (2023) have been the most recent communities selected in the Adirondack Region.

Housing types: There is a lack of clear definitions for different housing types and multiple terms are used, often ambiguously and imprecisely. These terms include affordable housing, attainable housing, middle-income housing, workforce housing, market-rate housing, LMI housing, achievable housing, and income-restricted housing. The most precise definitions are tied to clearly-defined

beneficiaries and income levels. For example, income restrictions for the most well-known public affordable housing programs include:

- 0-30% AMI Eligible for public housing and vouchers
- 30-60% AMI Eligible for LIHTC funded units
- 60-80% AMI Eligible for CDBG or other federally funded units

Low Income Housing Tax Credits (LIHTC - pronounced Li-tech): The program was created by the federal office of Housing and Urban Development and gives [State and local LIHTC-allocating agencies](#) budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

Low and Moderate Income (LMI): As defined by the Community Reinvestment Act, low- and moderate- income households are those with less than 80% of Area Median Income.

NY Forward: Modeled on the general approach of the Downtown Revitalization Initiative program, the [NY Forward program](#) seeks to invigorate and enliven downtowns in New York's smaller and rural communities. Funding amounts per community range between \$2.25M and \$4.5M, a portion of which goes to technical support. The first round of NY Forward communities were announced in early 2023; North Country villages receiving awards included Waddington, Cape Vincent and Lyons Falls.

Not in My Back Yard (NIMBY): A term describing resistance by local residents to projects, often if the projects are feared or seen as potentially threatening to the character or environmental quality of an area.

Payment in Lieu of Taxes Agreement (PILOT): A municipality can agree on a property tax payment in lieu of an assessed value for taxes in order to incent developers to build positive economic development projects such as affordable housing.

Pre-development: Necessary project components associated with housing projects that must happen for the project to be locally approved, gain public funding support, and ensure alignment with community interest. They include but are not limited to market analysis, engineering, architectural, preliminary financial applications, acquisition expenses related to gaining site control, and infrastructure development.

Short Term Rental (STR): A rental unit – in some cases a full house or apartment – that is rented for shorter lengths of time, such as less than 30 days, often via an online platform such as Airbnb or VRBO.

Vacant, Abandoned or Distressed (VAD): A term for properties that have seen historic disinvestment.

Zombie property: Properties that are owned by a bank as the result of a foreclosure process. The term is sometimes used more loosely to refer to vacant, abandoned or distressed properties.

New York State and Federal Agencies

APA (NY) – [Adirondack Park Agency](#): a regulatory agency with jurisdiction over some housing and development projects within the Adirondack Park. The APA also has staff supporting local government services and economic development.

ESD (NY) – [Empire State Development](#): promotes a vigorous and growing state economy, encourage business investment and job creation, and support diverse, prosperous local economies across New York State through the efficient use of loans, grants, tax credits, real estate development, marketing and other forms of assistance. They are involved in the Downtown Revitalization Initiative and support municipal housing efforts through programs such as [Restore NY](#).

HCR (NY) – [New York State Homes and Community Renewal](#): A state funded agency that creates and preserves quality affordable multifamily rental housing across New York State. [Here](#) builders, developers, homeowners, and renters can find opportunities for funding.

HUD (Federal) - [Housing and Urban Development](#): The Department of Housing and Urban Development is the Federal agency responsible for national policy and programs that address America's housing needs, that improve and develop the Nation's communities, and enforce fair housing laws.

NYSERDA (NY) - [New York State Energy Research and Development Authority](#): NYSERDA offers information and analysis, programs, technical expertise, and support to help New Yorkers increase energy efficiency, save money, use renewable energy, and advance energy solutions. [NYSERDA has incentives and programs](#) for business owners, municipalities and local governments, homeowners, researchers and policy makers.

REDC (Regional) – [Regional Economic Development Council](#): While not strictly an agency, the Councils plays an important role in prioritizing state grants within the ten regions of the state. The Adirondack Region is divided amongst the North Country Regional Economic Development Council (NCREDC), the Capital District, and the Mohawk Valley.

OPRHP (NY) – [Office of Parks, Recreation and Historic Preservation](#): Administers the New York State [Historic Tax Credit program](#), which can be combined with [federal historic tax credits](#) administered through the National Park Service.

USDA (Federal) – [United States Department of Agriculture](#): Through USDA's Rural Development (RD) division, the agency offers some [several different types of housing programs](#) and funding options.

Appendix B: Data compilations, Housing studies and Municipal task forces

Municipality/Entity	Work Completed or Underway	Contacts
Multi-county or whole region		
Lake Champlain/Lake George Regional Planning Board	Building Balanced Communities for the North Country is a comprehensive housing study for Clinton, Franklin, Essex, and Hamilton County. It is currently under development with an anticipated release date in the winter/spring of 2023. The project website is: www.northcountrynyhousing.com	Beth Gilles, LCLGRPB
	Regional Housing Data Dashboard – Contains housing data through 2020 for the towns of the same four-county region	Beth Gilles, LCLGRPB
Adirondack Park Agency	Adirondack Park 2020 Census Viewer – population and housing data at the park, county, town, and census block levels.	
Adirondack North Country Association	Created a Google map to act as a geographic database of housing projects in the region – The North Country Housing Solutions map .	
ROOST and Warren County EDC	Adirondack Relocation Assessment Survey – Analyzes the potential demand for housing as a result of people with an interest in relocating to the area for remote work.	
Rural Housing Coalition	2023 State of Rural New York report includes data that highlights changes and composition of rural populations, employment, educational attainment, housing composition, and vacancy rates.	Mike Borges
County Initiatives		
Essex County	Essex County Demographic and Housing Report with Town Profiles, completed in 2022	Anna Reynolds, Office of Community Resources
	Board of Supervisors' Low to Moderate Income Housing Task Force	Ken Hughes, Town of Essex and Jim Monty, Town of Lewis
	County land bank application (see land bank description in toolkit)	Ken Hughes, Town of Essex

Warren County LDC & EDC	Warren County Housing Needs and Market Analysis - To be completed in 2023	Patricia Tatich, Warren County
Clinton County	County land bank application (See land bank section of toolkit)	Kimberly Davis, County Treasurer
Franklin County	County land bank application (see land bank description in toolkit)	Jeremy Evans, Franklin County EDC
Lewis County	Housing Needs Assessment and Market Analysis for Lewis County	Casandra Buell, Lewis County Planning and Community Development
	Market Analysis and Reuse Plan: Glenfield Elementary School Building	Brittany Davis, Lewis County Economic Development
Multi-town		
LivingADK (formerly CAP-21)	Completed the West-Central Adirondacks Housing Needs Assessment in 2012 for Forestport, Webb, Inlet and Long Lake	Dan Kiefer-Bach, Community Development Specialist
Town or Village		
Town of North Elba / Village of Lake Placid	Community Housing Needs Assessment for the Town of North Elba and Village of Lake Placid was completed in January, 2020	
Regional Office of Sustainable Tourism	Destination Management Plan 2030	MJ Lawrence, Chief Operating Officer
Village of Tupper Lake	Tupper Lake in Tri-Lakes Context is a housing study completed in September, 2019	Melissa McManus, Community Development Director
Village of Saranac Lake	Village of Saranac Lake Housing Plan , Completed December, 2021	Jamie Konkoski, Community Development Director
	Village of Saranac Lake Housing Task Force	Melinda Little, Task force chair

Town of Keene	Town Strategic Plan adopted June 2021 includes a chapter on Achievable Housing	
	Housing task force created per strategic plan	Teresa Palen, Committee chair and Town councilwoman
Town of Webb	Town of Webb Housing Feasibility Study was completed in July, 2021	Herkimer County IDA
Lake George	Workforce Housing Analysis, To be undertaken in 2023	Dan Barusch, Lake George Planner

Appendix C: Housing Authorities, Agencies, and Related Entities

	Geographic Area	Units of Housing	Other Services
Clinton County Housing Assistance Program	Clinton County	48	Section 8 and Rental Assistance. Home buying assistance.
Plattsburgh Housing Authority	Greater Plattsburgh and Lyon Mountain		
Behavioral Health Services North, Inc.	Greater Plattsburgh		
Housing Assistance Program of Essex County	Essex County		Home repair and Home buying assistance
Adirondack Community Action Programs	Essex County	N/A	Weatherization for low-income families
AuSable Valley Habitat for Humanity	Chesterfield, Elizabethtown, Willsboro, Essex, Jay, Keene, Keeseville, Lewis, Westport, Wilmington		
Mountain Meadows Apartments	Elizabethtown, Schroon Lake, Port Henry		
Adirondack Housing Development Corporation	Saranac Lake	12	
Harrietstown Housing Authority	Harrietstown	78 – Lake Flower Apts. 36 - Algonquin Apts.	
Tupper Lake Housing Authority	Tupper Lake	28 - Ivy Terrace Apts.	
Gloversville Housing Authority	Gloversville	293	
People First	Utica	7 sites, 3 senior and disabled.	Formerly Utica Housing Authority. Can work across the State
Pride of Ticonderoga	Essex, Warren, and Washington counties		Essex County Land Bank Partner; grant administration including Community Development Block Grants & NY Main Street rental housing program

Appendix D: Contact Listing

First	Last	Organization	Title	Email
Tarik	Abdelazim	Center for Community Progress	Director of National Technical Assistance	tabdelazim@communityprogress.org
Adam	Bailey	Northern Forest Center	Adirondack Program Manager	abailey@northern-forest.org
Sawyer	Bailey	AdkAction	Executive Director	sawyer@adkaction.org
Dan	Barusch	Town of Lake George	Director of Planning and Zoning	dbarusch@lake-georgetown.org
Cassandra	Buell	Lewis County Planning and Community Development	Director	casandrabuell@lewiscounty.ny.gov
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