

**Business of the Village Board  
Village of Saranac Lake**

SUBJECT: Adoption of Housing Plan

Date: 01/10/22

DEPT OF ORIGIN: Trustee Little

Bill # 5-2022

DATE SUBMITTED: 01/06/22

EXHIBITS: Housing Plan

APPROVED AS TO FORM:

\_\_\_\_\_  
Village Attorney

\_\_\_\_\_  
Village Administration

EXPENDITURE  
REQUIRED: \$

AMOUNT  
BUDGETED: \$

APPROPRIATION  
REQUIRED: \$

SUMMARY STATEMENT:

A resolution to adopt the Village of Saranac Lake Housing Plan drafted by the Housing Work Group.

MOVED BY: Shapiro      SECONDED BY: Catillaz

VOTE ON ROLL CALL:

MAYOR RABIDEAU \_\_\_\_\_

TRUSTEE SHAPIRO yes

TRUSTEE BRUNETTE yes

TRUSTEE CATILLAZ yes

TRUSTEE LITTLE \_\_\_\_\_

## **RESOLUTION TO ADOPT THE VILLAGE OF SARANAC LAKE HOUSING PLAN**

WHEREAS, the Village of Saranac Lake established a Housing Work Group for the purpose of identifying specific strategies to achieve the housing goals outlined in local plans and to leverage both public and private investment in housing; and

WHEREAS, the Housing Work Group used data and best practices gleaned from a variety of resources to inform a Housing Plan; and

WHEREAS, the Housing Work Group collected public input on the Draft Housing Plan and used the input to confirm and prioritize the plan's recommended strategies and action and also used the input to identify any housing-related issues not addressed in the draft; and

WHEREAS, the Housing Work Group has presented a final draft of the Village of Saranac Lake Housing Plan, which attempts to propose concrete, viable solutions to housing issues that undermine the Village of Saranac Lake's commitment to building a sustainable community with a wide range of housing option;

NOW, THEREFORE BE IT RESOLVED, the Board of Trustees hereby adopts the Village of Saranac Lake Housing Plan; and

BE IT FURTHER RESOLVED, the Community Development Department is charged with facilitating implementation of the Housing Plan with support from a Housing Task Force to be established in the next 2-3 months.

# Village of Saranac Lake Housing Plan



**Drafted by the Housing Work Group  
December 2021**



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### Housing Work Group Members:

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Sarah Clarkin, Executive Director Harrietstown Housing Authority  
Patrick Murphy, Director Saranac Lake Area Chamber of Commerce  
Jeremy Evans, CEO Franklin County Economic Development Corporation  
Susan Waters, Adirondack Community Housing Trust  
Jamie Konkoski, Community Development Director  
Rachel Karp, Director Saranac Lake Area Chamber of Commerce

# Introduction

**This plan attempts to propose concrete, viable solutions to housing issues (some of them long-standing) that undermine the Village of Saranac Lake's commitment to building a sustainable community with a wide range of housing options.**

## 1. Background

Community input received during the Village's NYS-funded Downtown Revitalization Initiative in 2019 catalyzed the formation of a Housing Work Group composed of local residents with experience in housing to review available data and make recommendations in the form of a Housing Plan.

Data and best practices gleaned from a variety of resources inform the Housing Plan. Below, a sampling represents the scope of activities explored by the Housing Work Group over a three-year period. See Appendix A for a full summary of work undertaken by the Work Group.

- Determined market profile through various studies
- Identified developer for depot area
- Reviewed housing strategic plans from other communities
- Evaluated need for an updated housing market study
- Collected input from area housing organizations
- Researched land banks
- Canvassed the village on foot to create comprehensive zombie & vacant property list
- Itemized possible incentives for rehab and development
- Inventoried significantly stressed properties (e.g., code violations, tax problems)
- Alerted developers to possible opportunities
- Gathered input via online public survey, stakeholder interviews and focus groups
- Researched potential financing mechanisms, partnerships, and incentives

Most of Saranac Lake's housing issues outlined in the [2010 Tri-Lakes Housing Study](#) are still prevalent, but recent market dynamics have exacerbated them, particularly the availability of long-term rentals.

The predominant issues are:

- Vacant & abandoned properties
- Aging housing stock
- Deferred property maintenance/code violations
- Lack of affordable, quality housing
- Little variety of housing (price points, types)
- Winter parking deficit
- Short-term rental impact on availability of housing for local residents
- Zoning that limits multi-family development

## 2. The Market

Data from the following studies define the character of the local housing market, but changing market dynamics influence them. COVID has stressed the real estate market dramatically since 2020 and created an urgent need for housing solutions.

- Zombie/vacant property inventory
- Saranac Lake Comprehensive Plan
- DRI Strategic Investment Plan
- 2010 Tri-Lakes Housing Study
- NYS Consolidated Plan 2016-2020 (subsequent plan not yet adopted)

The DRI Strategic Investment Plan reported that, as of 2016, the Village of Saranac Lake had a total of 3,080 housing units. Of those, 38% were owner-occupied, 43% were renter-occupied and 19% were vacant. The primary housing type in the Village (nearly 47%) is a single-family, detached home, followed by buildings with 3 or 4 units (13%) and those with 5 to 9 units (12%.)

More than 63% of Village homes were built prior to 1939, some representing architecture unique to Saranac Lake. While these older homes contribute historic character and enhance community identity, they can present challenges related to home renovations, upgrades and utility costs.

The population of the Village is also aging with declining school enrollment.

### Housing Cost

The U.S. Department of Housing and Urban Development (HUD) affordability guideline is that households spending more than 30% of their gross income on housing with utilities are considered cost burdened and may have difficulty affording basics like food, clothing and transportation. Thus, affordability depends on the target population. HUD set the 2021 Area Median Income Limits for a family of four at \$72,400 (Essex Co.) and \$66,400 (Franklin Co.) Thus, housing should cost that family no more than \$1,810 monthly and \$1,660 monthly in Essex and Franklin counties, respectively. About 21% of owner-occupied households in the Village spend 30% or more on housing costs. While information for renter-occupied households is unavailable, it can be inferred that the trend likely applies to those households as well.

The United For Alice report shows 43% of Franklin Co. residents qualify as ALICE (an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed.) They earn above the federal poverty level but below a living wage and have little in reserve to deal with unexpected expenses. Many essential workers fall into this category: cashiers, child care providers, health care and service industry employees. As housing costs rise and wages lag behind the cost of living, more professions will fall into this category, especially in our region where locals compete with a second home market that is not characterized exclusively by luxury homes anymore.

The Harrietstown Housing Authority reports that its Public Housing program applications more than doubled in the first half of 2021 over that same period in 2020. In addition, at the time of this writing, 10 households with current Section 8 Housing Choice Vouchers are unable to find rentals in the private market. Scarcity of housing results in higher income tenants taking rentals once available to these lower income voucher holders.

### Real Estate Market Trends

The local market was relatively flat in 2018-2019. When COVID allowed people to work remotely, Saranac Lake saw an influx of buyers in 2020-2021, coupled with increased local demand. With low inventory and high demand, real estate sold quickly and prices increased beyond the reach of many local homebuyers. Anecdotal reports from realtors indicate cash sales, competitive bidding and virtual showings without the buyer seeing the property in person.

Statewide, median home prices increased 32% in one year from the second quarter of 2020 to 2021, while the inventory of homes for sale dropped 21%. Statistics from Multiple Listing Service (MLS), a database of real estate sales information, show the average single family home price in Saranac Lake increasing from \$177,993 in 2018 to \$265,681 in 2020. Starter home prices here now average \$230,000 - up from \$145,00 just two years ago. Local realtors suggest that higher prices are the new norm, anticipating a market correction downward of only 7-9% going forward.

Rural and urban communities all across the country are experiencing this imbalance at all levels of the market, which experts describe as a housing “crisis” – far beyond a sellers’ market.

### Housing Needs

Realtors say that the lowest housing inventory and greatest demand is in smaller homes that would appeal to first time homebuyers, small families and down-sizing seniors who prefer to live independently. Employers agree that entry to mid-level professionals earning \$15-22/hr are hard pressed to find long-term, affordable housing. Quality apartments renting for less than \$1,200 are also in short supply within the village. More-affordable housing can be found in outlying areas, but a lack of public transportation or reliable personal transportation is a barrier for some residents. There is also demand for seasonal rentals to house employees in the tourist economy and interns.

### Development Issues

Nationwide, 20-plus years of slow housing starts have left a shortage of new homes for all income levels. Developers are challenged with both a workforce shortage in building trades personnel at all skill levels and pandemic-induced supply chain delays that have inflated materials pricing and stretched delivery schedules. Small developers lack capital for multiple projects, but bank and government financial assistance is limited. With materials and land costs soaring, a modest home build is now \$300,000. In Saranac Lake, this is exacerbated by a lack of vacant land.

The possible Pandora’s box of issues (asbestos, faulty foundations, etc.) diminishes the return on investment for potential buyers wishing to rehabilitate older properties. And the onus of becoming

landlords deters many from buying multi-family homes (especially large cure cottages) despite the rental income potential.

While some employers have considered developing employee housing, no projects are currently planned.

### Short Term Rentals

Nationwide, short-term rentals (STR) are a growing challenge to communities, including Saranac Lake. While STRs are not new to the community, in recent years online reservation providers have facilitated and mainstreamed STRs to a point where many local governments are taking action. STRs provide an income source for property owners, yet they also impact the availability of long-term rental housing for residents and may change the character of neighborhoods.

Data generated on 9/16/21 by Rentalscape (software that scours active online STR listings), shows 117 STR listings at 70 properties scattered throughout all village neighborhoods/zoning districts. Of these, 56 were investment properties or second homes, primarily in single-family houses (51.) The majority of STR properties (43) are locally owned and most owners (67) list a single property. Looking at the date each listing was first available online, there was a sharp uptick in new village STRs (44 since 2019) mostly as investment properties. The number of multi-family structures being used as STRs has also increased within the last 3 years; it's safe to assume these were previously long-term rentals. This may explain, in part, why local residents report greater difficulty over the past few years in finding quality rental units.

### **3. Public Input**

The Housing Work Group completed the Draft Housing Plan in June 2021 with public input collected through November. Input was used to confirm and prioritize the plan's recommended strategies and actions; the public was also invited to identify any housing-related issues not addressed in the draft. Public input (discussion notes, results from polling questions presented during forums, and online survey results) has been compiled in Appendix D. Methods<sup>1</sup> for collecting public feedback included:

- Online survey available from June through October 2021 (67 responses received)
- In-person forums for renters (10 attendees) and homeowners (8 attendees) on September 30, 2021
- Virtual forum for renters and homeowners on October 7, 2021 (9 attendees)
- Roundtable Discussion with Realtors and Developers on October 21, 2021 (10 participants)
- Roundtable Discussion with Employers on October 28, 2021 (11 participants)
- Stakeholder Interviews with representatives from Saranac Lake Central School District, Historic Saranac Lake, and property manager for long-term rentals

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<sup>1</sup> The methods used to create, collect, and analyze the data shown as "online surveys" and "public input sessions" were not scientific in methodology. Sample sizes were small and participants were self-selected. As such, these inputs should not be solely relied upon to make discernments, rather as contributions to a broader analysis.



#### **4. Key Findings**

- Saranac Lake has long wrestled with many of the housing issues it faces today.
- Solutions demand more resources than the Village has available, so partnerships are crucial.
- Reliable, current market data for the Village is not readily available due to small sample sizes.
- There is a housing shortage of all types and for all income levels, but the greatest need is for residents in the 80-130% Area Median Income range. However, few Federal or State subsidies exist for these developments, so developers focus on high-end housing for better return on investment.
- Problems associated with aged housing stock (high utility costs, rehab surprises, low ROI) are disincentives to investment. New construction is often less expensive than rehab but developable land within the village is very limited, especially lots large enough for multi-family projects.
- Property managers defer maintenance in high-demand markets because apartments are occupied
- A 2020-21 spike in real estate investment has exacerbated a shortage of long-term rentals for area residents.
- Homeownership is beyond the reach of many area residents, especially first-time homebuyers.
- Delay in addressing these housing issues will increase the stressors and, ultimately, can alter the character of the community.
- Many external factors affecting housing supply, price and affordability are beyond the community's ability to influence.
- Lack of housing impacts the local economy and diversity, by limiting employers' ability to attract and keep personnel. Some employees resort to long commutes, living with family or unorthodox solutions like camping.

#### **5. Summary of Goals**

Based on available data, input from local housing professionals and employers, as well as housing search experiences shared by local residents, the Housing Group has identified these primary goals:

- Preservation of existing housing stock is crucial to retaining habitable housing units and maintaining the historic character of Saranac Lake.
- Production of new housing, via rehabilitation of existing housing and new construction, is needed to address the demand for quality, affordable homes and apartments.
- Partnerships can augment Village government in meeting housing needs and supporting its policies.
- Creation and enforcement of policies and laws would preserve and encourage quality housing and the character of the Village.

## 6. Key Recommendations

Many things affecting a local housing market are beyond the control of the community (e.g., cost of construction materials) but the Village *can* exercise policies and partnerships that promote its housing goals; this plan focuses on those. The Housing Work Group proposes priority adoption of several recommendations to move forward and avert further decline of Saranac Lake's housing market.

- Establish a permanent Housing Task Force.
- Utilize findings from Rentalscape to create short-term rental policies that generate inclusive opportunities for local wealth-creation while balancing the needs of all members of the community. Public input cited this as a top priority.
- Rehabilitate unoccupied housing units (second on the public input priority list.)
- Prioritize code enforcement through inspections and pursuit of property maintenance code violations.
- Host an online Housing Toolkit with resources for homeowners, tenants, landlords and developers.
- Connect homeowners with available programs to assist with minor repairs.
- Pursue creation of a land bank.

## 7. Conclusion

- To meet the plan's housing goals, the Implementation Plan (see page 8) identifies and prioritizes a coherent package of strategies and actions.
- Progress on the development of quality housing requires an understanding of community needs.
- Partnerships between public and private sector entities are key to identifying and implementing financially feasible opportunities.
- Housing production and policy are not a remedy for all of the housing issues in Saranac Lake. Achieving sustainable housing affordability will require higher household incomes created through economic development planning.
- This plan is a living document meant to act as a 5- to 10-year guide to facilitate and provide a measurable framework to continually facilitate housing and community development programs and policy.
- The action steps and policies proposed in this plan will not eliminate all housing challenges, but could make a significant and positive impact on the quality of life for residents.

# Implementation Plan

## Goals, Strategies, Actions

Goal 1:	Preservation of Housing Promote the preservation and affordability of the existing housing stock by improving the housing conditions.						
Strategy 1.0	Undertake, continue and enhance a range of programs to <b>assist private property owners</b> to maintain & improve the condition of their homes.	Timeline*	Cost	Resource/Funding	Partner Organizations	Priority	Feasibility & Impact
Action 1.0 A	Develop & implement local programs to assist homeowners with <b>minor repairs</b> , accessibility, paint, etc.	Short Range	\$-\$	USDA 504, RESTORE, Cloudsplitter, Adk Foundation SUN Fund, Rebuild Together, Rotary Foundation	HAPEC, AHDC	High	High Feasibility High Impact
Action 1.0 B	Housing Rehab Program (kitchens, baths, electric, plumbing, windows, doors, energy efficiency, roofs, siding, structural)	Mid Range	\$\$-\$\$\$	HOME, RESTORE, CDBG loans, SUN Fund, Cloudsplitter, Adk Foundation	HAPEC, JCEO, AHDC	High	Med Feasibility High Impact
Action 1.0 C	Facilitate access to financing & other resources (i.e. materials, labor)	Short Range	\$-\$	Champlain National Bank & other lenders, private sector		Low	High Feasibility Med Impact
Strategy 1.1	Assist the owners of <b>multi-family rentals</b> to improve & maintain the condition of their properties.						
Action 1.1 A	Develop & Implement rental rehab property program which will impact renters at various income levels	Mid Range	\$\$-\$\$\$	HOME, Adk Foundation, SHPO	HAPEC	Med	Med Feasibility Med Impact
Action 1.1 B	Facilitate access to financing & other resources (i.e. materials, labor)	Short Range	\$-\$	Champlain National Bank & others, private sector		Low	High Feasibility Med Impact

\* Short Range: 1-2 years; Mid Range: 2-5 years; Long Range: 5+ years

<b>Goal 2:</b>	<b>Production of New Housing</b> Facilitate and support the development of new mixed-income housing activities.						
<b>Strategy 2.0</b>		<b>Timeline</b>	<b>Cost</b>	<b>Resource/Funding</b>	<b>Partner Organizations</b>	<b>Priority</b>	<b>Feasibility &amp; Impact</b>
Action: 2.0 A	Encourage development of vacant parcels. Support the proposed multi-family housing project in the depot area.	Mid Range	\$\$\$\$	Private financing and investment, LIHTC	Private Developers	High	High Feasibility High Impact
Action 2.0 B	Inventory vacant parcels for development of new housing options.	Short Range	\$	Volunteers		Low	High Feasibility Low Impact
Action 2.0 C	Facilitate the development of vacant parcels - Assess existing conditions and best use - Determine willingness to sell -Identify potential buyers/small developers -Market to prospective developers	Mid Range	\$\$ - \$\$\$	Private financing and investment, USDA, LIHTC, HOME	HAPEC; Private Developers; AHDC	Low	Med Feasibility Low impact
<b>Strategy 2.1</b>	Encourage rehabilitation of unoccupied homes.						
Action 2.1 A	Maintain an inventory of vacant and underutilized homes.	Short Range	\$	Volunteers		Med	High Feasibility Low Impact
Action 2.1 B	Revitalize unoccupied, dilapidated buildings for homeownership: -Assess condition & estimate rehab cost -Determine willingness to sell -Cultivate potential buyers/small developers -Market to prospective developers	Mid Range	\$\$ - \$\$\$	HOME, Private financing and investment, USDA	Fuller Center, BOCES, ACHT, HAPEC, AHDC	High	Med Feasibility High Impact
Action 2.1 C	Support creation of a land bank that includes Saranac Lake	Mid Range	\$	NYS	FCEDC, Adk Action	High	Low Feasibility Med Impact
Action 2.1 D	Market low interest construction loans	Short Range	\$	Champlain Bank and others, USDA		Low	High Feasibility Low Impact
<b>Strategy 2.2</b>	Promote the creation of Accessory Dwelling Units for long-term rentals						
Action 2.2 A	Develop an "affordable" ADU program. Market low-interest construction loans for development of ADUs at ~60-120% AMI to ensure affordable middle-income housing.	Mid-Range	\$	Champlain National Bank		Med	Med Feasibility Med Impact

Goal 3:	<b>Create Housing and Community Development Partnerships</b> Encourage and actively pursue innovative partnerships between government and the private sector to achieve local housing goals.						
Strategy 3.0	Identify, develop, support and maintain local organizations for the administration and implementation of housing programs and projects	Timeline	Cost	Resource/Funding	Partner Organizations	Priority	Feasibility & Impact
Action 3.0 A	Establish a new Housing Task Force to track progress, assist with completion of action items, and study best practices & successful strategies for housing development.	Short Range	\$	NA		High	High Feasibility High Impact
Action 3.0 B	Funding - actively pursue and leverage private, nonprofit and public funds to facilitate development of workforce housing. Provide administrative and technical assistance to workforce housing developers and support the applications of these developers for loans, grants, tax credits, and other financing sources that facilitate production of workforce housing.	Ongoing	\$	Cloudsplitter/ADK Foundation, Village, County Treasurer, financial institutions, Franklin County Land Bank, ACHT, County IDAs/LDCs, HAPEC, NYSHCR	AHDC, SLLDC	High	Med Feasibility High Impact
Action 3.0 C	Neighborhood Associations - support neighborhood associations in order to improve the aesthetics, safety and overall quality of life.	Long Range	\$	Village, Cloudsplitter/ADK Foundation, Rotary, Kiwanis, North Elba LEAF, SLLDC	SLLDC, Neighborhood Associations	Low	Med Feasibility Low Impact
Action 3.0 D	Establish a village webpage dedicated to housing needs and related actions to address those needs. Information may include: Resources for small developers, renters and homeowners, links to regional housing resources, tax credit information, tenants rights	Short Range	\$	HAPEC, HUD, HCR, HHA, JCEO, Franklin County Community Housing Council, ACAP	SLLDC	High	High Feasibility Low Impact
Action 3.0 E	Explore opportunities for social impact investing** to develop or rehab housing	Mid Range	\$\$\$	ADK Foundation	Northern Forest Center	Med	Low Feasibility High Impact
Action 3.0 F	Identify potential small developers/contractors & provide technical/financial assistance to increase capacity	Short Range	\$-\$	SBDC, Chamber of Commerce, FCEDC, AEDC	SBDC, Chamber of Commerce, FCEDC, AEDC	High	Med Feasibility High Impact

\*\* Lower yield, long-term investment

Goal 4:	<b>Housing Policies &amp; Laws</b> Develop and implement housing policies and laws that support local housing goals						
Strategy 4.0	Prioritize code enforcement issues	Timeline	Cost	Resource/Funding	Partner Organizations	Priority	Feasibility & Impact
Action 4.0 A	Proactively enforce property maintenance code	Short Range	\$	VSL		High	High Feasibility High Impact
Action 4.0 B	Inspect long-term rentals every 3 years	Mid range	\$	VSL		High	Med Feasibility High Impact
Action 4.0 C	Create and maintain a rental registry for long-term rentals	Long range	\$	VSL	Rental property owners/ managers	Low	Low Feasibility High Impact
Strategy 4.1	Mitigate the impact of short-term rentals on residential neighborhoods						
Action 4.1 A	Utilize Rentalscape to compile short-term rental data regarding: - Number of listings -Ownership - Location of listings - Type, size and occupancy levels of housing offered - Range and average listing prices	Short range	\$	Rentalscape		High	High Feasibility High Impact
Action 4.1 B	Resume the gathering of public input about the benefits, issues and impacts of short-term rentals.	Short range	\$	VSL		High	High Feasibility High Impact
Action 4.1 C	Complete policy research: examine relevant laws in the village; examine STR regulatory structure in similar communities; analyze enforcement capabilities.	Short range	\$	VSL		High	High Feasibility High Impact
Action 4.1 D	Define planning objectives - establish priorities to inform planning objectives and regulatory structure.	Short range	\$	VSL		High	High Feasibility High Impact
Action 4.1 E	Recommend a short-term rental regulatory structure.	Short range	\$	VSL		High	High Feasibility High Impact

<b>Strategy 4.2</b>	Establish and promote tax incentives to encourage housing redevelopment and reduce vacant properties	<b>Timeline</b>	<b>Cost</b>	<b>Resource/Funding</b>	<b>Partner Organizations</b>	<b>Priority</b>	<b>Feasibility &amp; Impact</b>
Action 4.2 A	Expand Village housing rehab tax credit program to include multi-family properties and expand the number of participating tax jurisdictions	Med Range	\$	Attorney/legal resources	SLCSD, Town of Harrietstown & North Elba, Counties	Med	Med Feasibility Med Impact
Action 4.2 B	Property vacancy tax - establish a fee schedule for structures and lots purchased with the intent of redevelopment that have sat vacant for a specified period of time.	Long range	\$	Attorney/legal resources		Low	Low Feasibility Med Impact
Action 4.2 C	Promote use of Historic Tax Credits for residential rehab	Short range	\$	State Historic Preservation Office	Historic Saranac Lake	Med	High Feasibility Med Impact
Action 4.2 D	Create a list of properties eligible for historic tax credits and educate realtors about the opportunity	Short Range	\$	State Historic Preservation Office	Historic Saranac Lake	Med	High Feasibility Med Impact
<b>Strategy 4.3</b>	Enact/amend village laws and policies to address barriers to housing redevelopment						
Action 4.3 A	Develop winter parking solutions that address neighborhood needs	Short Range	\$	VSL		Low	High Feasibility Med Impact
Action 4.3 B	Engage stakeholders (e.g. renters, homeowners, developers) to identify barriers to housing redevelopment/rehabilitation	Ongoing	\$	VSL		Med	High Feasibility Med Impact
Action 4.3 C	Review & revise as needed, local zoning codes and policy to support a wide range of housing options, including: - Mix of unit types (e.g. variety of lot sizes, townhomes, row houses, live-work units and multi-family housing). - Mixed income and price ranges: opportunities to include affordable units and market rate units within the same development projects	Mid Range	\$	VSL		Med	High Feasibility Med Impact
Action 4.3 D	Identify additional key data points needed for effective policy discussions.	Ongoing	\$	VSL	HAPEC, NABOR	Med	High Feasibility Low Impact

## List of Acronyms Referenced

Acronym	Description	Website
ACAP	Adirondack Community Action Programs	<a href="https://www.acapinc.org/">https://www.acapinc.org/</a>
ACHT	Adirondack Community Housing Trust	<a href="https://adkhousing.org/">https://adkhousing.org/</a>
AEDC	Adirondack Economic Development Corporation	<a href="https://www.aedconline.com/">https://www.aedconline.com/</a>
AHDC	Adirondack Housing Development Corporation	
FCEDC	Franklin County Economic Development Corporation	<a href="https://adirondackfrontier.com/">https://adirondackfrontier.com/</a>
Fuller Center	Fuller Center for Housing of the Adirondacks	<a href="https://fullercenter.org/adirondacks/">https://fullercenter.org/adirondacks/</a>
HAPEC	Housing Assistance Program of Essex County	<a href="https://hapec.org/">https://hapec.org/</a>
HCR	NYS Office of Homes and Community Renewal	<a href="https://hcr.ny.gov/">https://hcr.ny.gov/</a>
HHA	Harrietstown Housing Authority	<a href="http://www.harrietstownha.org/">http://www.harrietstownha.org/</a>
HOME	New York State HOME Program	<a href="https://hcr.ny.gov/nys-home-program">https://hcr.ny.gov/nys-home-program</a>
HUD	U.S. Department of Housing and Urban Development	<a href="https://www.hud.gov/">https://www.hud.gov/</a>
IDA	Industrial Development Authority	
JCEO	Joint Council for Economic Opportunity of Clinton and Franklin Counties	<a href="https://www.jceo.org/">https://www.jceo.org/</a>
LDC	Local Development Corporation	
LIHTC	Low Income Housing Tax Credits	<a href="https://hcr.ny.gov/low-income-housing-tax-credit-programs">https://hcr.ny.gov/low-income-housing-tax-credit-programs</a>
NABOR	Northern Adirondack Board of Realtors	<a href="https://www.nadkbor.com/">https://www.nadkbor.com/</a>
North Elba LEAF	Local Enhancement & Advancement Fund	<a href="https://www.roostadk.com/leaf">https://www.roostadk.com/leaf</a>
NYS HCR	New York State Homes and Community Renewal	<a href="https://hcr.ny.gov/">https://hcr.ny.gov/</a>
RESTORE	Residential Emergency Services to Offer (Home) Repairs to the Elderly	<a href="https://hcr.ny.gov/restore-program">https://hcr.ny.gov/restore-program</a>
SBDC	Small Business Development Center	<a href="https://americassbdc.org/">https://americassbdc.org/</a>
SHPO	State Historic Preservation Office (tax credit programs for historic homes)	<a href="https://parks.ny.gov/shpo/tax-credit-programs/">https://parks.ny.gov/shpo/tax-credit-programs/</a>
SLCSD	Saranac Lake Central School District	<a href="https://www.slcs.org/">https://www.slcs.org/</a>
SLLDC	Saranac Lake Local Development Corporation	<a href="http://www.saranaclakeny.gov">www.saranaclakeny.gov</a>
USDA 504	Loan/grant program is to help very low-income owner occupants of modest single-family homes in rural areas repair their homes.	
VSL	Village of Saranac Lake	<a href="http://www.saranaclakeny.gov">www.saranaclakeny.gov</a>