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TO: Village of Saranac Lake Board of Trustees

FROM: Housing Work Group

DATE: June 11, 2021

RE: DRAFT Strategic Plan

The Board of Trustees created the Housing Work Group in December of 2018 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 within Saranac Lake. Over the past two years, including a pause due to effects of the pandemic, the Work Group has utilized a variety of means to analyze housing issues in Saranac Lake and explored strategies for addressing those issues. The findings and recommendations from the Work Group are presented in a DRAFT Housing Strategic Plan.

Next Steps

The Housing Work Group proposes to implement the following Public Input Plan to collect feedback on the DRAFT Strategic Plan before presenting a final draft for adoption by the Village Board. The goal will be to:

- Get input on ranking of priorities
- Get feedback about recommended strategies actions
- Identify any housing issues that are not addressed in the plan

1. Stakeholder Interviews

- Saranac Lake Central School District

2. Roundtable Discussions

- Realtors
- Employers/Chamber of Commerce

3. Public Input Meeting

- In-person meeting where an overview of the plan is presented and input is collected

4. Project Webpage

- Post the slides from the public input meeting and a survey to collect feedback/comments

Public input will be summarized and added to the plan. Feedback will be incorporated into a final draft.

Village of Saranac Lake



DRAFT Housing Strategic Plan

Drafted by the Housing Work Group
6-10-2021

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DRAFT

Housing Work Group Members:

Melinda Little, Village Trustee
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

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 2018 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 Strategic Housing Plan.

Data and best practices gleaned from a variety of resources inform the Housing Strategic Plan. Below, a sampling represents the scope of activities explored by the Housing Work Group over a two and a half-year period:

- 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 bank
- Canvassed the village on foot to create comprehensive zombie and vacant property list
- Identified potential developers to rehabilitate multi-family properties
- Itemized possible incentives for rehab and development
- Inventoried significantly stressed properties (e.g., code violations, tax problems)
- Researched potential financing mechanisms, partnerships, 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 the situation, particularly the availability of long-term rentals. The predominant issues are:

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

2. Capacity

Partnerships are key to implementing the recommendations contained in this plan. The Village of Saranac Lake, by itself, does not currently have the capacity to realize most of the proposed actions.

However, the Village will need to take the lead on establishing applicable policies and laws.

Implementation of the remaining strategies and actions will depend upon the formation of new partnerships or enhancement of existing ones. There are a number of potential partner organizations identified alongside many of the recommended actions in the following tables. That list is not meant to be all inclusive. Additional partners can be added any time. In order to support a variety of housing efforts, resources must be combined from a myriad of smaller efforts and individual organizations. Advocacy and education are critical components of community development efforts. Housing production is extremely complex and will require technical skills from a number of professionals working cooperatively to create housing, especially for those populations who are underserved by the open market. Specialized knowledge and experience are required to successfully create public-private partnerships, secure financing and develop housing for targeted demographics. Partnerships are critical to implementing the recommended actions.

3. 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. While these older homes contribute historic character, they can also present challenges related to home renovations, upgrades and utility costs. The possible Pandora's box of issues (asbestos, faulty foundations, etc.) diminishes the return on investment for potential buyers wishing to rehabilitate these properties. Inflated raw materials pricing and lack of contractor availability also suppress investment.

Housing Cost

The U.S. Department of Housing and Urban Development (HUD) guideline for affordability 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.

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 \$1810 monthly and \$1660 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. There is some concern that scarcity of housing results in higher income tenants taking rentals once available to these lower income households.

The Harriestown Housing Authority reports that its Public Housing program applications have more than doubled in the first half of 2021 over that same period in 2020. In addition, 10 households with current Section 8 Housing Choice Vouchers are unable to find rentals in the private market.

Real Estate Market Trends

The local market was relatively flat in 2018-2019. With the onslaught of COVID, most showings were done virtually in 2020. Real estate began selling quickly and demand outpaced supply, pushing prices beyond the reach of many local homebuyers. 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. Anecdotal reports from realtors indicate cash sales, competitive bidding and properties routinely being sold within days of going on the market.

Possible contributing factors

- Low supply: residents choose to remain in place at retirement; potential sellers have no post-sale housing options; owners elect to rent their properties as profitability of rentals has increased
- Remote work prompts an influx of buyers and renters
- Decreased supply at price point that suits first-time homebuyers
- Rising price of materials suppresses housing investment so few new constructions and renovations are ready to hit the market.

Short Term Rentals

Nationwide, short-term rentals are a current and growing challenge to communities, including Saranac Lake. While short-term rentals are not new to the community, in recent years companies have facilitated and mainstreamed STRs to a point where many local governments are taking action. Short-term rentals 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 local neighborhoods. While specific data does not yet exist to quantify the issues within the Village, anecdotally, local residents report difficulty in finding quality rental units.

4. Key Findings

- Saranac Lake has long wrestled with the same housing issues.
- 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 size.
- The greatest housing need is for residents in the 80-130% Area Median Income range, but few Federal and 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 as prices climb.
- 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.

5. Summary of Goals

Based on available data, input from local housing professionals, 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 maintain the historic character of Saranac Lake.
- Production of new housing 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.

- Hold public listening sessions on the Strategic Housing Plan.
- Establish a permanent Housing Task Force.
- Utilize rental management software to determine the scope of short-term rentals and their impact on the local housing market. Then create short-term rental policies that generate inclusive opportunities for local wealth-creation while balancing the needs of all members of the community.
- 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

- The intent of the Housing Work Group is to identify and prioritize a coherent package of action steps, policies, and programs to achieve the housing goals described herein.
- 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 quality of life for residents.

List of Acronyms Referenced

Acronym	Description	Website
ACAP	Adirondack Community Action Programs	https://www.acapinc.org/
ACHT	Adirondack Community Housing Trust	https://adkhousing.org/
AHDC	Adirondack Housing Development Corporation	
FCLDC	Franklin County Local Development Corporation	https://adirondackfrontier.com/
Fuller Center	Fuller Center for Housing of the Adirondacks	https://fullercenter.org/adirondacks/
HAPEC	Housing Assistance Program of Essex County	https://hapec.org/
HCR	NYS Office of Homes and Community Renewal	https://hcr.ny.gov/
HHA	Harrietstown Housing Authority	http://www.harrietstownha.org/
HUD	U.S. Department of Housing and Urban Development	https://www.hud.gov/
IDA	Industrial Development Authority	
JCEO	Joint Council for Economic Opportunity of Clinton and Franklin Counties	https://www.jceo.org/
LIHTC	Low Income Housing Tax Credits	https://hcr.ny.gov/low-income-housing-tax-credit-programs
NABOR	Northern Adirondack Board of Realtors	https://www.nadkbor.com/
North Elba LEAF	Local Enhancement & Advancement Fund	https://www.roostadk.com/leaf
RESTORE	Residential Emergency Services to Offer (Home) Repairs to the Elderly	https://hcr.ny.gov/restore-program
SHPO	State Historic Preservation Office (tax credit programs for historic homes)	https://parks.ny.gov/shpo/tax-credit-programs/
SLLDC	Saranac Lake Local Development Corporation	
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	

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 assist private property owners 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 minor repairs , accessibility, paint, etc	Short Range	\$-\$	USDA 504, RESTORE, Cloudsplitter, Adk Foundation SUN Fund, Rebuild Together, Rotary Foundation	HAPEC	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, Fuller Center	High	Med Feasibility High Impact
Action 1.0 C	Facilitate access to financing & other resources (ie materials, labor)	Short Range	\$-\$	Champlain National Bank & others, private sector		High	High Feasibility High Impact
Strategy 1.1	Assist the owners of multifamily rentals 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, Fuller Center, Adk Foundation SHPO [Helen Hill]	HAPEC	High	High Feasibility High Impact
Action 1.1 B	Facilitate access to financing & other resources (ie materials, labor)	Short Range	\$-\$	Champlain National Bank & others, private sector		High	High Feasibility High Impact

Goal 2:	Production of New Housing						
	Facilitate and support the development of new mixed-income housing activities.						
Strategy 2.0		Timeline	Cost	Resource/Funding	Partner Organizations	Priority	Feasibility & Impact
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	\$\$ to \$\$\$	Private financing and investment, USDA, LIHTC, HOME	HAPEC; Private Developers; AHDC	Low	High Feasibility Low impact
Strategy 2.1							
Action 2.1 A	Encourage rehabilitation of unoccupied homes.						
	Maintain an inventory of vacant and underutilized homes.	Short Range	\$	Volunteers		High	High Feasibility Low Impact
Action 2.1 B	Revitalize unoccupied, dilapidated buildings for homeownership: -Assess condition & estimate rehab cost -Determine willingness to sell -Identify potential buyers/small developers -Market to prospective developers	Mid Range	\$\$ to \$\$\$	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 Franklin County land bank.	Short Range	\$	NYS	FCLDC	Med	High Feasibility Med Impact
Action 2.1 D	Market low interest construction loans	Short Range	\$	Champlain Bank and others, USDA		High	High Feasibility Low Impact
Strategy 2.2							
Action 2.2 A	Promote the creation of Accessory Dwelling Units for long-term rentals						
	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	High Feasibility High Impact

Goal 3:	Create Housing and Community Development Partnerships 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, non-profit 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	High Feasibility High Impact
Action 3.0 C	Neighborhood Associations - support neighborhood associations in order to improve the aesthetics, safety and overall quality of life.	Mid Range	\$	Village, Cloudsplitter/ADK Foundation, Rotary, Kiwanis, North Elba LEAF, SLLDC	SLLDC, Neighborhood Associations	Med	Med Feasibility Med 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	Short Range	\$	HAPEC, HUD, HCR, HHA, JCEO, Franklin County Community Housing Council, ACAP	SLLDC	High	High Feasibility High Impact
Action 3.0 E	Explore opportunities for social impact investing* to develop or rehab housing	Short Range	\$\$\$	ADK Foundation	Northern Forest Center	High	High Feasibility High Impact

* Lower yield, long-term investment

Goal 4:	Housing Policies & Laws 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 Impact
Action 4.0 B	Inspect long-term rentals every 3 years	Mid range	\$	VSL		High	High Impact
Action 4.0 C	Create and maintain a rental registry for long-term rentals	Long range	\$	VSL	Rental property owners/ managers	Low	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 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 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 Impact
Action 4.1 D	Define planning objectives - establish priorities to inform planning objectives and regulatory structure.	Short range	\$	VSL		High	High Impact
Action 4.1 E	Recommend a short-term rental regulatory structure.	Short range	\$	VSL		High	High Impact

Strategy 4.2	Establish and promote tax incentives to encourage housing redevelopment and reduce vacant properties	Timeline	Cost	Resource/Funding	Partner Organizations	Priority	Feasibility & Impact
Action 4.2 A	Expand Village housing rehab tax credit program to include multi-family properties and expand the number of participating tax jurisdictions	Short range	\$	Attorney/legal resources	School District, Town of Harrietstown, Town of North Elba, Counties	Med	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	Med Impact
Strategy 4.3	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	Med Impact
Action 4.3 B	Engage stakeholders (e.g. renters, homeowners, developers) to identify barriers to housing redevelopment/rehabilitation	Ongoing	\$	VSL		Med	Med Impact
Action 4.3 C	Incentivize long-term rentals	Mid Range	\$	VSL		High	High Impact
Action 4.3 D	Review, and 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 should be pursued.	Mid Range	\$	VSL		Med	High Impact
Action 4.3 E	Identify additional key data points needed for effective policy discussions.	Short Range	\$	VSL	HAPEC, NABOR	High	High Impact

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

APPENDIX A

Summary of Work Undertaken by the Housing Work Group

- Reviewed Housing data in [DRI Strategic Investment Plan](#) (2019)
- Reviewed [Tri-Lakes Housing Needs Assessment \(2010\)](#)
- Reviewed [Saranac Lake Comprehensive Plan](#) (2013)
- Reviewed the [Strategic Housing Action Plan for the City of Hudson](#)
- Reviewed [NYS Homes and Community Renewal 2016-2020 Consolidated Plan & 2016 Annual Action Plan](#)
- Reviewed [HUD Income Limits](#) for Franklin and Essex Counties
- Reviewed Case Study: [The Role of Public Art and Artist Housing in Downtown Revitalization](#)
- Consult and site visit with Darren Scott, NYS Homes & Community Renewal re: housing development strategies and resources
- Consult with Joe Czajka from Hudson Valley Pattern for Progress, a public policy & advocacy organization that provides technical assistance for planning efforts involving affordable housing
- Consult with Community Preservation Corporation re: funding strategies for housing projects
- Explored the idea of doing a housing market study (scope of work was developed) but decided that the available data and limited sample size would not reveal the desired level of detail.
 - Consulted with Tupper Lake Community Development Director re: joint housing study
 - GAR consultants re: housing study
 - Opted to focus on strategies for: Rehab, Development, Outreach to assess demand > which would inform a grant strategy
- Members of the work group met with HAPEC, Fuller Center of the Adirondack, and Adirondack Foundation
- Discussions with Village Building & Planning Department staff
- Conducted an audit of vacant/abandoned residential properties
- Explored the role of land banks in housing rehabilitation
- Met with a group involved in [housing project in Millanocket, ME](#)
- Meetings and discussions with local small developers involved in and considering multi-family housing rehabilitation and other housing development projects

- Decided to work with Kearney Realty & Development Group to develop new housing
 - Introduction to Kearney Group by Senior Vice President/Regional Director of Community Preservation Corporation and Upstate East Director of Development from NYS Homes and Community Renewal
 - Hosted site visit by Sean Kearney to explore and vet potential sites; eventually confirmed the Depot area as the preferred site
 - Had multiple follow-up call and significantly vetted developer
 - Process included a trip by Mayor Rabideau, Trustee Little and Community Development Director Konkoski to tour another Kearney development in Poughkeepsie
 - Acquisition of property was facilitated by Franklin County Economic Development
- Created a list of priority properties from the audit of vacant/abandoned properties and created profiles for each. Also created a map. Identified the following next steps:
 - Inspection status/code issues
 - Develop cost estimates for rehabilitation
 - Met with potential local developers
- Explored strategies for incentivizing rehabilitation of priority properties, including:
 - Fuller Center rehabilitation programs
 - Feasibility for LDC purchase & rehabilitation
 - Target small developers
 - Potential for Cloudsplitter to provide incentives
 - Tax abatement (Village does have a [tax credit for rehab](#))
 - Low interest construction loans (explored possibility of village partnering with bank to create a funding package)
- Explored regulations for short-term rentals and potential to incentivize long-term rentals
- Reviewed [Regulating Short-Term Rental: A Guidebook for Equitable Policy](#) and [A Guide to Smart AIRBNB Regulation for Local Governments](#)
- Reviewed short-term rental software used by Franklin County
- Discussions with North Elba Community Development Commission re: housing projects and short-term rental regulation
- Presentations for short-term rental services from Granicus, LodgingRevs and Rentalscape
- Prepared and reviewed a draft Housing Tool Kit
- Reviewed list of tax delinquent properties in Village of Saranac Lake

- Met with Champlain Bank regarding construction loans for residential multi-family projects
- Reviewed [Lake Placid Housing Needs Assessment](#) and [Short-Term Rental Assessment](#)
- Community Development Director has participated in multiple discussions regarding housing at REDC Placemaking Work Group meetings
- Identified lack of off-street winter parking as an issue for many multi-family properties and explored alternative parking policies
- Met with Village Development Code Administrator to review a list of vacant properties that are being addressed through code enforcement
- Assessment of 138 Margaret Street conducted and shared with potential developers
- Assessment of 128 Margaret Street conducted and shared with potential developers
- Draft Strategic Plan for Housing

Do you have a lead on a long-term rental?

The rental housing crisis in the Adirondacks is hitting home at ANCA. Three of our current staff are acutely affected at this moment – having to vacate their current homes and unable to find long-term housing.

We could use your help. If you have any leads on rentals in Saranac Lake or surrounding communities, please contact us at anca@adirondack.org.

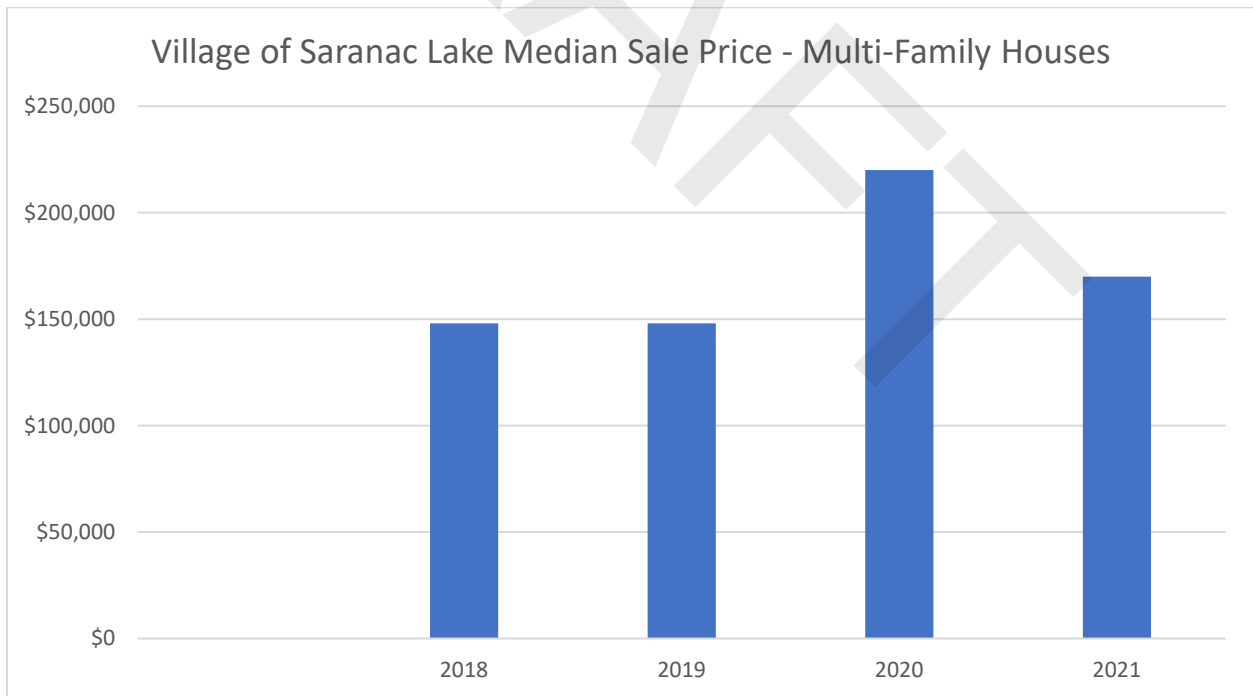
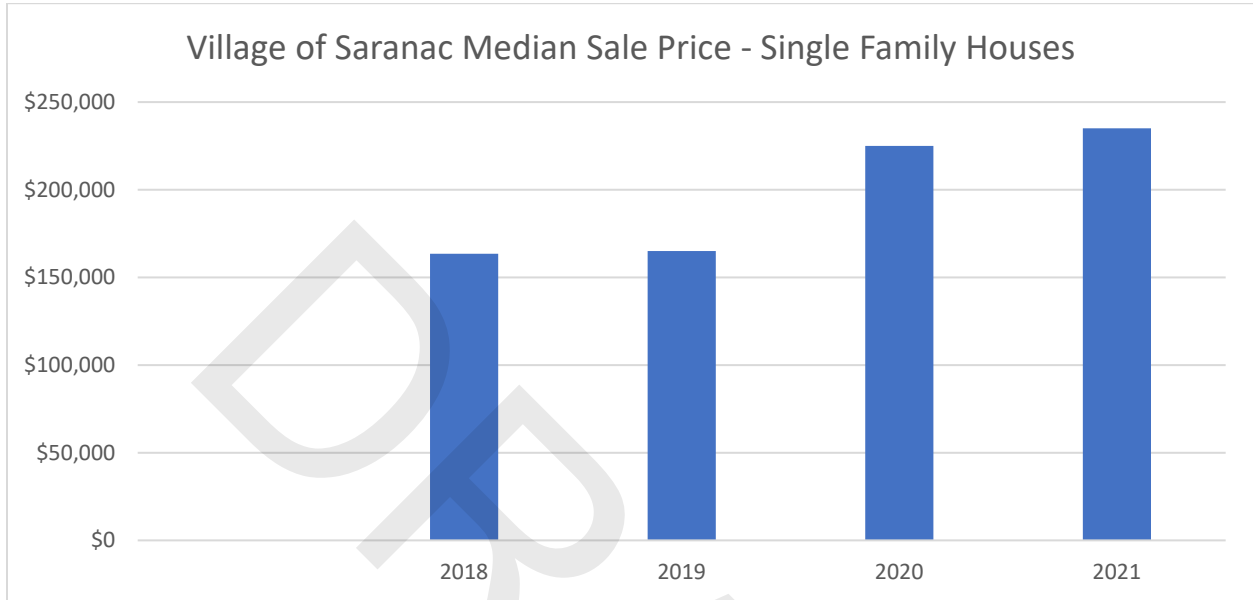
For more information and insight, read Executive Director Kate Fish's [letter to the editor](#) in and Lexi Subra's recent [piece](#) on the topic.

[Read more](#)



APPENDIX B

Village of Saranac Lake Real Estate Trends



Source: MLS

APPENDIX C

Public Input

This appendix will include all public input collected in response to this draft strategic plan and submitted as part of the final version.

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