

# BUILDING BALANCED COMMUNITIES FOR THE NORTH COUNTRY

## An Economic Analysis of Housing Needs

for Clinton, Essex, Franklin, and  
Hamilton Counties

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LAKE CHAMPLAIN-LAKE GEORGE

**REGIONAL  
PLANNING**



The preparation of this presentation was financially aided through  
a federal Northern Border Regional Commission Grant

# Background

## Lake Champlain - Lake George Regional Planning Board

- Region's federally designated Economic Development District
- Promote sustainable economic development that strengthens communities, provides quality jobs, & preserves the unique natural, historical, & cultural characteristics of the region
- Inclusive approach to regional issues
- Link between local needs & federal/state funding programs

2020 EDA funding to prepare our *Forward Together: Economic Resiliency Plan*



# Economic Analysis of Housing Needs

**\$160,000 Northern Border Regional Commission grant**

Determine regional and local market trends

Review and recommend land use policies that align with Adk Park and help achieve housing goals

Establish collaborative actions across counties

Determine sites through the region that could catalyze meaningful housing development

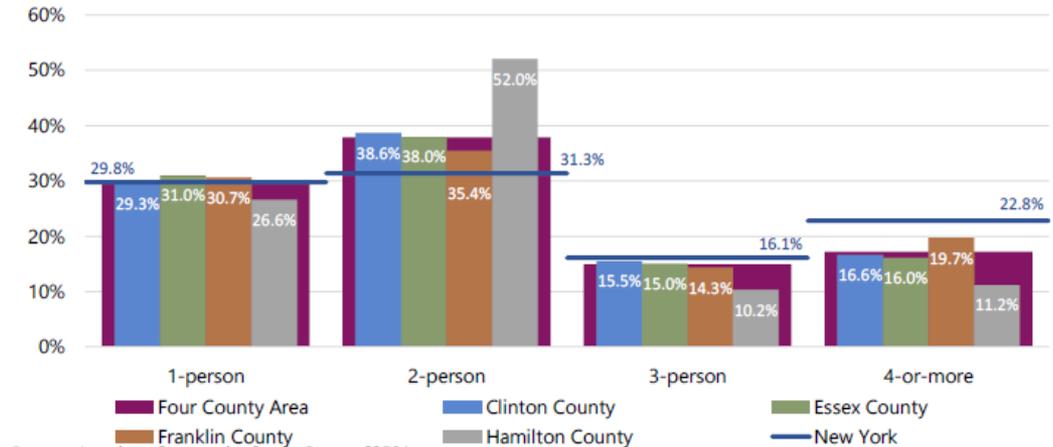
# Establishing the Issue



# Demographic and Economic Trends

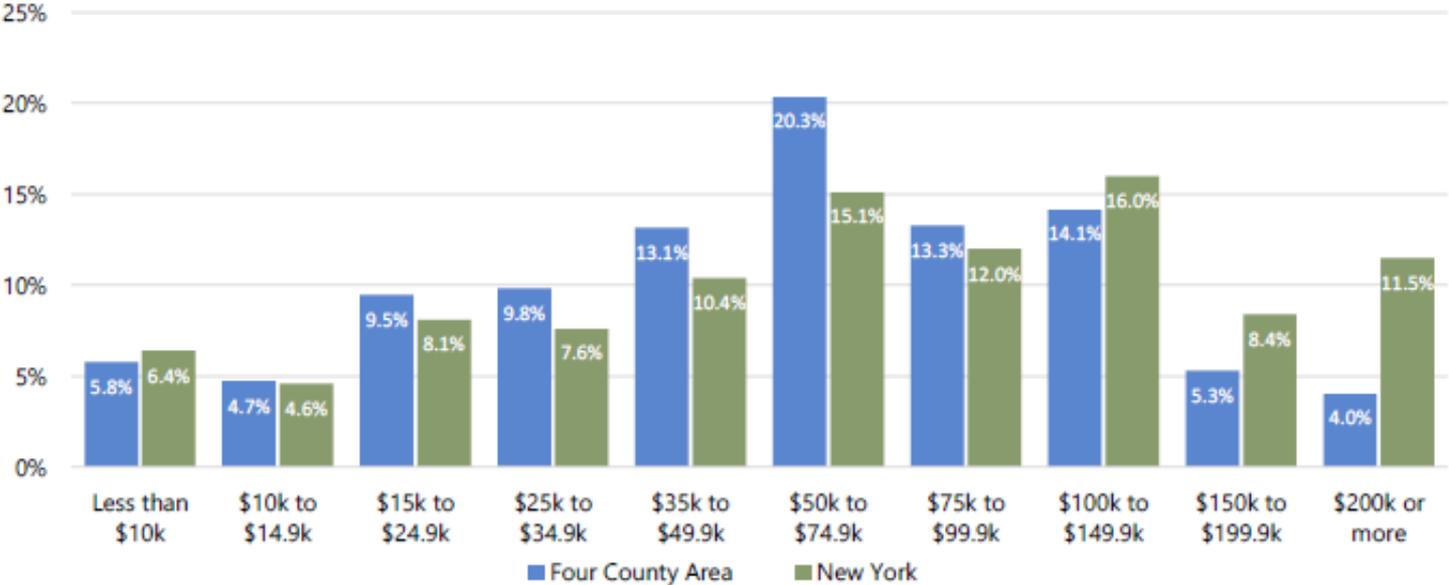
- Declining, aging population
- Negative net migration
- Household sizes are smaller than the state average
- MHI is \$13,750 lower than state average
- Region has a solid base of middle-income households

Household Occupancy Distribution - 2020



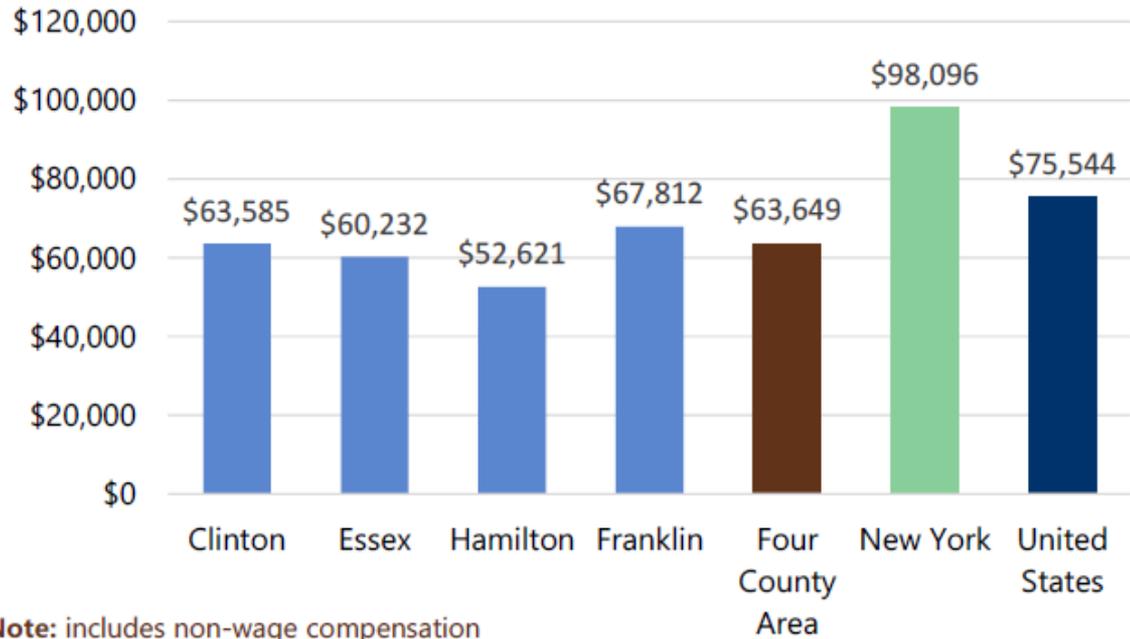
Source: American Community Survey - Report S2501

### Household Income Distribution - 2020



Source: American Community Survey - Report S1901

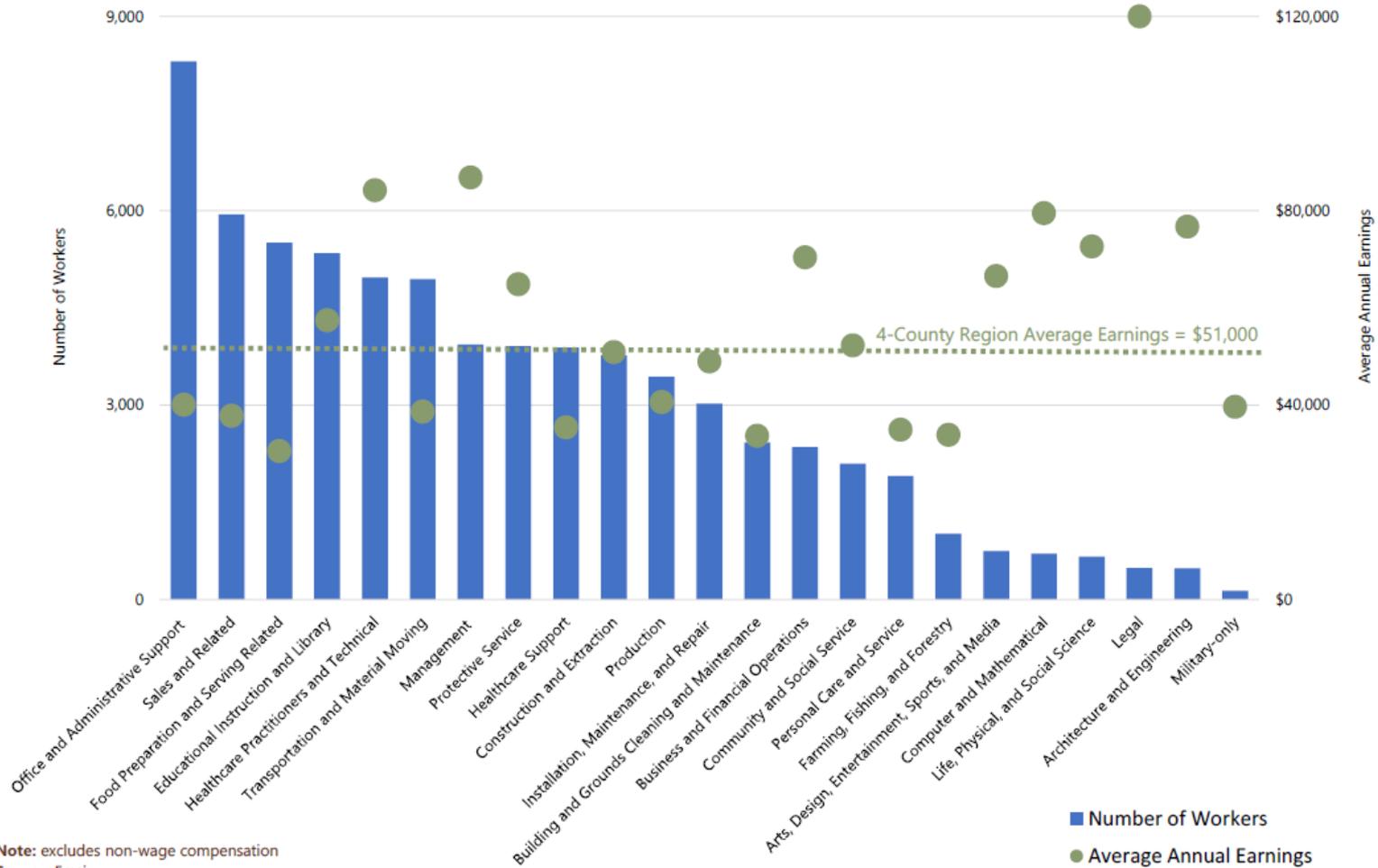
## Average Earnings per Job 2021



**Note:** includes non-wage compensation

**Source:** Emsi

## Regional Occupations and Average Annual Earnings by Occupation Type - Four-County Region (2021)



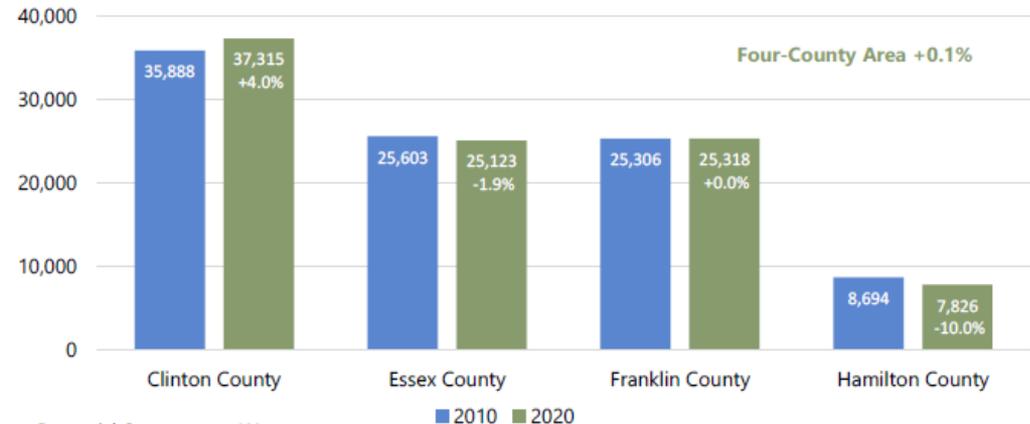
Note: excludes non-wage compensation

Source: Emsi

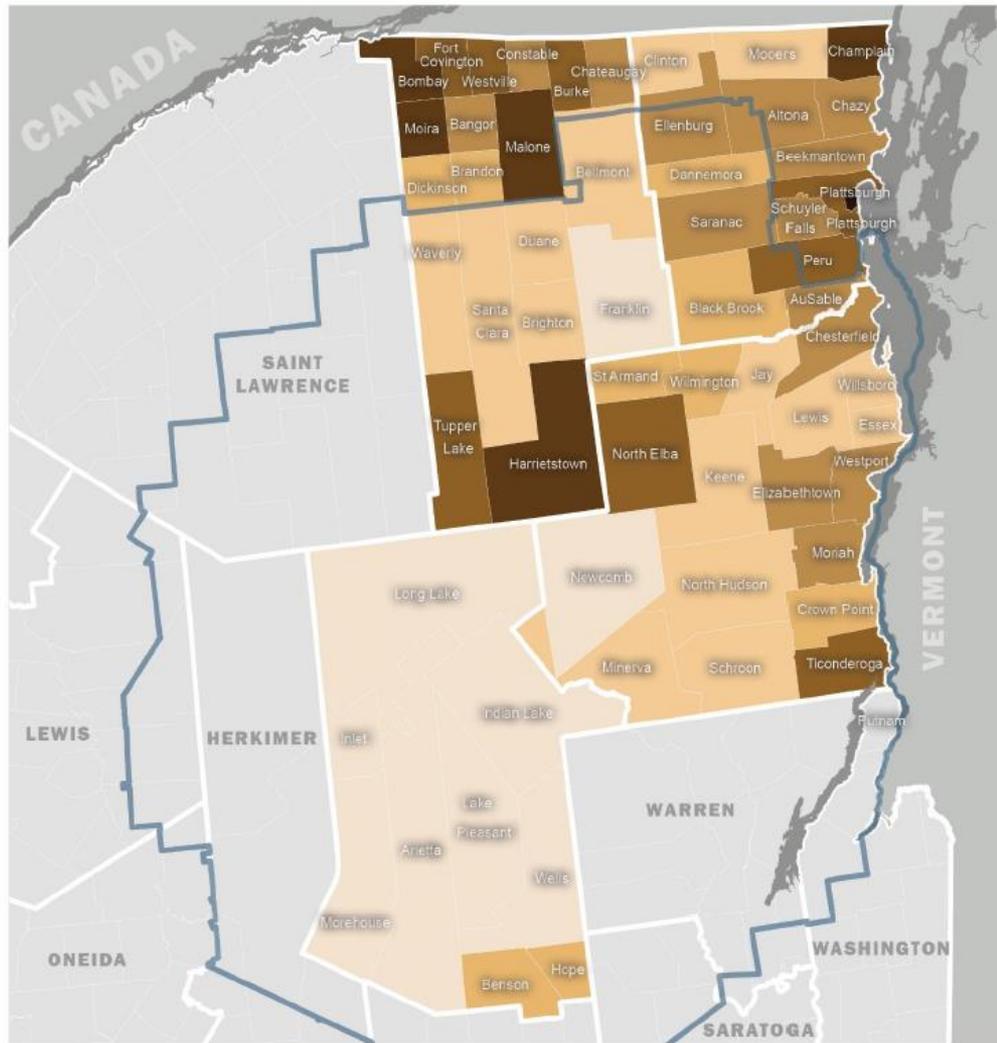
# Housing Inventory and Analysis

- **Slow housing growth**
  - Limited new construction activity
- **Disproportionate concentration of single-family homes**
  - 74% in the region
- **Rental housing is limited**
  - 28.6% of households in the region are renters
- **Exceptionally high proportion of seasonal housing units**
  - 22% of residential units in the region

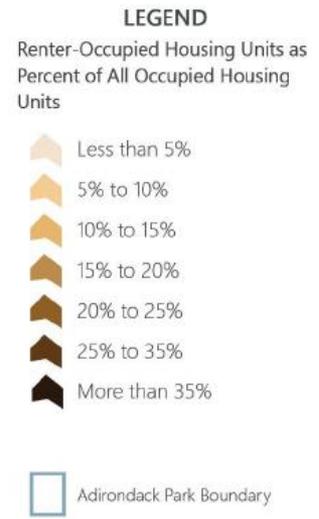
Housing Inventory and Rate of Change - 2010 to 2020



Source: Decennial Census report H1



**MAP:**  
Renter-Occupied Housing Units



0 10 20 Miles

Data: American Community Survey (2020 5-year Estimates)  
Prepared: 2022

Prepared for:  
**BUILDING BALANCED COMMUNITIES FOR THE NORTH COUNTRY:**  
A Comprehensive Housing Study and Strategy

**MAP:**  
**Seasonal, Recreational, or Occasional Use Housing**

**LEGEND**

Percent of Housing Units Classified as Seasonal, Recreational, or Occasional Use

-  Less than 10%
-  10% to 20%
-  20% to 30%
-  30% to 40%
-  40% to 50%
-  50% to 60%
-  60% to 70%
-  More than 70%

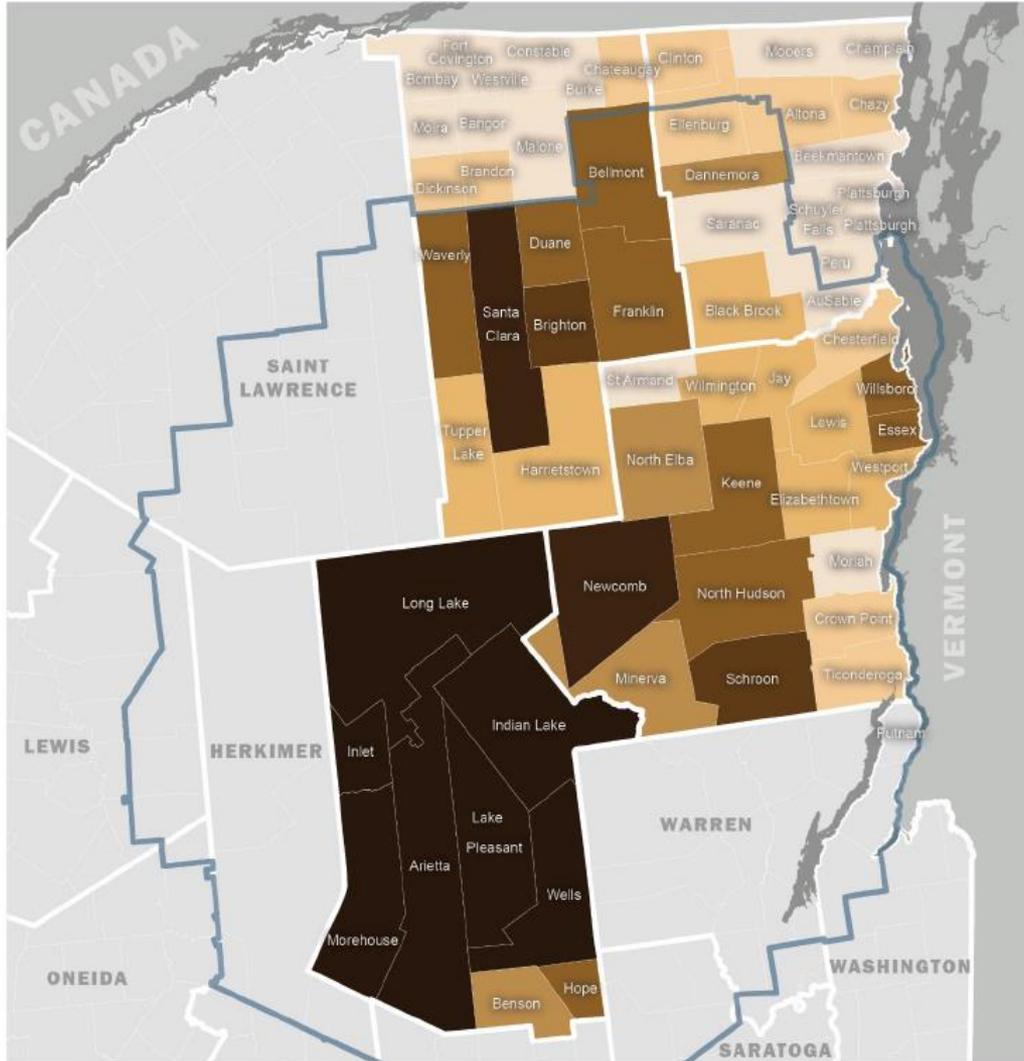
 Adirondack Park Boundary



Data: American Community Survey (2020 5-year Estimates)

Prepared: 2022

Prepared for:  
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# Housing Market Trends

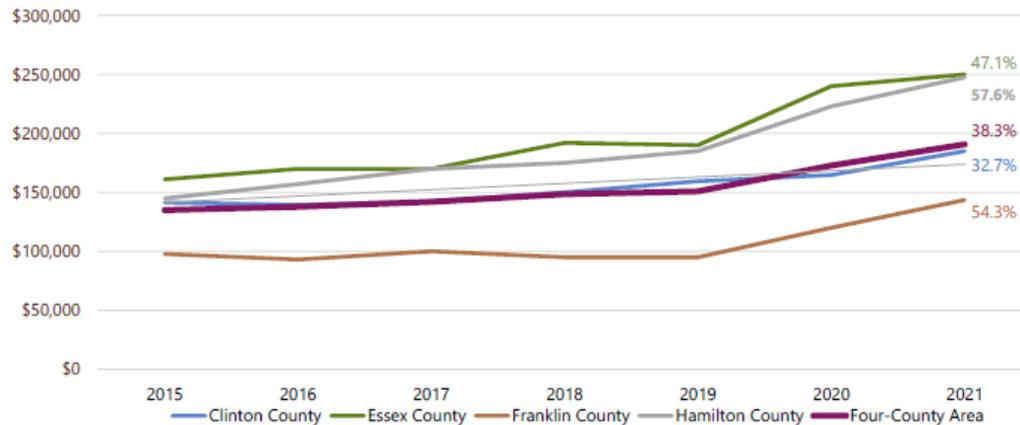
- An influx of residents from outside the region is increasing demand and putting pressure on the housing market
- Median home prices are increasing significantly, especially on the waterfront
- Limited inventory due to high demand and underproduction
- Low vacancies and rising rents indicate rental unit supply is not meeting demand
- Readily developable sites are limited
- High housing construction costs

**Median Single Family Sale Price - 2021**



Source: Clinton, Essex, Franklin and Hamilton Counties

**Median Single Family Sale Price and 2016 to 2021 Growth**



Source: Clinton, Essex, Franklin and Hamilton Counties

# Current Housing Needs



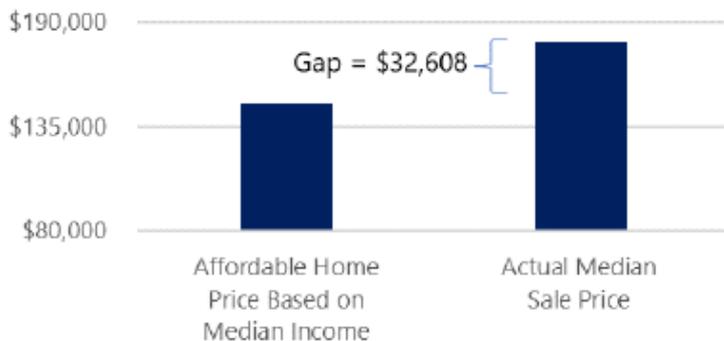
### Current Regional Housing Needs (Households)

Source of Housing Need	Clinton County	Essex County	Franklin County	Hamilton County	Four-County Area
Cost Burdened Households	7,861	4,178	4,823	271	17,133
Displaced Workers	1,498	695	774	67	3,034
Substandard Housing Replacement	191	74	145	11	421
Overcrowded Residents	269	187	124	1	581
Obsolete Housing Replacement	242	258	266	61	827
Underhoused Young Adults (18-35)	1,040	214	692	236	2,182
Alternative Senior Housing Living	1,701	802	792	141	3,436
<b>Total*</b>	<b>9,359</b>	<b>4,873</b>	<b>5,597</b>	<b>338</b>	<b>20,167</b>

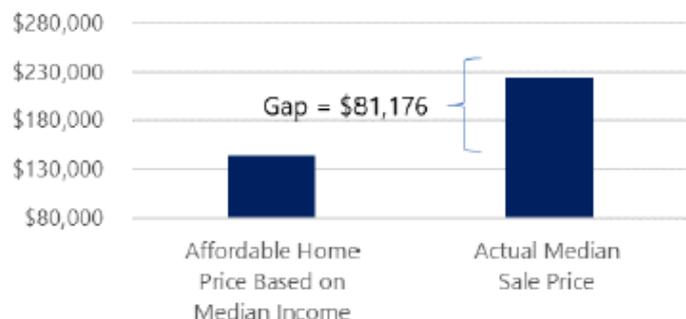
Source: Camoin Associates

Note: \*Total Includes Only Cost Burdened Households and Displaced Workers to Avoid Double Counting

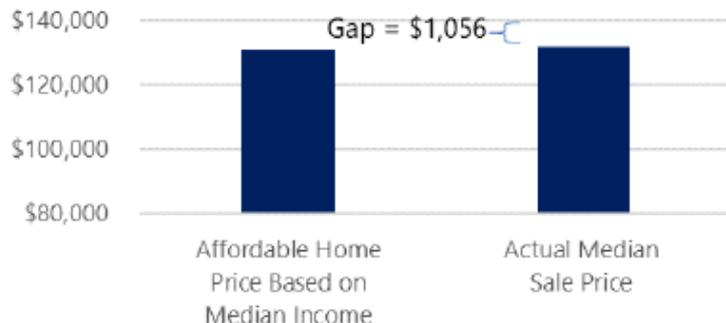
### Clinton County Affordability Gap



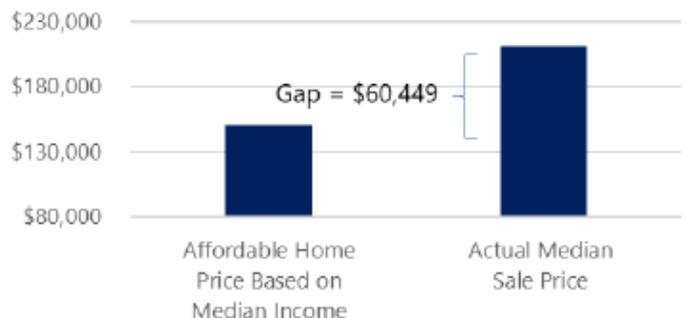
### Essex County Affordability Gap



### Franklin County Affordability Gap



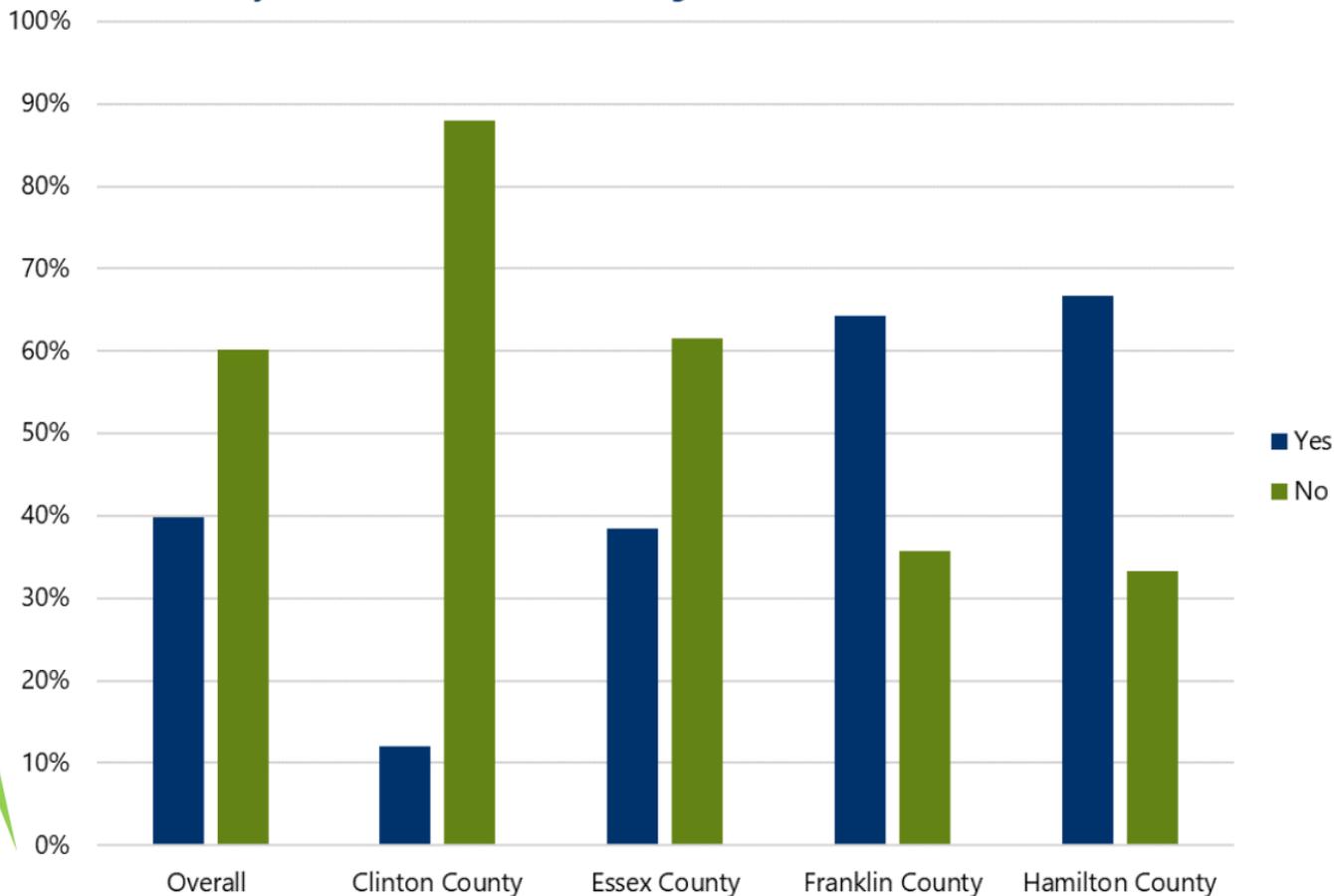
### Hamilton County Affordability Gap



# Public Outreach



**In the past 12 months, did you have any prospective employees decline a job offer because they were unable to obtain housing?**



**Economic Implications:**  
38% of respondents said they had a prospective employee decline a job due to housing challenges.

# SURVEY SAYS: RESIDENTS SEE COST AND AVAILABILITY AS MOST CRITICAL HOUSING ISSUES

#1 Most Critical:  
Lack of Available  
Quality Rentals  
(82% rated most  
critical)

#2 Most Critical:  
Prices not  
Affordable to Live  
and Work Here  
(82% rated most  
critical)

#3 Most Critical:  
Lack of Quality  
Housing for Sale  
(67% rated most  
critical)

#	Initiative
1	Support and grow the capacity of existing and emerging North Country housing organizations
2	Re-align workforce housing zoning
3	Build local: Creating an “ecosystem” for in-region modular (off-site) construction and workforce training
4	Support workforce housing development through the Adirondack Park Agency and Adirondack Park Agency Act
5	Work local, live local
6	Transition housing from retired workers to current workers
7	Rebalance the region’s housing by creating more long-term rentals
8	Engage employers in regional housing solutions
9	Stabilize, rehabilitate, and modernize existing housing
10	Establish a framework for long-term success

# 1. Support and grow the capacity of existing and emerging North Country housing organizations

Sustainable funding sources for County Land Banks

Flexible Tools to Obtain Properties, including for non-profits

Elevate Existing Housing Entities

- Assisted in securing \$300,000 Smart Growth grant app for pre-development.
- Applied for \$3M Congressionally Directed Spending grant for pre-development/home rehabs/home buyer assistance program.

## 2. Re-align workforce housing zoning

Modernizing and Reforming Local Municipal Land Use regulations

Establishing Incentive Programs for up taking Creative Zoning Practices

LCLGRP staff are working on a Best Management Practices guide for workforce housing in the Adk Park

## 4. Support workforce housing development through the APA and Adirondack Park Agency Act

Explore opportunities to support the use of accessory dwelling units (ADUs) in addressing workforce housing needs (moderate/low intensity zones)

Focusing on infill development in Hamlets

## 5. Work Local, Live Local

Alternative Pathways to Homeownership (co-ops, rent to own)

Deed restrictions

## 6. Transition Housing from Retired Workers to Current Workers

Alternative forms of housing for senior population (one-story, Senior communities)

## 7. Rebalance the region's housing by creating more long-term rentals

### LCLGRP Workforce Housing RLF

- Establishing a Revolving Loan Fund for low-interest financing for long-term rentals.

# 10. Establish a framework for long-term success

Prioritize infrastructure funding

Regional Housing Planner position at the LCLGRP

Annual regional report for housing indicators

State programs for middle income homeowners (80% - 200% AMI)

- Mortgage assistance programs with higher thresholds
- Not first-time homebuyer programs



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MARCH 2023

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