

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 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	Encourage development of vacant parcels.	Timeline	Cost	Resource/Funding	Partner Organizations	Priority	Feasibility & Impact
Action: 2.0 A	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	Encourage rehabilitation of unoccupied homes.						
Action 2.1 A	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	Promote the creation of Accessory Dwelling Units						
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	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 Feasability 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 Feasability 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 Feasability 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 (e.g. homeownership counseling program) - Tax credit information	Short Range	\$	HAPEC, HUD, HCR, HHA, JCEO, Franklin County Community Housing Council, ACAP	SLLDC	High	High Feasability High Impact

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