

Housing Solution Avenues: InDeed Housing Legacy

Daniel KieferBach

Who am I?

- A guy who gets paid to learn about community needs
- Not an elected official
- Food security, healthcare access, broadband, climate change mitigation, year round economic health, community health, broadband expansion
- EVERY ONE of those is rooted in housing....so I now do housing
- I am not a housing expert
- You need a person like me in your community, without a paid person working on housing you are in trouble
- Not very creative, likes to take existing programs and copy them
- I am a doer first and foremost...I am sorry I am not sorry about that

Before We get started

A woman with long reddish-brown hair is sitting in a meditative lotus position on a green lawn. She is wearing a grey sweater and dark pants. Her eyes are closed, and her hands are resting on her knees in a mudra. The background is a soft-focus autumn forest with trees in shades of orange, yellow, and red. The sun is shining from the upper right, creating a warm, golden glow.

Let go completely of the things not in
your control

This is happening all over America/world

This is the fault of [insert political party here]

This is the fault of [insert generational cohort here]

This is just a trend we will have to wait out

This has been happening forever

I wish the federal government would do [insert idea here]

I wish that the State stopped doing [insert idea here]

This is the effect of covid/quarantine

A young woman with long, wavy red hair is sitting cross-legged on a lush green lawn. She is wearing a grey long-sleeved sweater and dark pants. Her eyes are closed, and she has a serene expression, suggesting she is in a meditative state. Her hands are resting on her knees in a mudra. The background is a soft-focus landscape of trees with vibrant autumn foliage in shades of orange, yellow, and red. The lighting is warm and golden, indicating a late afternoon or early morning setting. The overall mood is peaceful and contemplative.

"I will not concern myself with things
out of my realm of control"

Old Forge Area

- Year round community increasingly becoming a resort community
- Shrinking school age populations - same as 1948
- Finite housing stock
- Lower level of entry for investment than other communities
- Small year round populations, huge tourist populations
- Small governments with small budgets
- 80% housing stock classified as empty
- 16% primary homeowners
- 4% long term rentals

Intervention suppositions

- 1) There is an unbalanced housing ecosystem problem
- 2) This housing crisis is as acute or more acute in the ADKs than the “average”
- 3) For the part that is “more acute,” is because we are resort communities
- 4) Reasoning that the ultimate goal of a balanced housing ecosystem is to maximize the benefit to the maximum number of stakeholders
- 5) Current incentives in our housing ecosystem do not lead to maximized benefits
- 6) Short term rentals are one part of our housing ecosystem
- 7) Short term rentals are a part of an extractive industry
- 8) Understanding that any extractive industry, when not regulated, over-extracts
- 9) Understanding that over extraction is the root cause of our ADK issues (gentrification)
- 10) Understanding that we should FIRST slow the potential future extraction BEFORE you can reverse the effects of what already has been extracted (triage)

What really is the issue?

- There is more than enough housing already for our populations
 - Building might be a tool in our arsenal, but it cannot be the primary plan as it is expensive, time consuming, changes the community, really isn't the issue in some cases
- **Increasing Internal Unit Density (# people x time) within the existing housing stock is the important key!**
- The most dense houses are year-round owner-occupied/LTRs w/ Families

What are we doing in our region?

- 1) STR regulation to require permitting/oversite
 - Software that tracks what properties are actually listed
- 1) 50 unit housing build project
- 2) Some talk of ADUs and changing zoning to allow more housing units more densely on available land, and disallowing STRs in certain zones

Our economic study found that we are 332 units of housing short of maximum efficiency

How can we increase density within our housing stock?

- 1) Not lose the homes that we already have
- 2) Claw back some of the investment properties to homes where possible
- 3) Calibrate interventions to find maximum benefice to all stakeholders

Tools:

- Zoning
- Legislation
- Cultural
- Economic
- Programmatic

Programmatic Intervention - InDeed Housing Legacy

- Based on programs in Vail and Charlevoix county
- Compensate people to encumber their property
- Use this as a freestanding program or combine it with other programs
- Restriction stays with the deed, and lifetime of the home even after conveyance

How does it work?

- Homeowner (or future homeowner) submits us an application on how much self-encumbrance of their property is worth to them
- LivingADK reviews that document and can accept, deny or counter-offer
- Participant receives funds and signs contract, begins legal encumbrance process with Attorney
- Once encumbrance is applied, LivingADK can be as involved, or not involved, as required

Why we chose our deed restriction?

- Simple. Most housing programs are complicated and complex, we chose to keep it simple
- Our encumbrance: The person that purchases and owns the house must list the house as their primary residence, or have a lease with a person that lists it as their primary residence
- Customized: You can choose to add more options, more restrictions, more oversight as needed for your community
- The simplicity was best to raise funds and educational awareness, easiest to unroll

Will this solve all of your problems?

NO!

This is a stop gap until other, slower, but more effective programs can be
put into place

Combination options

- Benefit for people to build or be able to build ADUs
- Carrot to help convert current STRs to LTRs
- Down payment assistance program
- Pseudo way for homeowners to extract equity
- 3 season to 4 season conversion
- Build monies for renovation or bridge funding for building

Added benefits of the program

- Seller can legally target buyer that fall within the encumbrance criteria, without encumbrance, in NYS, you cannot legally do that
- Conversation starter, bridges the ideological divide as it is apolitical and voluntary, an economic mechanism
- Immediate, can do it right now
- Can be used in conjunction with lots of other programs

Other Programmatic Options and ideas to Combine with

- Home Share
- Down Payment Assistance
- “Landing Local” (Short term rental buyout) program
- Winterization Incentives - 3 to 4 season
- Deed Restriction
- Land Bank
- Mini Homes as ADU

Questions people always ask me

- How do you stop bad actors, or punish people that don't follow the rules?
- Why not add more hoops for people to jump through to get the money?
- Why not set a standard amount of compensation?
- Why not set specific criteria for who can and cannot apply?
- Why would anyone self-encumber their property?
- How will you sustain the pool of money to compensate participants?
- How far are you in launching this program?
- What does success look like for this program?
- ROI?
- Why run this as a 501c3 and not a town/county?

Contact Info

Daniel KieferBach

dkieferbach@livingadk.org

315-369-3353

[InDeed Housing Legacy Program | LivingADK](#)