

# The Adirondack Housing Crisis

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The Peopled Wilderness: An Adirondack Miniterm

## History of Adirondack Housing

- Around 9000 BC: Native Americans settled The Adirondacks using wooden long houses as homes.
- 1870's: Adirondack Pioneers begin settling The Adirondacks for a subsistence-based living.
- Late 1800's: Wealthy Americans come to The Adirondacks to build elaborate Great Camps for vacationing
- The Late 1910's: After World War One more moderate living Americans begin to purchase second homes throughout The Adirondacks



Great Camp Sagamore

## The Current Housing Issues

- Housing Stock = Low
- Prices = High
- The lack of available housing in the Adirondacks has been depleted by second homeowners who want to purchase homes where they can vacation for short durations throughout the year
- Massive influx of Airbnbs
- Long. Term homes are in bad condition
- Due to state owned land and APA zoning regulations there is a limit on the amount of space available for developing new housing

## Government Perspective

### Cons:

- A lack of long term housing negatively effects communities
- Schools are empty and employers have a tough time finding employees
- There are less families in the area with young children
- Decrease in government revenue from Sales Tax for some areas
- Illegal dumping of trash
- Illegal trespassing
- Lodging generates business so Government doesn't want to do anything about it

### Pros:

- People in the area can make money by owning Airbnb's
- Brings tourism throughout the park
- Increase in government revenue from Sales Tax for some areas
- Lodging generates business

## Tourist Perspective

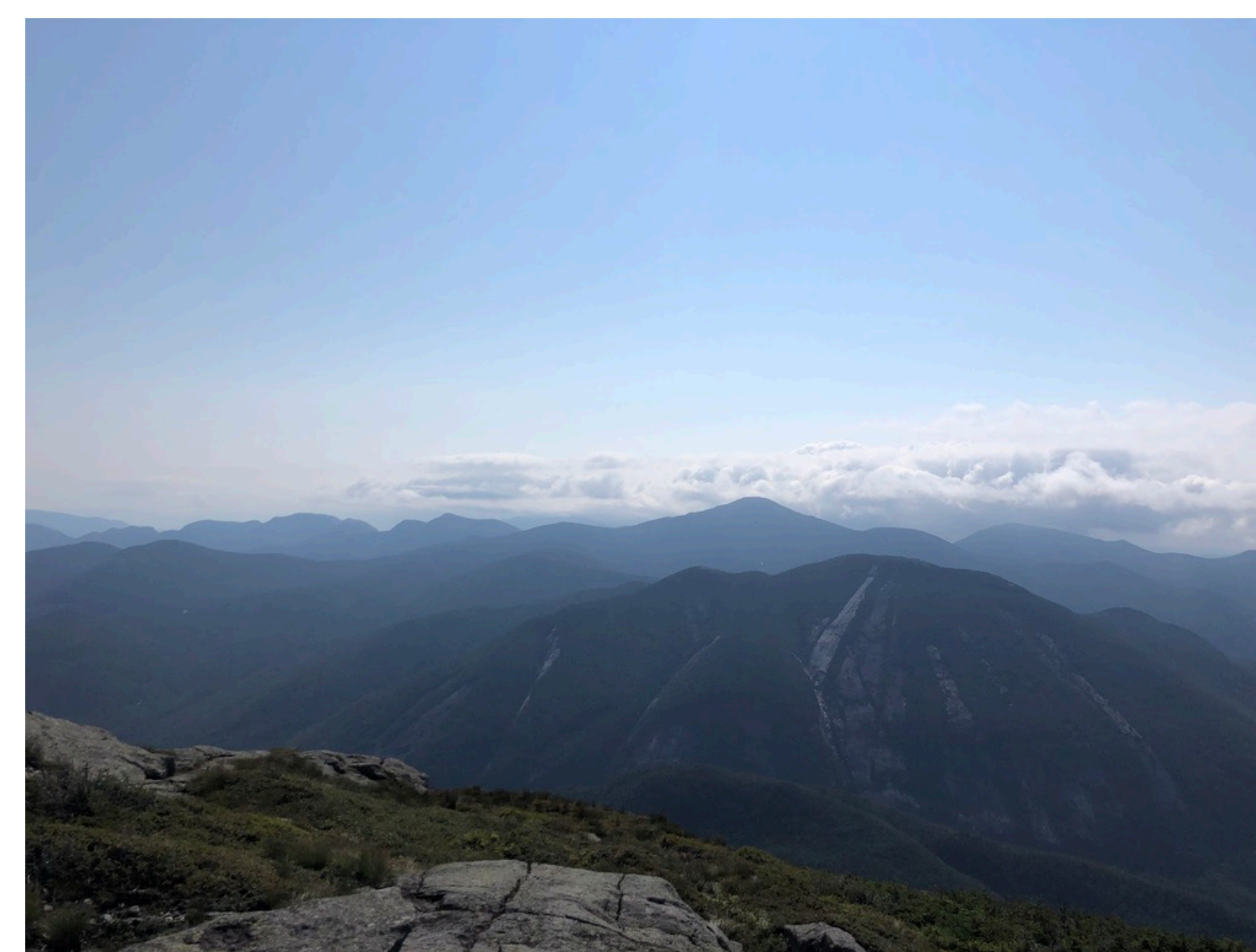
- People want second homes for various reasons including recreation, spirituality, health, space, etc.
- Airbnbs are cheap and provide homestyle amenities

## Resident Perspective

- People in the Adirondacks are having a hard time affording homes they live in due to rising property taxes
- People who have lived in the park have had to leave in an effort to find more affordable places to live
- People have to commute far distances to work
- Potential new full time residents are having trouble finding housing in the Adirondacks because future second home owners have more wealth, making it easier for them to succeed in purchasing new homes
- A lot of the fulltime housing stock is in dilapidated condition



An Adirondack Home



View of the High Peaks from Algonquin Mountain



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## Solutions

- Concentrated housing in hamlets
- Using the World University Games facilities for housing once their intended purpose is fulfilled
- Repurposing standing structures to homes
- Stricter Airbnb regulations

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