



Adirondack Relocation Assessment Survey

March 1, 2021

ROOST

**EDC**
Warren County, NY

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Table of Contents

Executive Summary	2
Survey Responses	11
Appendix A: About Camoin 310	19

Executive Summary

In January 2021, the Regional Office of Sustainable Tourism (ROOST) and Economic Development Corporation (EDC) of Warren County commissioned Camoin 310 to conduct a survey to assess people's desire to relocate to the Adirondacks as well as important factors that would allow them to consider the community to be their home. The survey was targeted to Adirondack visitors and enthusiasts located outside the Adirondacks who are expected to have the greatest interest and potential in moving to the region. The survey was distributed digitally via email and promoted on social media by the Regional Office of Sustainable Tourism, EDC Warren County, Adirondack Mountain Club, Adirondack North Country Association, Protect the Adirondacks, Adirondack Wild, Adirondack Common Ground Alliance, Adirondack Almanack, and the Adirondack Wild Center. A total of 6,773 responses were collected and analyzed as part of the Adirondack Relocation Assessment Survey from January 19, 2021 to January 29, 2021.

Overall, the majority of survey respondents indicated that they would consider moving to the Adirondacks if the right housing options were available and they could work remotely. Therefore, the results indicate there is high potential to attract households from outside the Adirondacks to communities within the park. Work (including current employment and opportunities), housing prices, and housing availability and quality were among the top reasons that have prevented people from moving to the Adirondacks. The following analysis provides an overview of the potential housing demand and housing desires for the Adirondacks.

POTENTIAL REGIONAL DEMAND POOL

To measure the demand pool for housing in the Adirondacks, we examined demand trends in the Regional Market Area, which includes New York, Connecticut, Massachusetts, Pennsylvania, Vermont, New Hampshire, and New Jersey. This geography represents the region from which most tenants or purchasers for housing development in the Adirondacks are expected to come.

The table below displays the potential regional housing demand pool by income bracket and household type based on survey results. Affordable rent and home value cohorts are based on the Housing and Urban Development's definition of housing affordability. The distribution of renter and ownership options are based on survey respondent results of those that indicated they are "very likely" to move to the Adirondacks in the next five years. Of those respondents, 17% are interested in rental housing options while 83% are interested in ownership options. It is important to note that the figures below represent the demand pool for all housing units including single-family, condominiums, cabins, apartments, etc.

There is demand for housing in the Adirondacks across all income brackets. **Overall, the regional housing demand pool for housing in Adirondacks from relocating households is estimated at 121,000 units of which there are 100,000 ownership options and 20,000 rental options.** While this *doesn't* indicate the total number of households that would be expected to relocate, this demand pool does indicate there is a substantial number of prospective households that would be highly interested in new housing in the Adirondacks and would have a high degree of likelihood of purchasing or renting available units.

Household Income Range	Max. Affordable Rent	Max. Affordable Home Value	Renter Units	Owner Occupied Units	Total
Less than \$36,850	Less than \$921	Less than \$129,000	1,183	5,776	6,960
\$36,850 - \$58,960	\$921 - \$1,474	\$129,000 - \$206,000	2,887	14,095	16,981
\$58,960 - \$88,400	\$1,474 - \$2,211	\$206,000 - \$310,000	3,691	18,023	21,714
\$88,400 - \$147,400+	\$2,211 - \$3,685+	\$310,000 - \$516,000+	12,730	62,155	74,885
		Total	20,492	100,048	120,540

Note: Housing affordability assumes a maximum of 30% of income in spent on housing.

Source: Camoin 310, Community Housing Needs Assessment, HUD

It is important to note that the demand pool figures do not necessarily represent demand and absorption figures as people may not choose to move to the Adirondacks for a variety of reasons even if the right housing options were available. This demand pool should serve as a basis for understanding which types of households are likely to be attracted to housing development based on survey findings.

SURVEY KEY FINDINGS

General Findings

- ◆ 91% of respondents would consider moving to the Adirondacks if the right housing options were available and they could work remotely.
- ◆ Approximately 10% of respondents indicated they are “very likely” to move to the Adirondacks in the next five years. An additional 14% of respondents indicated they are “somewhat likely.”
- ◆ Work/employment is the top factor keeping people from moving to the Adirondacks with 52% indicating this factor being the primary reason for not moving to the region. Housing prices, housing availability and quality, and high-speed internet with the next highest-ranked responses, respectively.

Regional Housing Demand Findings

Based on the survey results regional demand for housing in the Adirondacks will focus on:

- ◆ **Preference for housing in hamlet areas** – The survey results indicate that the majority of those with interest in relocating to the Adirondacks are interested in living in hamlet areas where there are amenities such as high-speed internet, healthcare, jobs, dining, and shopping opportunities.
- ◆ **Lake Placid, Saranac Lake, Hamilton County, Lake George and the Adirondack Hub Region** – The regional population is most interested in living in Lake Placid and Saranac Lake with 56% and 43% of the survey respondents indicating interest in those communities. There is also significant interest in Hamilton County (25%), Lake George (24%), and the Adirondack Hub Region (23%).
- ◆ **Two- and three-bedroom options** – The majority of the survey respondents indicated they would need two- or three-bedroom housing options to consider renting or purchasing a home in the Adirondacks. There is also some demand for one-bedroom and four-plus bedroom options to support singles/couples and families respectively.
- ◆ **Focus on ownership options with less interest in rental options** – The majority of regional demand is focused on owning singly family homes with significant interest in other ownership options like owned townhomes and condominiums. There is demand for rental options albeit at a much lesser proportion.
- ◆ **Retirees and remote workers** – There is a high potential to attract households from outside the Adirondacks to the park through housing opportunities. Retirees and those who are able to work remotely present the greatest opportunity. Survey results indicate that there is a substantial retiree and remote workforce that is interested in living in the Adirondacks.

Respondents were also provided a space for additional thoughts and comments. In this section, respondents noted the desire for specific amenities related to housing development including access to coworking spaces, desire for a mix of new builds and old charm, and desire for pet-friendly housing. Major themes of the comment section include:

- ◆ **Focus on Adirondack beauty and charm** – Several respondents noted that the Adirondacks is a beautiful space to live with genuine people and access to abundant outdoor recreational activities.

Several people shared fond memories of their experience growing up or visiting the Adirondacks. Several comments referred to the Park as therapeutic and their “happy place”.

- ◆ **Adirondack dream** – Several respondents noted that it is their dream to live in the Adirondacks. Some noted they plan to move to the Adirondacks when their children are older or they retire. Several people indicated they have plans to retire within the next five years and hope to get a place in the Adirondacks either permanently or seasonally. Specific locations that were noted include Saranac Lake, Lake Placid, Keene, Long Lake, and Lake George, as well as a desire for a remote location with several acres of land. Desire for waterfront properties and cottages/homes were noted in the comments.
- ◆ **Housing** – Several respondents noted a need for senior housing, affordable housing options, and additional seasonal home options. Other respondents noted that they have been looking for a place in the Adirondacks for some time. It was noted that there is a desire for affordable condominiums in Lake George as well as Lake Placid.
- ◆ **Existing concerns for relocating in the Adirondacks** – Affordability was a top concern for people moving to the Adirondacks. Respondents noted concern for affordability related to taxes, housing costs, and groceries/living costs. Several respondents noted concerns they have for moving to the Adirondacks including cell service, high-speed internet, access to health care, high paying jobs, affordable housing opportunities, and access to supermarkets. Others noted concerns over New York’s taxes, weather, and limited diversity in the Adirondacks.
- ◆ **Rentals** – There is a desire for seasonal and year-round rental options. Several respondents noted they would need animal-friendly accommodations for their dogs and cats.
- ◆ **Conservation concerns related to development and tourism** – There are concerns of overpromoting the area and increased development. Several comments noted that increased visitation has dulled the area’s allure for some while others are concerned that increased visitation will harm the Adirondack environment.
- ◆ **Interest in work opportunities** – There is an interest in work opportunities in the Adirondacks as well as remote options for people to work from their existing or future home in the Adirondacks. Coworking spaces and high-speed internet are attractive to those looking to work remotely. Several respondents noted they are interested in being informed of work opportunities in the Adirondacks. Other comments noted an interest in volunteer opportunities including firefighting and EMS.
- ◆ **Many are already on their way** – Several respondents indicated that they had just moved to the Adirondacks or are in the process of moving to the area. Additionally, many others noted that they plan to move to the Adirondacks either part-time or permanently within the next five years. There were also comments noting that they were moving/purchasing homes in Glens Falls/Queensbury for job opportunities that allowed them to be close to the Adirondacks.
- ◆ **Proximity to current residence is key** – Several respondents noted that they have an interest in a second home, retirement home, or vacation rental based on the current driving distance from their current home.
- ◆ **Ties to the Adirondacks** – There are a significant number of people with ties to the area including having visited as a child, attending sporting tournaments in the area, and visiting for family vacations. The vast majority visit multiple times throughout the year.

Survey Analysis

STUDY GEOGRAPHY

To measure the demand for housing in the Adirondacks we use the Regional Market Area which represents the region from which most tenants or purchasers are expected to come. This region is based off quantitative visitation and property tax data as well as qualitative information gathered from local real estate agents. The Regional Market Area is New York, Connecticut, Massachusetts, Pennsylvania, Vermont, New Hampshire, and New Jersey.

LIKELY TO RELOCATE TO ADIRONDACKS

Survey results were used to extrapolate the greater demand in the Regional Market Area by Adirondack visitors. According to the Regional Office of Sustainable Tourism, there are over 7 million visitors to the Adirondacks each year.¹ Since that the average party size for Adirondack visitors is approximately four people, the visitation figure is assumed to be approximately 1.75 million households.²

We acknowledge that the survey respondents are more likely to move to the Adirondacks based on their ties to organizations in the area and their draw to the survey. Visitation figures from ROOST's visitor report indicate that 64% of visitors have visited the Adirondacks at least once in the past year whereas 82% of our survey respondents visit at least once a year.³ To conservatively account for this, we calibrate the visitor households to account for the difference in visitation trends thereby reducing the number of total households so that the survey results can be applied and reflect an accurate demand pool. The reduction of households is based on the ratio of percent of annual visitors visiting at least once a year in the entire visitor population compared to the survey respondents. This results in a total of 1.435 million visitor households.

Based on the survey response, there are 4,667 visitors (84% of all respondents) from the Regional Market Area. Of the respondents in the Regional Market Area, 486 (10%) indicated they are "Very Likely" to move to the Adirondacks in the next five years. These proportions were applied to the number of visitor households to represent the regional demand pool for housing in the Adirondacks. It is likely conservative given that a portion of those that indicated they are "Somewhat Likely" to move to the Adirondacks in the next five years would still represent a source of potential housing demand.

Regional Market Area



¹ Regional Office of Sustainable Tourism (2020, July). Media Kit – 2020 <https://www.roostadk.com/wp-content/uploads/2020/07/MediaKit-2020-WithBleed.pdf>

² Regional Office of Sustainable Tourism (2019). 2019 Marketing Plan Essex County. <https://www.roostadk.com/wp-content/uploads/2019-ROOST-Marketing-Plan-Essex-County-web.pdf>

³ Regional Office of Sustainable Tourism (2018, November). 2017 Visitor Report. <https://www.roostadk.com/wp-content/uploads/2018/11/Adirondacks-2017-Visitor-Report-Final.pdf>

POTENTIAL DEMAND BY INCOME LEVEL

We examined household income trends of respondents to gauge the demand for housing in the Adirondacks. Of the 486 respondents in the Regional Market Area who were “Very Likely” to move to the Adirondacks in the next five years, 433 reported their household income. Survey results indicate there is housing demand across all income cohorts. The majority of housing demand (51%) from households in the Regional Market Area is in the higher income brackets of 150%+ AMI.

Regional Market Area Demand by Income

Area Median Income (AMI) Income	Household Income Range from Survey	Number of Households From Survey	Percent of Households	Total Regional Household Demand
Under 50% AMI	Less than \$35,000	25	5.8%	6,960
50-80% AMI	\$35,000 - \$55,999	61	14.1%	16,981
80-120% AMI	\$56,000 - \$83,999	78	18.0%	21,714
120-150% AMI	\$84,000 - \$109,999	47	10.9%	13,084
150-200% AMI	\$110,000 - \$141,999	67	15.5%	18,652
200%+ AMI	\$141,000 +	155	35.8%	43,149
Total		433	100.0%	120,540

Note: Includes responses within the Regional Market Area that indicated they are “Very Likely” to move to the Adirondacks in the next five years

Source: Camoin 310, Adirondack Relocation Assessment Survey

POTENTIAL DEMAND BY COMMUNITY

The following table displays the potential demand pool by Adirondack community. Overall, Lake Placid and Saranac Lake have the most interest with 56% and 43% of the survey respondents indicating interest in those communities, respectively. Other communities with significant interest from this survey include Hamilton County (25%), Lake George (24%), and the Adirondack Hub Region (23%).

Regional Market Area Demand by Community

Community	Number of Households From Survey	Percent of Households	Total Regional Household Demand
Lake Placid Region (Lake Placid, Keene, Wilmington, Jay)	270	56.3%	67,804
Saranac Lake Region	206	42.9%	51,732
Lake Champlain Region (Chesterfield, Essex, Willsboro, Elizabethtown, Lewis, Westport, Moriah, Crown Point, and Ticonderoga)	92	19.2%	23,104
Adirondack Hub Region (Minerva, Newcomb, North Hudson, and Schroon Lake)	112	23.3%	28,126
Hamilton County (Long Lake, Indian Lake, Speculator, Inlet/Old Forge)	120	25.0%	30,135
Tupper Lake Region	89	18.5%	22,350
North Creek/Chester/Gore Region	82	17.1%	20,592
Lake George Region	113	23.5%	28,377
Other	46	9.6%	11,552
Total	480	100.0%	120,540

Note: Includes responses within the Regional Market Area that indicated they are “Very Likely” to move to the Adirondacks in the next five years

Source: Camoin 310, Adirondack Relocation Assessment Survey

RENTAL VS. OWNER OCCUPIED DEMAND

Housing demand in the Adirondacks is predominately focused on single-family detached homes with 89% of respondents indicating that as a housing option they are interested in. Owned townhomes, owned condominiums, and apartment rentals were also high-ranking housing options. Other housing options people indicated included cabin, camp, land, and opportunities to build. Access to public and private land

was also an important factor in the decision to locate in the Adirondacks. *Note that the demand figures below do not add to the total because respondents could select multiple housing types.*

Regional Market Area Demand by Household Type

	Number of Respondents	Percent of Respondents	Total Regional Demand
Single-family detached home	429	89.4%	107,733
Condominium owned	64	13.3%	16,072
Apartment rental	52	10.8%	13,059
Townhome owned	76	15.8%	19,086
Townhome rental	36	7.5%	9,041
Condominium rental	28	5.8%	7,032
Other	41	8.5%	10,296
Total	480	100.0%	120,540

Note: Includes responses within the Regional Market Area that indicated they are "Very Likely" to move to the Adirondacks in the next five years

Source: Camoin 310, Adirondack Relocation Assessment Survey

DEMAND BY STATED PRICE-POINT PREFERENCE

Survey respondents were asked, "At what price points would you consider renting in the Adirondacks?" The following table includes responses that were in the Regional Market Area and likely to move in the next five years. Demand for rentals is concentrated in the lower price ranges with 42% indicating they would consider rental options under \$900 and 53% indicating they would consider rentals between \$900 and \$1,399. There is also demand for high-end rental units upwards of \$3,600 per month. Accounting for the entire Regional Market Area population, the largest opportunity to attract residents to the Adirondacks would be through rental options under \$1,400. *Note that the demand figures do not add to the total because respondents could select multiple price points.*

Regional Market Area Demand For Rentals by Price Point

	Number of Respondents	Percent of Respondents	Total Regional Demand
< \$900 per month	133	41.6%	50,099
\$900 - 1,399	168	52.5%	63,284
\$1,400 - 2,199	73	22.8%	27,498
\$2,200 - 2,774	20	6.3%	7,534
\$2,775 - 3,600	9	2.8%	3,390
\$3,600 +	5	1.6%	1,883
Total	320	100.0%	120,540

Note: Includes responses within the Regional Market Area that indicated they are "Very Likely" to move to the Adirondacks in the next five years

Source: Camoin 310, Adirondack Relocation Assessment Survey

Survey respondents were asked, "At what price points would you consider purchasing in the Adirondacks?" The following table includes responses that were in the Regional Market Area and likely to move in the next five years. Overall, there is a demand for a range of housing prices with the largest demand for properties priced between \$100,000 and \$149,999 at 32% followed by those priced between \$150,000 and \$199,999 with another 362% of respondents. Nearly 15% of respondents indicated they would consider purchasing in the \$400,000 + price range. *Note that the demand figures do not add to the total because respondents could select multiple price points.*

Regional Market Area Demand For Owner-Occupied Properties by Price Point

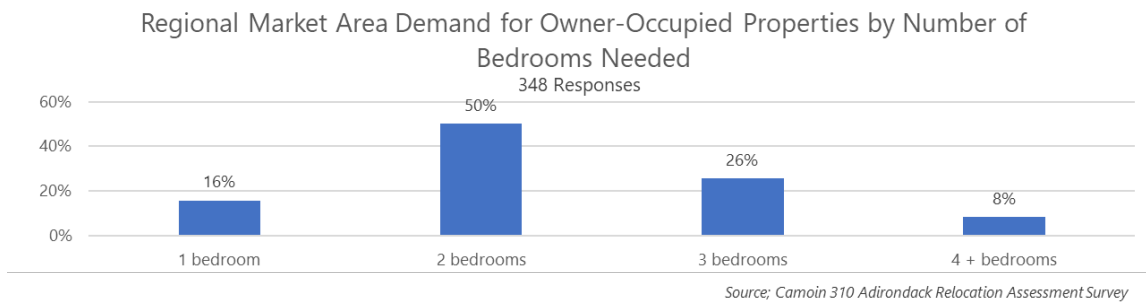
	Number of Respondents	Percent of Respondents	Total Regional Demand
<\$100,000	95	21.5%	25,967
\$100,000 - 149,999	142	32.2%	38,813
\$150,000 - 199,999	142	32.2%	38,813
\$200,000 - 249,999	121	27.4%	33,073
\$250,000 - 299,999	84	19.0%	22,960
\$300,000 - 349,999	71	16.1%	19,407
\$350,000 - 399,999	57	12.9%	15,580
\$400,000 +	64	14.5%	17,493
Total	441	100.0%	120,540

Note: Includes responses within the Regional Market Area that indicated they are "Very Likely" to move to the Adirondacks in the next five years

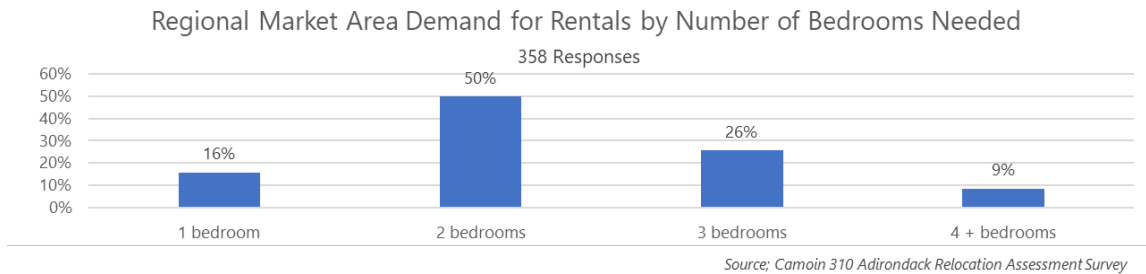
Source: Camoin 310, Adirondack Relocation Assessment Survey

DEMAND BY UNIT SIZE

Half of respondents interested in moving to the Adirondacks in the next five years indicated that they would need two bedrooms in a home for them to consider purchasing in the Adirondacks. 26% indicated they would need three bedrooms.



Similarly, two and three-bedroom options are the most demanded rental option. Half of the survey respondents in the Regional Market Area that are likely to move to the Adirondacks in the next five years indicated they would need two bedrooms while 26% indicated they would need three bedrooms.



DEMAND DEMOGRAPHICS

The following demographics are based on survey respondents who are located in the Regional Market Area and are likely to move to the Adirondacks in the next five years. These demographics allow us to better understand the type of market a housing development in the Adirondacks would likely draw from.

- ◆ The demand pool covers a range of ages with the majority being between 44 and 64 years old.

Regional Market Area Demand: How old are you?		
	Survey Respondents	Percent
Under 25 years old	12	3%
25 to 34	63	13%
35 to 44	44	9%
44 to 54	99	21%
55 to 64	155	33%
65 to 74	87	18%
75 +	13	3%
Total	473	100%

Source: Camoin 310, Adirondack Relocation Assessment Survey

- ◆ Nearly half of households are small households with singles (49%) followed by 19% living with one other person. 31% are households with 3 or more people.

Regional Market Area Demand: Including yourself, how many people are in your household?		
	Survey Respondents	Percent
1	92	19%
2	235	49%
3	64	13%
4	52	11%
5+	32	7%
Total	475	100%

Source: Camoin 310, Adirondack Relocation Assessment Survey

- ◆ Approximately 35% of respondents have lived in the Adirondacks before while 65% have not. Of those that lived in the Adirondacks, several noted having vacation homes and family properties, having grown up in the Adirondacks and/or having attended Paul Smiths and SUNY ESF Ranger School.

Regional Market Area Demand: Have you ever lived in the Adirondacks?		
	Survey Respondents	Percent
No	310	65%
Yes	169	35%
Total	479	100%

Source: Camoin 310, Adirondack Relocation Assessment Survey

- ◆ The majority are frequent visitors with 35% visiting 1 to 5 times a year, 26% visiting 6 to 10 times, and 42% visiting 10+ times a year.

Regional Market Area Demand: How often do you currently visit the Adirondacks?		
	Survey Respondents	Percent
Less than once per year	32	7%
1 to 5 times per year	165	35%
6 to 10 times per year	77	16%
10 + times per year	195	42%
Total	469	100%

Source: Camoin 310, Adirondack Relocation Assessment Survey

- ◆ Of the respondents in the Regional Market Area that are interested in moving to the Adirondacks in the next five years, 21% are retired. Of the respondents that are working, over half have the ability to work remotely. Of the individuals who are working, many work in the Professional, Scientific, and Technical Services; Education; Health Care; and Finance and Insurance sectors.

Regional Market Area Demand: Are you currently employed in a job where you can work remotely full time or the majority of the time?		
	Survey Respondents	Percent
I am retired	101	21%
No	187	39%
Yes (as a business owner/sole proprietor/freelancer)	57	12%
Yes (as an employee of a company/organization)	138	29%
Total	483	100%

Source: Camoin 310, Adirondack Relocation Assessment Survey

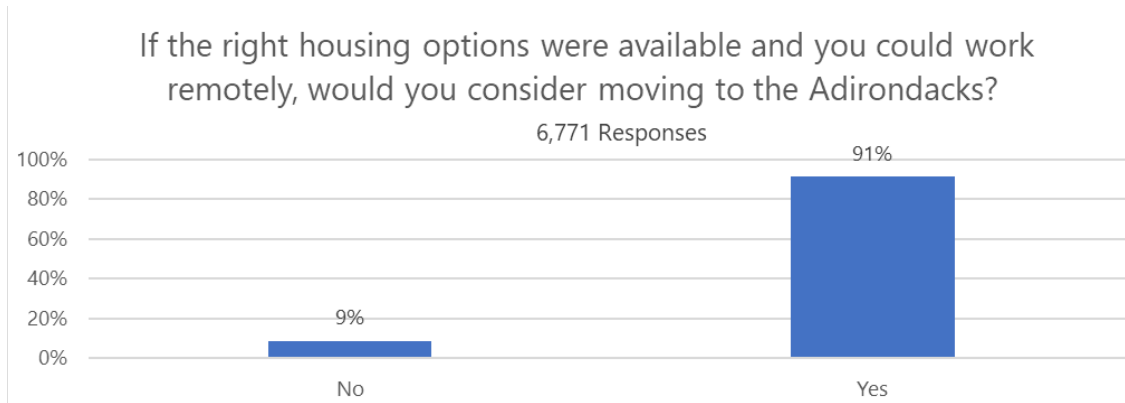
Regional Market Area Demand: What industry do you work in?		
	Survey Respondents	Percent
Professional, Scientific, and Technical Services	80	18%
Education	61	14%
Health Care	56	13%
Finance and Insurance	31	7%
Skilled trades	27	6%
Information (Technology, Information Services)	26	6%
Hospitality	24	5%
Arts and Entertainment	24	5%
Retail/Sales	20	5%
Manufacturing	15	3%
Non-profit	12	3%
Public Administration	11	3%
Other	53	12%
Total	440	100%

Source: Camoin 310, Adirondack Relocation Assessment Survey

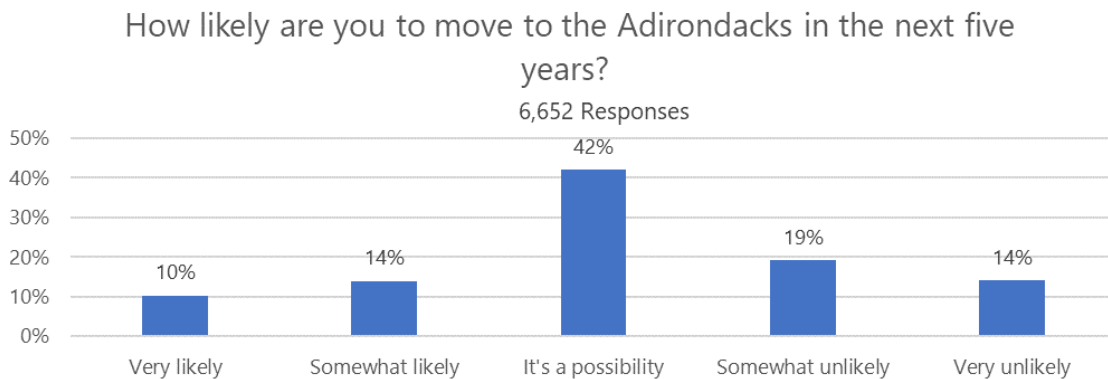
Survey Responses

ADIRONDACK RELOCATION ASSESSMENT

A total of 6,179 respondents (91%) indicated that they would consider moving to the Adirondacks if the right housing options were available and they could work remotely. Of the respondents that indicated they would not move to the Adirondacks many were concerned with the cold weather and long winters, being close to family, and New York’s high taxes. Others expressed that the Adirondacks will remain a vacation destination for their families rather than a permanent residence.

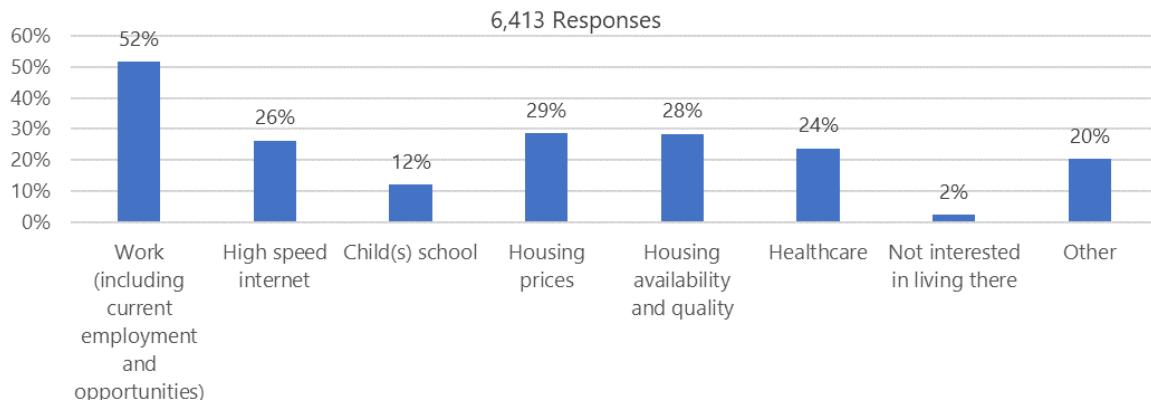


Approximately 10% of respondents (689 respondents) noted that it is “very likely” that they will move to the Adirondacks in the next five years while 14% (935) indicated they are “somewhat likely”. For the people that indicated that they are “very likely” or “somewhat likely” outdoor recreation opportunities nearby is the most impact factor when selecting a community or neighborhood to live in followed by quality housing that they can afford, availability of health care services, employment opportunities/income potential, and strong sense of community/community spirit.



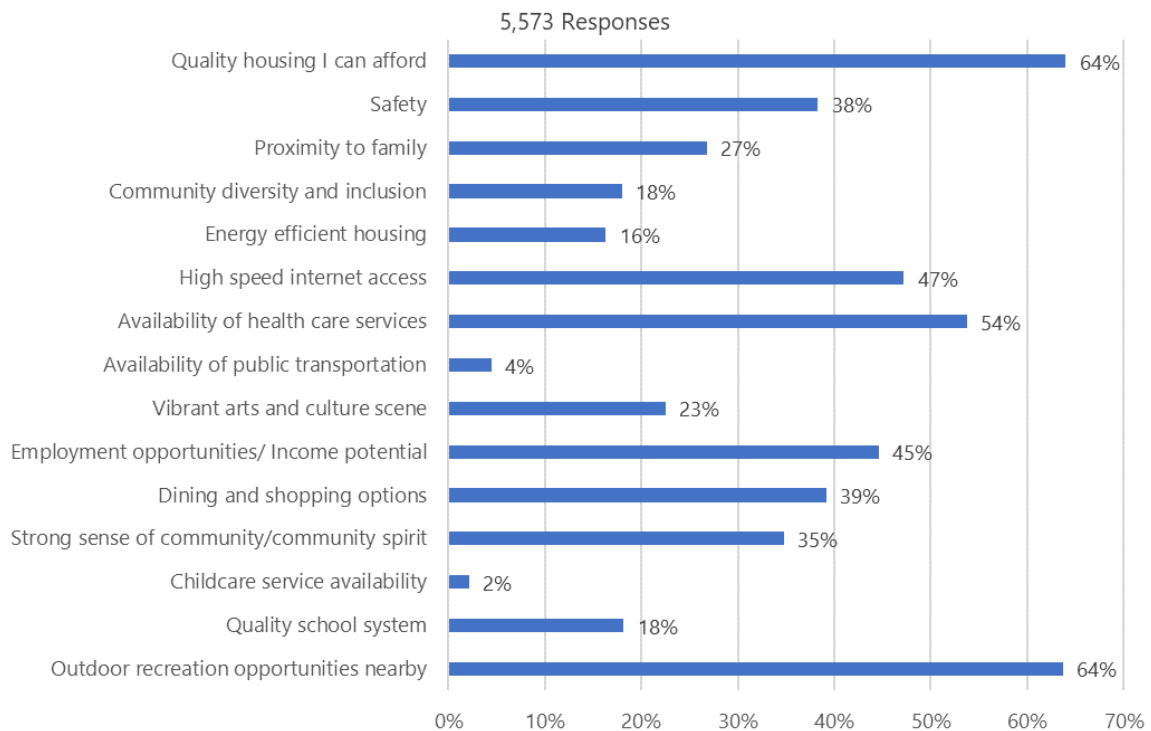
Work (including current employment and opportunities) is the top factor keeping people from moving to the Adirondacks with 52% of respondents or 3,314 respondents selecting this option. Other factors hindering people from moving to the Adirondacks include housing prices (29%, 1,843 respondents), housing availability and quality (28%, 1,825), and high-speed internet (26%, 1,685).

What reasons are most likely to keep you from moving to the Adirondacks?



Respondents were asked to select the top five most important factors when selecting a community or neighborhood to live in. The top factor among respondents was quality housing I can afford with 3,566 respondents or 64%, closely followed by outdoor recreation opportunities nearby with 3,549 respondents or 64%. Other high-ranking factors include the availability of health care services, high speed internet access, and employment opportunities/income potential.

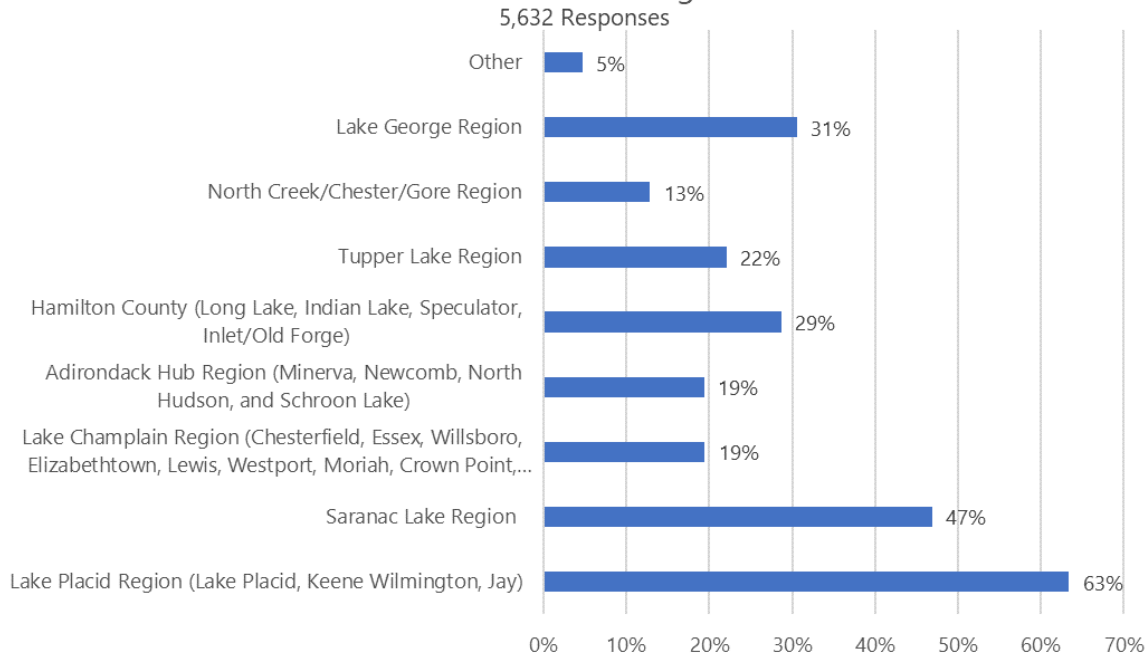
Most important factors to you when selecting a community or neighborhood to live in



Respondents were asked to select the communities that they are most interested in living in. Approximately 63% (3,570 respondents) of survey respondents are interested in living in the Lake Placid Region, 47% (2,641) are interested in the Saranac Lake Region, and 31% (1,723) are interested in the Lake George Region. Other locations include Western Adirondacks, Tug Hill, Piseco, Lowville/Stillwater/Big Moose, and others.

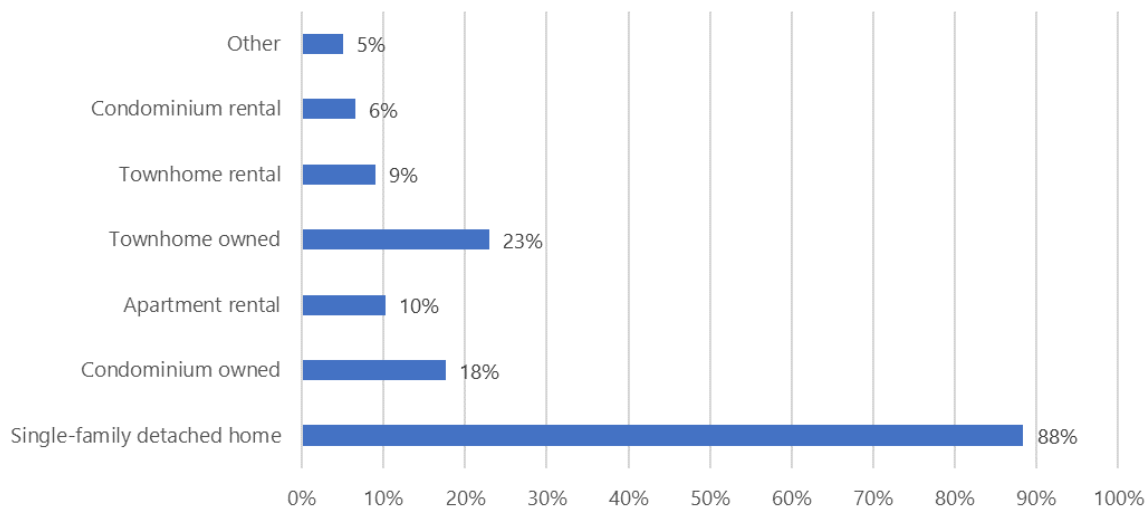
Several respondents provided comments that they are planning to or have recently moved to Glens Falls and Queensbury in the Lake George Region for employment opportunities that allow them to be close to outdoor recreation activities in the Adirondacks.

Communities in the Adirondacks that you would be most interested in living in



The greatest interest among respondents is for single-family detached homes at 88% (4,946 respondents).

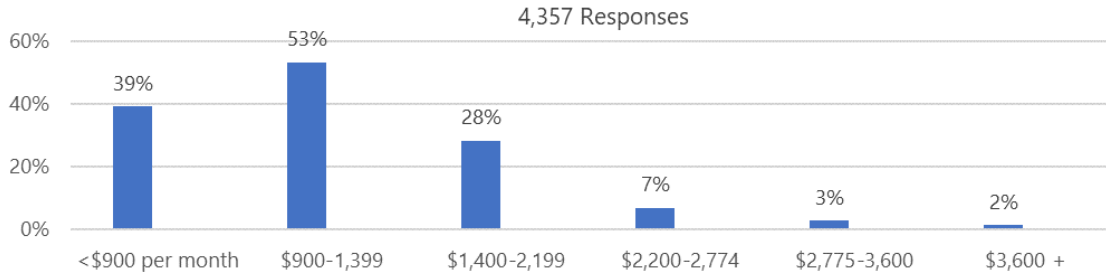
Please select the housing option(s) you would be interested in.



Respondents were asked to select the price ranges they would consider renting at in the Adirondacks. Respondents were able to select multiple price points and therefore the responses do not add up to 100%. The majority of respondents (53%, 2,320 respondents) would consider renting between \$900 and \$1,399 per month. There is also significant interest in rental options under \$900 a month (39%, 1,702) and between

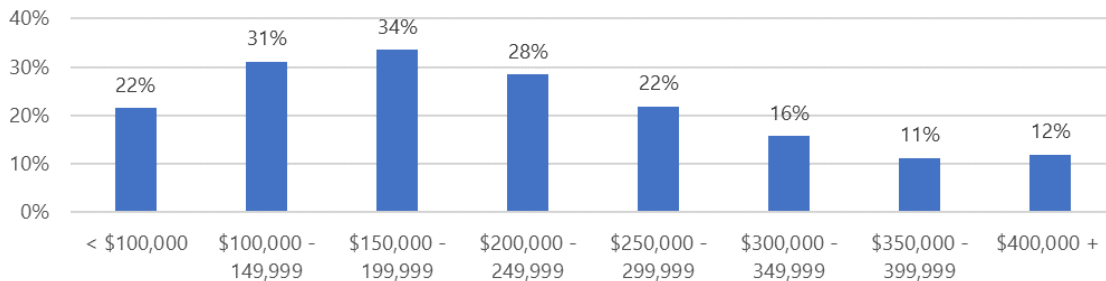
\$1,400 and \$2,199 per month (28%, 1,232). A small percentage of respondents (2%, 67) indicated they would consider renting in the Adirondacks at a price point of \$3,600 and up per month.

At what price points would you consider renting in the Adirondacks?



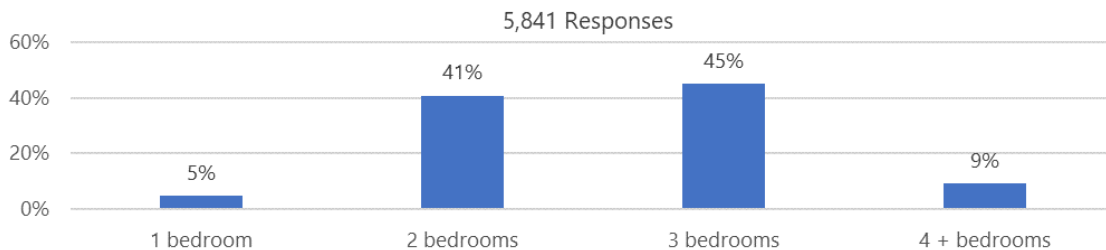
Similarly, respondents were asked to select the price ranges they would consider purchasing in the Adirondacks. Respondents were able to select multiple price points and therefore the responses do not add up to 100%. Desired purchase price points varied greatly, with \$150,000 to \$199,999 having the most interest at 34% of respondents (1,753).

At what price points would you consider purchasing in the Adirondacks?

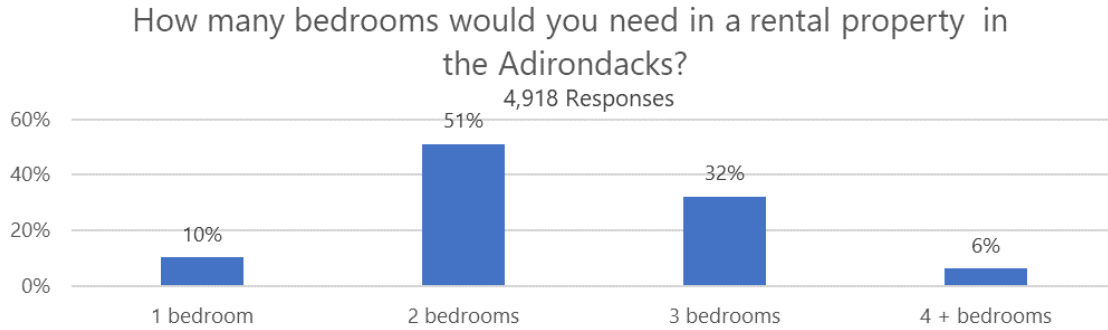


Approximately 45% (2,627) noted that there would need three bedrooms to purchase a home in the Adirondacks while 41% (2,382) indicated they would need two bedrooms. There is the least amount of interest in one-bedroom offerings.

How many bedrooms would you need to purchase a home in the Adirondacks?



Similarly, respondents have the most interest in two- and three-bedroom rental offerings with two-bedroom offerings have the greatest demand at 51% (2,512) followed by three-bedrooms with 32% (1,582).



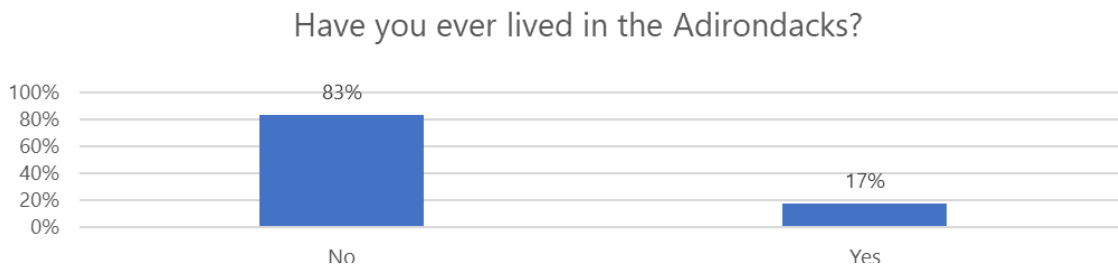
RESPONDENT DEMOGRAPHICS

The majority of respondents (84%) are located within the study’s Regional Market Area (New York, Connecticut, Pennsylvania, Vermont, Massachusetts, New Hampshire, and New Jersey). Other locations of survey respondents include Colorado, Virginia, North Carolina, Delaware, California, Washington, Maryland, Florida, Minnesota, Texas, West Virginia, Oregon, Missouri, Georgia, and more. There was also a presence of international travelers captured by the survey.

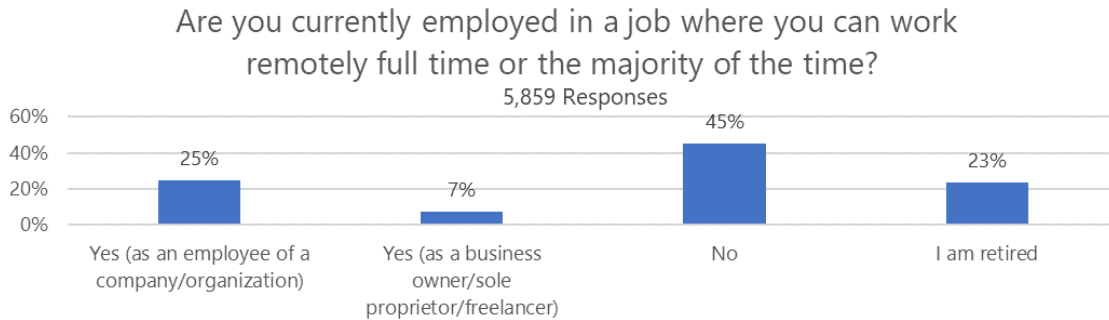
Respondent Breakdown by State

State	Number	Percent
New York	3,457	62.4%
New Jersey	489	8.8%
Massachusetts	143	2.6%
Pennsylvania	265	4.8%
Vermont	85	1.5%
New Hampshire	28	0.5%
Connecticut	166	3.0%
Florida	84	1.5%
Maryland	78	1.4%
Other Places	742	13.4%
Total	5,537	100.0%

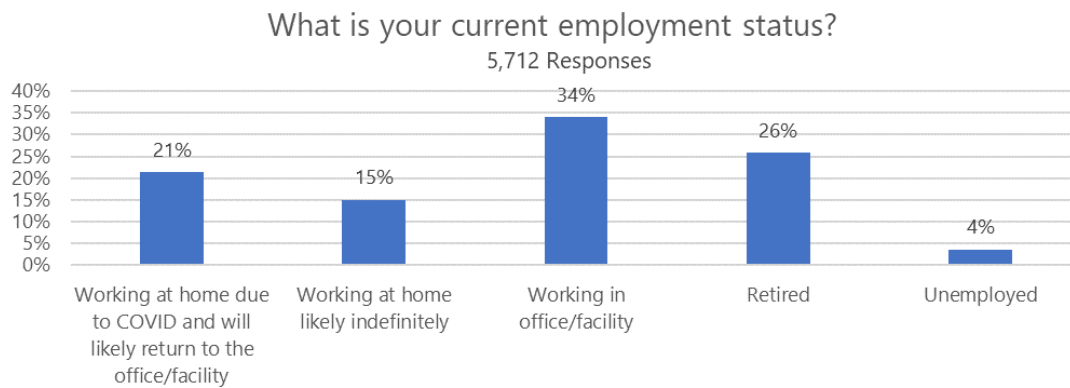
The majority of respondents (83%, 4,848 respondents) have never lived in the Adirondacks. Of the respondents who have lived in the Adirondacks, they noted having lived in North Creek, Inlet, Peru, Indian Lake, and Old Forge. Other respondents indicated they attended Paul Smiths and SUNY-ESF Ranger School in Wanakena.



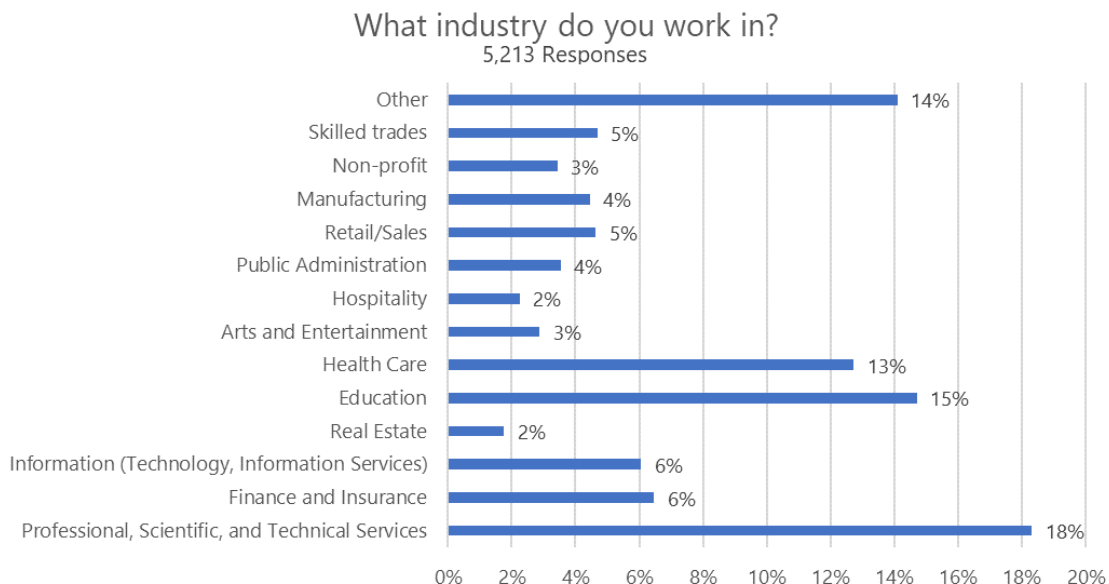
Approximately 32% of respondents are able to work remotely full time or a majority of the time either as an employee or a business owner/sole proprietor/freelancer while 45% (2,631) are unable to work remotely. Nearly a quarter (23%, 1,363) are retired.



Seventy percent of respondents are currently working either at home or in a facility. Half the working respondents are working in an office or facility while the other half is currently working at home. Approximately 15% (861) of respondents expect to work from home indefinitely.

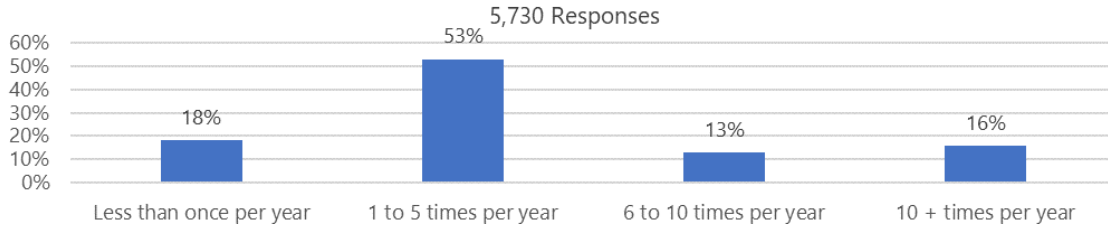


Approximately 18% (954) work within Professional, Scientific, and Technical Services, 15% (766) work in Education, and 13% (663) work in Health Care. 14% percent selected "Other" industry and were provided an opportunity to elaborate. Additional responses for other included freelance writing, railroad, farmer, military/defense, architect, publishing, and government.



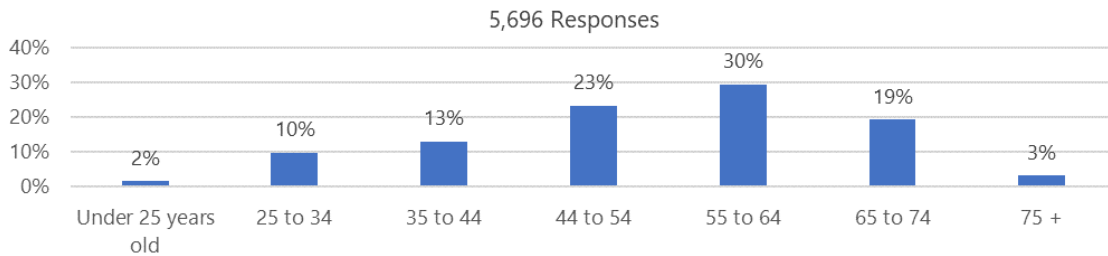
The Adirondack Relocation Assessment Survey was distributed to ROOST’s traveler email list among other Adirondack organization email lists. As such the vast majority of people surveyed visit the Adirondacks more than once a year. Furthermore, 16% (898) visit over ten times a year.

How often do you currently visit the Adirondacks?



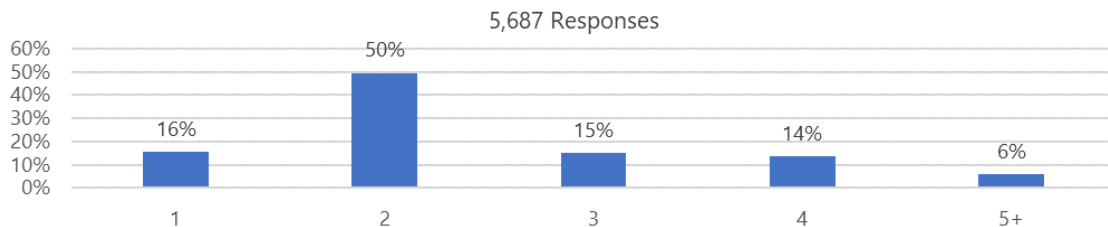
In terms of age, 30% (1,681) of respondents are between the ages of 55 and 64, 23% (1,329) are 44 to 54 years old, and 19% (1,097) are 65 to 74 years old. The least represented age cohorts were those under 25 years old with 2% (100) and 75 and older with 3% (181).

How old are you?



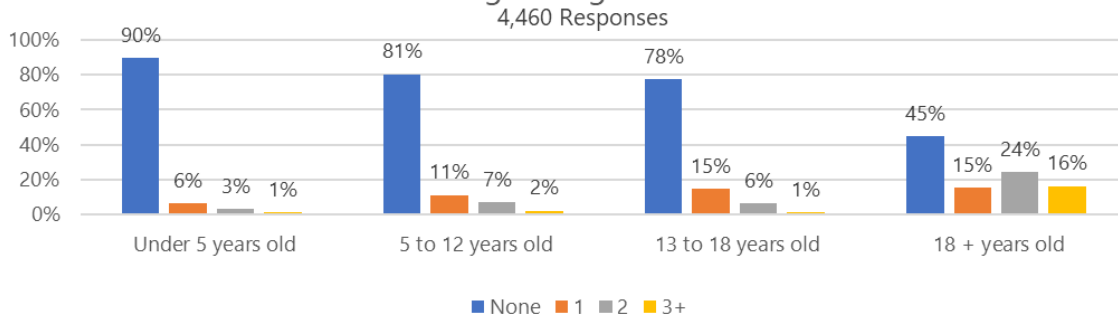
Half the survey respondents (2,819) live in two-person households and 16% (887) live alone.

Including yourself, how many people are in your household?

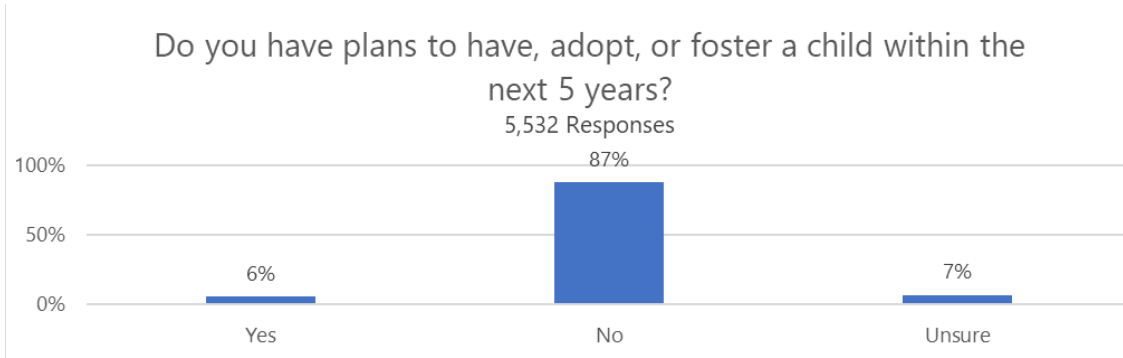


Many of the respondents do not have children. Of those that do, many are older than 18. There is also representation from families with one or more children under 5, between 5 and 12, and 13 to 18 years old.

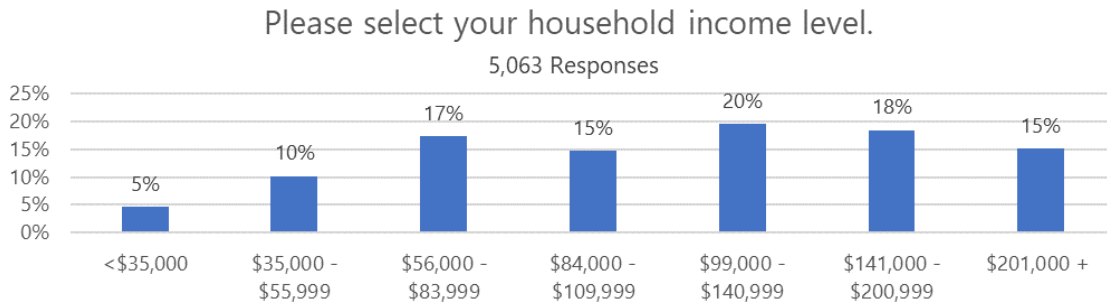
Please indicate how many children you have in the following age categories.



The majority of respondents (87%, 4,839) do not plan to expand their family in the next five years.



Household incomes of respondents varied with the largest income cohort being between \$99,000 and \$140,999 with 20% (991) followed by \$141,000 to \$200,999 with 18% (933).



Appendix A: About Camoin 310

Camoin 310 (formerly Camoin Associates) has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin 310 has had the opportunity to serve EDOs and local and state governments from Maine to California; corporations and organizations that include Lowes Home Improvement, FedEx, Amazon, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of \$6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to projects in 32 states and garnered attention from national media outlets including Marketplace (NPR), Forbes magazine, The New York Times and The Wall Street Journal. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Portland, ME; Boston, MA; Richmond, VA and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on Twitter [@camoinassociate](https://twitter.com/camoinassociate) and on [Facebook](https://www.facebook.com/camoinassociate).

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