

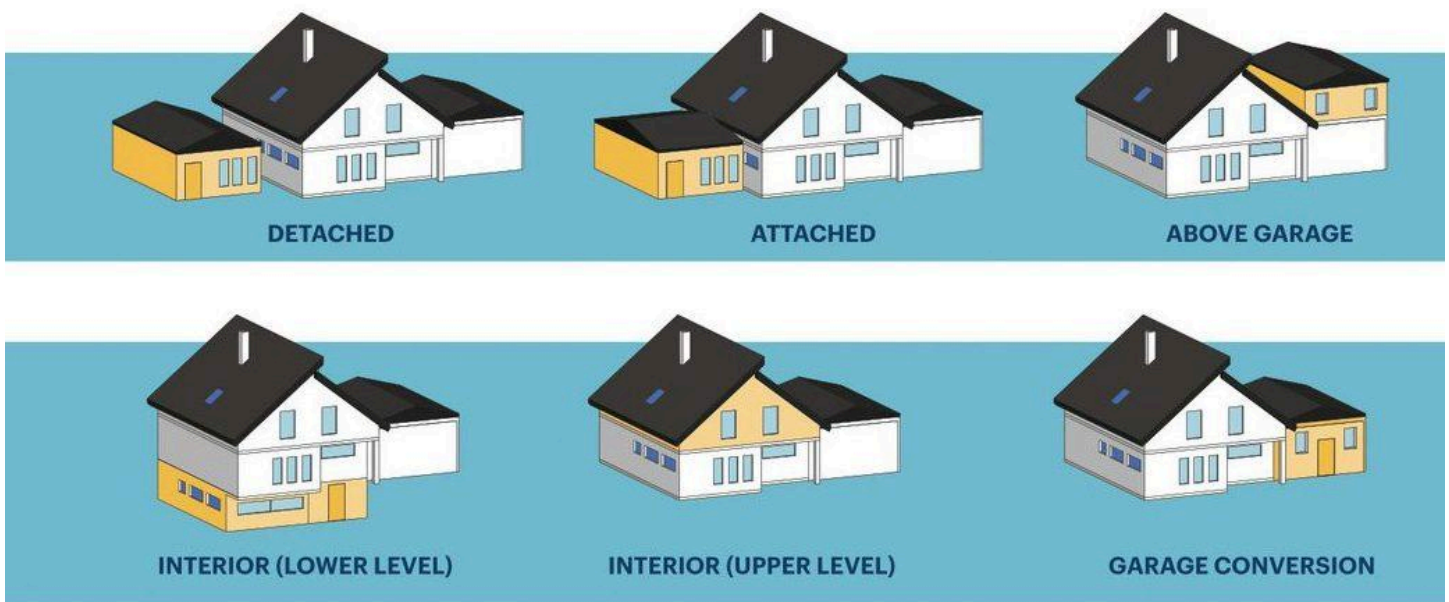
Franklin County ADU PLUS ONE Program FAQ

1. Where do I find information on this program?

Additional information and the interest form are available at adirondackfrontier.com.

2. What is an accessory dwelling unit (ADU)?

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling located on the same lot as a primary, single-family home. As demonstrated in the graphic below, ADUs can be constructed in many different ways and can include both rehabilitation of an existing property or new construction.



Accessory Dwelling Units (ADUs) come in many shapes and styles. Illustrations by RPA, based on AARP's ABCs of ADU's Guide.

3. How much funding is available?

Funding has not yet been awarded in Franklin County. The Franklin County Economic Development Corporation (FCEDC) is currently accepting [interest forms](#) (due March 27th) from homeowners that would be interested in applying for this funding if it were available. We need your help to demonstrate demand for this funding in Franklin County on a future funding application.

If funding is secured, individual projects could be awarded up to \$125,000 per ADU.

4. Who is eligible?

To be eligible for this program if funding is awarded, homeowners must meet the following criteria:

- Own the home
- Live in the home as a primary residence (vacation homes or second homes are not eligible)
- Live in Franklin County
- Have a gross annual household income below the income limits (income limits are shown below)
- Demonstrate financial need for grant funding
- Carry homeowner's insurance
- Be current on mortgage payments and taxes

The property itself must additionally meet the following criteria:

- Located in a zoning district that permits ADUs (by right, site plan review, or special use permit)
- Free of zoning code violations
- Sized to meet local ADU setback and building requirements
- Not a mobile home
- No other residential buildings or commercial businesses on the property
- Not be in a flood zone or flood path
- Properties in Special Flood Hazard Areas must carry flood insurance and may require flood insurance

5. Who is considered low-to-moderate income?

Income is measured as gross annual family income (line 11 of your most recent tax return). Below is a chart showing the income limit for this program based on household size.

LOW TO MODERATE INCOME REQUIREMENTS TO QUALIFY*								
FAMILY SIZE (ALL PERSONS)	1	2	3	4	5	6	7	8
MAXIMUM FAMILY INCOME TO QUALIFY	\$74,350	\$84,950	\$95,600	\$106,200	\$114,700	\$123,200	\$131,700	\$140,200

**Please note that the income limits are increased annually each spring.*

6. If funding in Franklin County is secured, what will be required for an application?

If FCEDC is able to demonstrate enough demand for funding in Franklin County and is able to secure funding, eligible homeowners will then be required to submit an application to request funding for their ADU project. Some examples of what will be required are:

- Proof of income
- Proof of home ownership
- Copy of home insurance policy
- Most recent mortgage statement (if applicable)
- Most recent tax bill
- Scope of work for renovation

7. Why is FCEDC pursuing funding for this type of housing?

ADUs can play an important role in providing affordable housing in our communities. They support existing homeowners by providing a stable source of income and increase housing density in a manner that maintains the character of residential neighborhoods.