

Community Approach To Meeting Housing Demand At Fort Drum

A stylized silhouette of a mountain range in a darker shade of teal, located at the bottom right of the slide.

- Determine Housing Market Need
 - Get Housing Stakeholders Informed and Involved
 - Prepare a Plan for Implementation
 - Assemble Financial Resources
 - Implement and Monitor On-going Results
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Determine Housing Market Need

- ◆ Prepare a housing needs analysis to determine:
 - ◆ Number of units required
 - ◆ Type of units required
 - ◆ Income ranges of the growth sector
 - ◆ Financial modeling to determine what families can afford to rent/buy

Get Housing Stakeholders Informed and Involved

- ◆ Include developers, lenders (public and private), community representatives, elected officials, military officials, housing agencies
- ◆ Provide a mechanism for stakeholders to network, interact, and exchange ideas
- ◆ Fort Drum area Housing Forum

Prepare a Plan for Implementation

- ◆ Based on the results of the housing market analysis
- ◆ 6 strategies were developed to address the production of “community-based housing” at Fort Drum
 - ◆ Incorporates both multi-family and single family approaches
 - ◆ Incorporates both new construction and acquisition/rehabilitation
 - ◆ Not a “one size fits all” strategy

Assemble Financial Resources

- ◆ Determine what financial resources exist
 - ◆ Both public and private dollars
- ◆ Determine where the financing gaps exist
- ◆ Work with local, state, and federal officials and agencies to fill the gaps where traditional funding sources can't

Implement and Monitor On-going Results

- ◆ Update the market analysis periodically as needed
- ◆ Track results
 - ◆ How many units
 - ◆ What type of units
 - ◆ Markets change/adjust accordingly
- ◆ Continue the process of sharing that information with housing stakeholders
- ◆ Good decisions are made based on having good information

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