

**COMMUNITY APPROACH
TO MEETING
FORT DRUM
HOUSING DEMAND**

Changes in Fort Drum Population

	Dec. 31, 2003	Anticipated Increase	Mar. 31, 2006
Soldiers	10,729	5,918	16,647
Spouses	5,043	1,866	6,909
Children	5,547	2,511	8,058
Totals	21,319	10,295	31,614

Watertown/Fort Drum Housing Market Study

- Overall need approximately 2,000 additional housing units.
- Net of existing on-post housing, 801 housing and new RCI housing.
- Estimated that:
 - 15% could be met by new single family housing
 - 55% could be met by new multi-family housing
 - 30% could be met through rehabilitation of substandard units.

Housing Demand by Income Band

•Market Rate Incomes	48%
•60%-90% MHI	47%
•Up to 60% MHI	<u>5%</u>
	100%

Housing Demand by Type and Bedrooms

<u>Multi-Family</u>	<u>Unit Demand</u>
– 2 Bedroom or less	53%
– 3 Bedroom	26%
– 4 Bedroom	6%
<u>Single Family</u>	
– 3 Bedroom	8%
– 4 Bedroom	<u>7%</u>
	100%

How Best to Meet Demand

- A comprehensive approach which includes new construction and rehabilitation of single and multi-family housing targeting both affordable and market rate production.
 1. Single family development using affordable designs and clustered housing in order to minimize overall cost – priced below \$180,000.
 2. On-going housing rehabilitation using existing affordable programs to target substandard units.
 3. Multi-family housing development which incorporates mixed income units to serve a broad population.

FDRLO Six Point Housing Strategy

1. Single Family Acquisition and Rehabilitation
2. Single Family Infill Sites
3. Single Family Market-Based Development
4. Multi-Family Rehabilitation
5. Multi-Family Infill Sites
6. Large Scale Multi-Family Housing Projects

Current Market Status

- Occupancy levels were near 100%. Recent deployments have produced some vacancies.
- 2005 Market Study documented feasibility rent gap which will close as both rental rates and BAH increase.

FDRLO Six Point Housing Strategy

- Single Family Acquisition and Rehabilitation



FDRLO Six Point Housing Strategy

- Single Family Infill Sites



FDRLO Six Point Housing Strategy

- Single Family Market-Based Development
 - County Planning Office providing quarterly results of housing produced and housing proposed
 - 2005 Housing Construction/Substantial Rehabilitation
 - New Single Family 321
 - New Multi-Family 22
 - Rehabilitated Units 45
 - Total Units 388

FDRLO Six Point Housing Strategy

- Multi-Family Rehabilitation



FDRLO Six Point Housing Strategy

- Large Scale Multi-Family Housing Projects and Multi-Family Infill Sites
 - Community Infill Program
 - FDRLO Shovel-Ready Program

Community Rental Housing Program

- **Current RFP/NOFA**

- Uses a combination of SLIHC and subordinate financing to entice developers to build rental housing
- Review committee comprised of local community representatives
- Proposal Rating and Ranking process
- Process incorporates formal review of site, building plans and financial underwriting process
- Emphasis on feasible housing development vs. speculative development

- **QUESTIONS?**