



FORT DRUM REGIONAL LIAISON ORGANIZATION

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GAR Report Validates Housing Need

The Fort Drum Regional Liaison Organization (FDRLO) recently completed a Housing Market Study for the greater Watertown/Fort Drum area. FDRLO hired GAR Associates, based out of Amherst, NY, to complete the market analysis to determine additional housing demand in the market area.

Data and information were collected during mid-2011 and compiled into the comprehensive report. The results of the study show an unmet net market need of 955 housing units. The results take into consideration current market vacancy as well as expected market growth due to reduced length of deployments, increased dwell times of soldiers, and expected increased accompaniment rates of military families currently not living in the Fort Drum area. The results of this study help validate the results of a previous study completed by Fort Drum, using R. D. Niehaus as their consultant, which determined the net housing deficit was 1035 units.

The FDRLO study also outlines additional demand that could be generated due to “market mobility.” Market mobility is typically found in more traditional, stabilized housing markets where the market is not experiencing growth. GAR Associates estimates that once the area market reaches a stabilized state, market mobility could generate demand for as many as 400 units beyond the 955 noted earlier. They point out, however, that future adjustments in rents, local incomes, and increases in overall housing quality could change that number and influence market mobility for the Fort Drum region.

The 2011 GAR Report is available on the FDRLO web site: www.fdrlo.org.