

Fort Drum Regional Liaison Organization

PRESENTATION OF SURVEY INFORMATION AND HOUSING ANALYSIS

June 2008

FDRLO Survey Information - Summary

- Niehaus survey included 56 questions requesting information in the following areas:
 1. Deployment and Accompaniment Patterns
 2. Spousal Employment
 3. Homeownership Information
 4. Renter Information
- 52.9% of soldiers are estimated to be accompanied at Fort Drum.
- When service members deploy, accompaniment rates drop to 38.8%.
- 65.2% of spouses who do not come to Fort Drum are employed.
- The two most common reasons cited for voluntary separations at Fort Drum are deployment cycles and spouses employed out of the area.
- 15.9% of the accompanied personnel own a home in the Fort Drum area.
- 65.8% of military homeowners purchased homes for \$150,000 or less.
- Top 3 most common reasons cited for choosing to rent rather than to own:
 1. Not interested in owning (53.9%)
 2. Cannot afford mortgage and upkeep (15.5%)
 3. Lack of down payment (16.5%)

June 2008 FDRLO Housing Market Analysis

October 2006

- October 2006 Housing Demand Analysis shows a total demand for 2,150 housing units. Accounting for new housing in production of 1,192 units yields a net demand of 913 units.

December 2007

- Army announces the addition of approximately 1,400 soldiers over the next 5 years.

January 2008

- 801 units begin transitioning to market. Collectively, these projects experience 50%+/- occupancy, (current occupancy rates have risen to 60-65% overall).

March 2008

- FDRLO calculates overall vacancy within a 20 mile radius including transitioned 801 units at approximately 6%.

April 2008

- Mountain Community Homes announcing plans to build an additional 554 units on post.
- RD Niehaus survey results determine there is a significant reduction in accompaniment rates for deployed soldiers from 52.9% down to 38.8%.

June 2008

- GAR Associates completes Housing Market Analysis.

Projected Housing Need Through 2013

<u>New Housing Demand</u>	970⁽¹⁾	2,170⁽²⁾
<u>Add:</u>		
Mobility of Secondary 801 Units	300	300
Other Mobility in the Market	355	355
<u>Less:</u>		
New Housing Supply to be Built⁽³⁾	(1,587)	(1,587)
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Net Demand	38	1,238

- (1) Assumes accompaniment rates remain as determined by FDRLO recent survey results completed by RD Niehaus in March 2008. The Niehaus survey results show a decrease in accompaniment rates from 52.9% to 38.8% for those service members deployed.
- (2) Assumes the change in overall accompaniment rate closer to national averages of 54%.
- (3) Considers all known multi-family projects under construction and projects with financing in place.

June 2008

- GAR Associates completes Housing Market Analysis
 1. Current market appears to be showing signs of stabilizing.
 2. Additional growth projected through 2013 can be substantially met with projects currently under construction and those with financing in place if current overall accompaniment rates do not change.
 3. As many as 1,238 additional units could be required by 2013 if accompaniment rates return to typical Army-wide rates.

Monitoring and Follow-up

Given the potential for significant changes in the housing demand, periodic surveying of soldiers and families and market analysis should be completed at least once a year or sooner if:

1. Additional substantial growth is announced.
2. Major new housing development is undertaken.
3. Significant changes in market rents occur.

Link to download both complete reports:

www.fdrlo.org