

Community Approach to Meeting Housing Demand at Fort Drum

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