

## Background (2004-2009)

- Fort Drum troop strength has grown from approximately 11,000 soldiers from May 2004 to over 19,000 to date
- Area rental housing market dominated by military influence
- To date, about 2,500 housing units have been built, both on and off post, in the Fort Drum housing market with approximately 500 additional units to be completed by next year
- Continued growth and development in the commercial and retail sectors
- Expansion of area schools to accommodate increased student population
- Expansion of area infrastructure, including water, sewer, roads and telecom, to accommodate growth

# Why do we survey?

- Provides more accurate information for a particular military community
- Helps validate basic assumptions being made for decision making related to growth issues
- Periodic surveying can provide information for trend analysis

- Fort Drum survey work has primarily focused on housing and labor force information
- Why? These were determined to be critical areas where validating basic assumptions were necessary to “next step” decision making

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# Example

## Original Housing Assumptions:

- 53% of soldiers are accompanied by family members
- 15% of accompanied soldiers buy homes rather than rent

- Determining accompaniment rates helps determine how much housing to build
- Determining renters versus buyers helps determine what type of housing to build

- Like real estate where it's all about location, location, location – military housing demand is all about accompaniment, accompaniment, accompaniment
- Survey information showed significant decrease in accompaniment rate for soldiers deployed from 53% to 38%
- What did this survey information tell us?
  - If the accompaniment rate does not change, no more housing is needed
  - If the accompaniment rate increases to 53%, there is a need for 1,200 additional housing units

# Monitor and Recalibrate:

- New Fort Drum survey of soldiers will help update accompaniment rate
- Continue to monitor vacancy rate on the area rental housing market
- Updated information allows the community to help balance the demand for housing with the supply of housing

# Further information

- April 2008 Survey Results – [www.fdrlo.org](http://www.fdrlo.org)
- Further information may be obtained from Kevin Jordan at [kjordan@danc.org](mailto:kjordan@danc.org)