

Housing Needs Assessment

Work Elements

Every neighborhood is **unique**, that's what we love about them.
Communities can be **influenced** by their
desirability, development potential, and overall **housing needs**.
We offer many different elements to assess your city, county or region.
We won't leave you guessing as to what you need,
it's a collaboration, and **we're here to help!**

Demographic Data*

Current and projected population and household counts, households by age and income level, and poverty status by age. Expanded demographic data can also include but not be limited to data such as population by race, marital status, educational attainment, and migration.

Economic Data*

Interviews are conducted with local economic development officials and the chamber of commerce to obtain major employers (top 5-10), recent employment announcements (expansions, layoffs, etc.), and WARN (layoff) notices. We include employment by industry, wages by occupation, total employment base, unemployment rate, and in-place employment.

Standard Commuting Data*

Drive times, personal mobility (commuting mode), and inward/outward commuter mobility (data for workers commuting into/out of a market for daytime employment). Expanded data can be provided on public transportation availability, commuting costs, and number of vehicles available per household.

Rental Housing Survey*

Identification and survey of rental housing properties (market-rate, government-subsidized, Tax Credit, etc.). This information includes the target market (family, senior, special needs), affordability restrictions (subsidized, Tax Credit, etc.), vacancies, waitlists, rent levels, age of housing product, voucher use, and design aspects (e.g., square footage, amenities, etc.). In-person surveys include an on-site exterior inspection of each identified project and photographs and an assessment of each project's overall quality and neighborhood.

Standard Non-Conventional Rental Housing*

Non-conventional rentals include single-family homes, duplexes, mobile homes, etc. Data will consist of Census/American Community Survey (ACS) and other published data on typical rents, the number of bedrooms, vacancies, etc.

Expanded Non-Conventional Rental Identification

Inventory of available non-conventional rentals, along with necessary information such as bedrooms, bathrooms, and rental rates. Interviews with property management companies to discuss the availability, quality, and housing challenges within the non-conventional market. Analysis may include mobile home parks, accessory dwelling units, Airbnb, vacation rentals, etc.

For-Sale Housing*

Collection and analysis of for-sale housing data (via MLS, assessor/auditor, online resources, etc.) of all available and historical home sales (typically within the past 3 to 5 years). Analysis of price points, age of product, bedroom types, etc. will be provided. Supplemental data from the Census/ACS and other published data on typical housing values, number of bedrooms, vacancies, etc. will also be provided.

Foreclosure Activity*

An evaluation of the area's pre-foreclosure and foreclosure activity (i.e., number of filings) over the past 6 to 12 months. Providing pricing and product information on pre-foreclosed, foreclosed, and short-sale properties, as available.

Senior Care Housing

Identification and survey of senior housing alternatives, including independent living, congregate care (independent living with services), assisted living (personal care homes), and nursing care developments. We will assess metrics such as occupancy levels, fees, quality, etc.

*Element typically included

Pipeline Planned & Proposed*

Identification of all housing projects within the development pipeline (planned, proposed, or under construction) and an analysis of their impact on the housing market.

Housing Choice Voucher Data*

The number of Vouchers issued, the number in use, and the number of people on the waiting list.

Residential Development Opportunities

Identification of vacant land and buildings that could potentially support residential development. Using a combination of client provided locations, sizes (acres or square footage), zoning, etc., and field research by Bowen National staff. All properties will be summarized, photographed, and mapped.

Residential Blight

Identification of residential units suffering blight. Through a combination of Bowen National staff field research, driving streets and identifying the inventory of blight, and the client providing a list of blight (e.g., tax delinquencies, code violations, etc.).

Barriers to Development

Overview of typical residential development costs, availability of land/buildings (adaptive reuse), government regulation, and other common obstacles. The analysis will be done using published secondary data sources, interviews, and a review of online resources.

Standard Location of Community Services and Jobs

An inventory of key community services within the community (e.g., schools, shopping, recreation, medical, public safety, and employment opportunities) to determine how the abundance or lack of such services may impact housing decisions within the community.

*Element typically included

Housing Gap Estimates*

Will be completed for the Study Area and shown for a projection period (typically five years), based on the existing housing stock and current and projected demographics. The gap analysis will determine whether a deficit or surplus of housing units exists for households at various income bands for rental and for-sale housing. Generally, gaps are shown at different income segments (affordability levels) selected by the client.

Community Input

We obtain community input through interviews from housing professionals, economic development representatives, special needs groups, area service providers, employers, and residents to collect expanded insight into the local housing market.

Strategies and Programs Analysis

We will provide an overview of key housing strategies the client can consider to support residential development and a summary of local, state, and federal programs available to support housing.

Special Needs Populations

Collection of data (as available) on population statistics, housing availability, supportive service needs, and contributing factors to housing issues impacting selected populations. Special needs populations include homeless, behavioral health, ex-offenders, domestic violence victims, unaccompanied youth, persons with HIV/AIDS, physically and mentally disabled, and others.

Conclusions & Recommendations*

A summary of the area's overall housing market needs, including priorities for housing types in greatest need. We typically provide a quantitative overview of the different rental and for-sale housing by rent/price point and corresponding household income levels that are needed. This analysis will enable the client to understand their greatest housing needs and structure policies, and establish incentives to support targeted housing products. We also outline various strategies, such as policies, priorities, and incentives that will encourage and direct the development of various product types (e.g., affordable and market-rate), housing tenures (owners and renters), and market segments (family and senior). Recommendations may include modifying current policies and incentives in place in the market and introducing new policies and incentives.

Custom Elements

All areas are unique. While we have researched and analyzed many types of communities and identified the most common elements, we know that your community could need different work elements to assess your specific needs thoroughly. Contact us for more information.

*Element typically included



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