



Lincoln Trail

Area Development
District ~ established 1968

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HOUSING STUDY

FORT KNOX IMPLEMENTATION



JAKE ZIMMERER

Brief overview of the current state of housing in the region surrounding Fort Knox.

With any question please contact:

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**LINCOLN TRAIL AREA
DEVELOPMENT DISTRICT**

OVERVIEW

What all have we learned so far? What do we still hope to learn? What steps need to be taken going forward to insure continued compatibility between Fort Knox and the surrounding region?

INTRODUCTION

PROBLEM

REGIONAL DEMOGRAPHICS

FORT KNOX HOUSING

REGIONAL HOUSING

HOUSING SHORTAGE

UPCOMING CHALLENGES

NEEDS MOVING FORWARD

RECOMMENDATIONS

QUESTIONS/COMMENTS

DISCUSSION



FORT KNOX HOUSING



PROBLEM

Analyze the current state of housing in Fort Knox and the surrounding communities.

WHY IS THIS IMPORTANT?

➤ Community First Mandate

As part of the implementation process of the Fort Knox Compatibility study conducting a housing study analyzing the region and its housing needs is a critical component.

It is important that Fort Knox continues to fulfill its federal community first mandate. The mandate requires that 70% of the Post's personnel live out in the surrounding communities.

Any housing shortages in the region can impede the Fort Knox's ability to adhere to this requirement.



REGIONAL DEMOGRAPHICS

➤ POPULATION BY COUNTY

Hardin County: 112,273
Meade County: 30,131
Nelson County: 47,730
Bullitt County: 84,863
LaRue County: 15,303

➤ HOUSEHOLDS

Hardin County: 42,638
Meade County: 10,554
Nelson County: 18,457
Bullitt County: 31,068
LaRue County: 5,947



HOUSING ON POST

2,288 Households on Post

Average household size of 3.10

Median Household Income
\$76,864



MEDIAN RENT ON POST

On Base Median Gross Rent is \$1,178.

This is significantly higher than the surrounding region but, is still covered by most BAH amounts for personnel for people with dependents.

For those without dependents, BAH starts at \$996 and only surpass this amount once E6 is reached.





HOUSING STUDY

REGIONAL HOUSING COSTS

> MEDIAN HOUSEHOLD INCOME

Hardin County: \$64,136
Meade County: \$68,518
Bullitt County: \$73,900
LaRue County: \$57,876
Nelson County: \$66,212

> MEDIAN GROSS RENT

Hardin County: \$909
Meade County: \$929
Bullitt County: \$947
LaRue County: \$816
Nelson County: \$913



HOUSING STUDY

HOUSING SHORTAGE

➤ CURRENT HOUSING NEED

The current housing shortage for the five (5) county area surrounding Fort Knox being covered in this implementation plan is approximately 11,000 units.

➤ GREATEST AREA OF NEED

The greatest area of need throughout the region is in low-income housing where there is currently a shortage of 3661 units.



Lincoln Trail Area Development District



UPCOMING CHALLENGES

> **BLUE OVAL DEVELOPMENT**

The Blue Oval SK development in Glendale is expected to bring 4,000 jobs to the region in the short term and potentially up to 10,000 jobs going forward.

> **AVAILABILITY OF CONTRACTORS**

Ever since the Covid-19 pandemic supply chain issues and rising costs have limited the ability for contractors to meet the increased demand for additional housing nationwide.

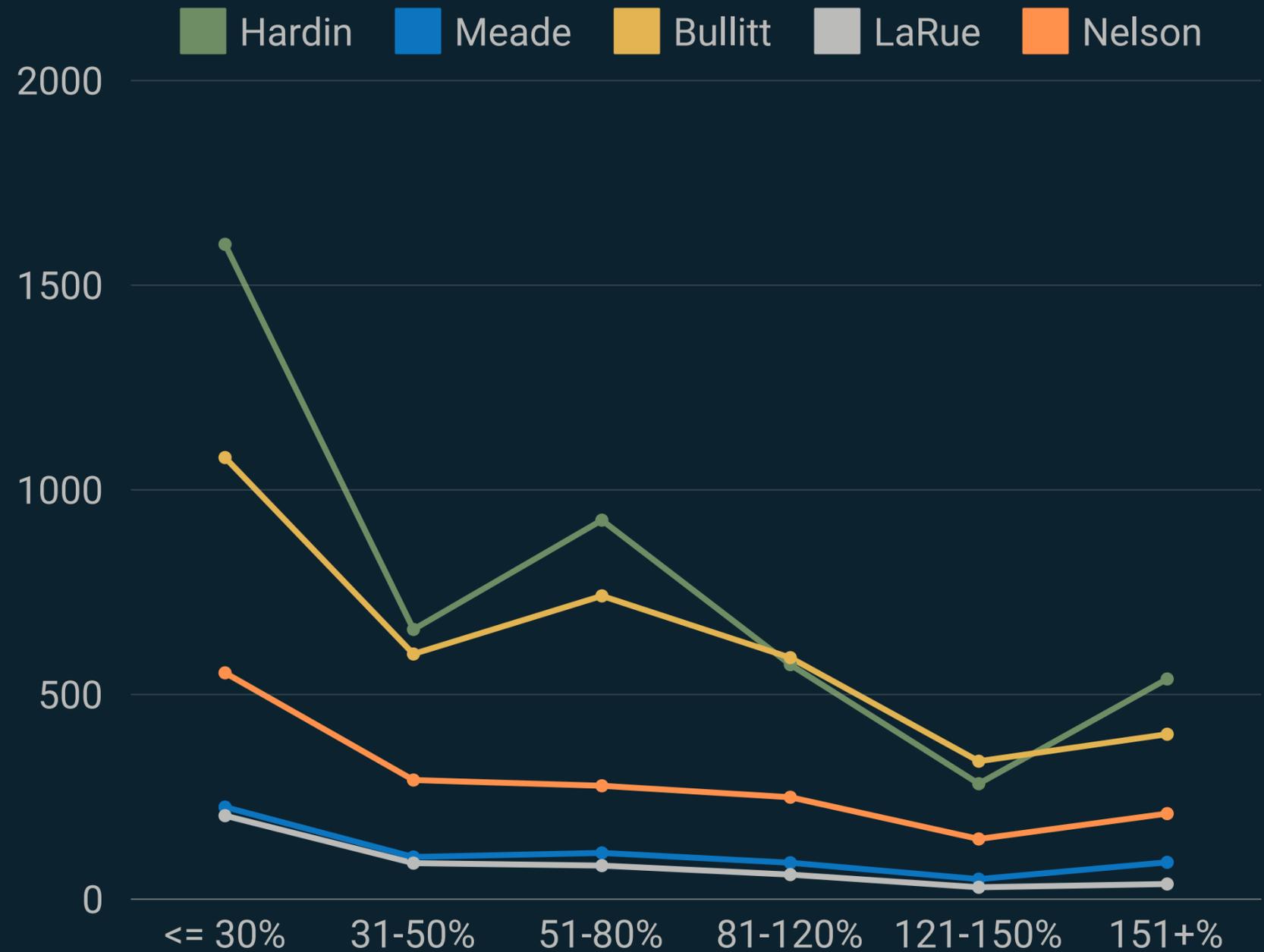
> **RISING HOUSING PRICES**

Rising housing prices are placing increased financial strain on the entire population but are particularly felt by low to moderate income households



NEEDS MOVING FORWARD

Additional Housing is needed throughout the region, particularly low income housing. The chart to the right illustrates the number of housing units needed per county, by income level. Although the majority of need is in low income housing there is still need a across the region.



Housing Unit needs by income level (Based on Median Income).



HOUSING STUDY

Ways that local areas can increase supply

Update Zoning & Limit Barriers to Development

Restrictive or outdated zoning can create significant impediments to development, it will also be important to make sure that any current zoning or future changes are keeping the Fort in mind.

Create Build Ready Lots

Build ready lots are a great way to help lower the cost of builders making low-income housing developments more profitable ventures.

Support and Promote Off-site Construction

Modular and prefabricated housing may not always be the most popular but, keeping the option available in your zoning regulations can help increase the potential for housing developments in your area.

Spread the Word to Other State and Federal Officials About our Housing Needs.



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QUESTIONS AND COMMENTS

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