

Lander County Housing Gap Study



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WHAT IS A HOUSING GAP STUDY?

- It is the difference between current housing stock and projected housing demand in Lander County.



“Adequate housing is essential in supporting economic growth. To attract new businesses or industry, a community should be able to house new workers moving into the community.”

Daniels, T., J. Keller, and M. Lapping. The Small Town Planning Handbook, 2nd Edition. Chicago, IL:
American Planning Association, 1995.



WHY STUDY HOUSING?

- Housing is needed to have a supply of quality labor for local economic development.
- Some believe the lack of housing limits economic growth.
- For Lander County to grow, improving the quality and quantity of housing is necessary to attract prospective businesses.



SOCIO-ECONOMIC DATA

- Historical trend of local housing
- Distribution of local housing
- Population growth data
- Variability of population
- Employment



HOUSING SUPPLY IN LANDER COUNTY

- Acreage and square feet of construction has been variable in Lander County.
- From 1990 to 2007, growth rate of building single family, detached homes was -0.04 percent and mobile home -2.17 percent per year.
- Problem is a 17 year decline in building single family, detached and mobile homes.



Table 15. Factors Used in Housing Gap Analysis for Lander County.

Category	Values
Employment Vacancy	200
Population per Employee	2.77
Group Quarters Estimate	86
Average Persons per Household	2.73
Household per Housing Unit – NV	0.908
Vacancy Rate	0.04
Uninhabited Units	129