



LEAVENWORTH HOUSING

WORKFORCE HOUSING CONCERNS

OBJECTIVE

Provide housing affordable to all economic segments of the community.

TOURISM IMPACTS

Many tourist communities are impacted by the increased popularity of short-term rentals and second homes.

Park City, Utah a 19th- century silver mining community now popular for skiing and neighboring resort communities, has 57% of total housing units being used as vacation/seasonal units.

Leavenworth has avoided some of this by codes which limited the use of short-term rentals in residential zones. However, many of the condominiums and multi-family buildings south of the highway are short-term rentals which greatly reduces the city's overall housing stock.

EMPLOYER SURVEY

FINDINGS ▪ A TOTAL OF 692 EMPLOYEES ARE REPRESENTED IN THE SURVEY SAMPLE.

- “Lack of available housing” and “Transportation or long commutes between place of work and place of residence” are the two most commonly cited challenges to recruiting and retaining employees.
- Employers report that “Entry Level Professionals” (58% listed as “4” or “5 Very Difficult”) and “Mid-management” (50% listed as “4” or “5 Very difficult”) have the greatest difficulty finding suitable housing in Leavenworth.
- Forty-one percent (41%) of respondents report that high housing costs impact employee’s satisfaction with wages.

HOUSING NEEDS ASSESSMENT FINDINGS

HOUSING COSTS ARE RISING FASTER THAN INCOMES

With limited supply and increasing demand, home values have risen 73% over the last ten years (2010-2020). During the same period, local median incomes have increased only 17%. The result is that homes are increasingly out of reach for Leavenworth residents.

ABOUT 27% OF HOUSEHOLDS ARE COST-BURDENED

Renters are more likely than owners to have housing costs that absorb more than 30% of their income. In addition, lower income households are more likely to be cost burdened than moderate income households.



EMAIL: DSMANAGER@CITYOFLEAVENWORTH.COM



509-548.5275 EXT 131