

ADDENDUM H: HINTON COMMUNITY OVERVIEW

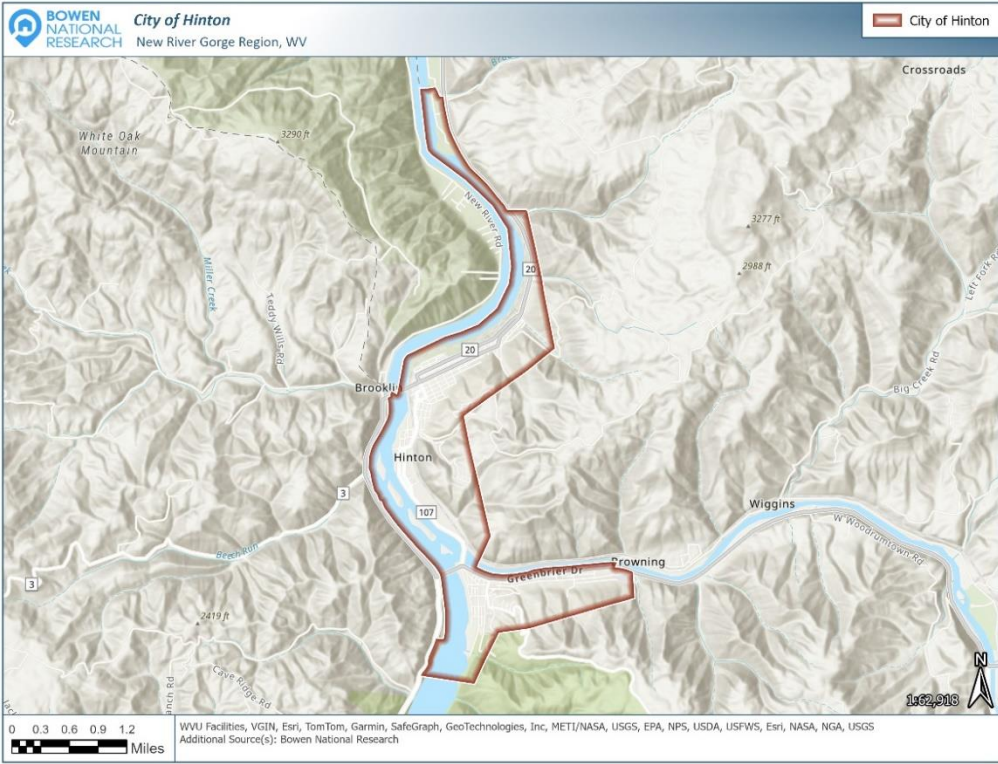
While the primary focus of this Housing Needs Assessment is on the entirety of the Primary Study Area, or PSA (New River Gorge Region), this section of the report includes an overview of demographic, economic, and housing metrics specific to the city of Hinton, West Virginia. To provide a base of comparison, various metrics of Hinton are compared with Summers County and statewide numbers.

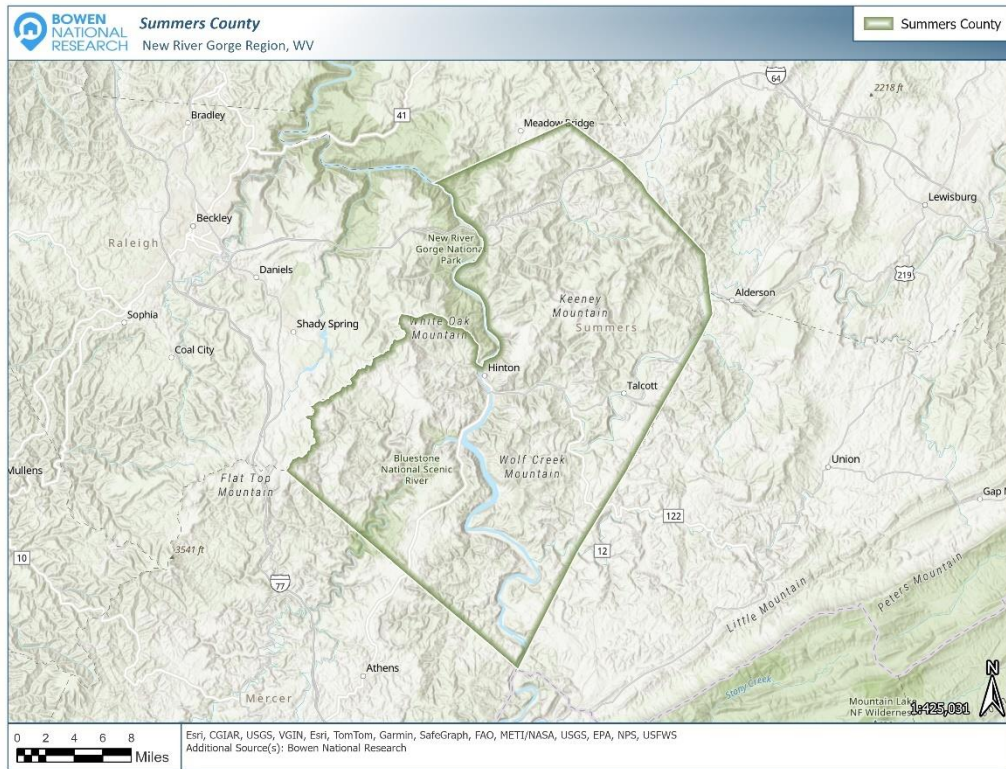
The analyses on the following pages provide overviews of key demographic and economic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this overview assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity.

A. INTRODUCTION

Hinton, West Virginia serves as the county seat for Summers County, which is located in the southern portion of West Virginia, approximately 90 miles southeast of the state capital of Charleston. Hinton encompasses approximately 3.0 square miles and has an estimated population of 2,116 in 2024, representative of approximately 18.5% of the population in Summers County. State Routes 3 and 20 serve as the primary thoroughfares for the city, while Interstate 64 is located approximately 10 miles north of the city.

The following maps illustrate Hinton and Summers County, West Virginia.

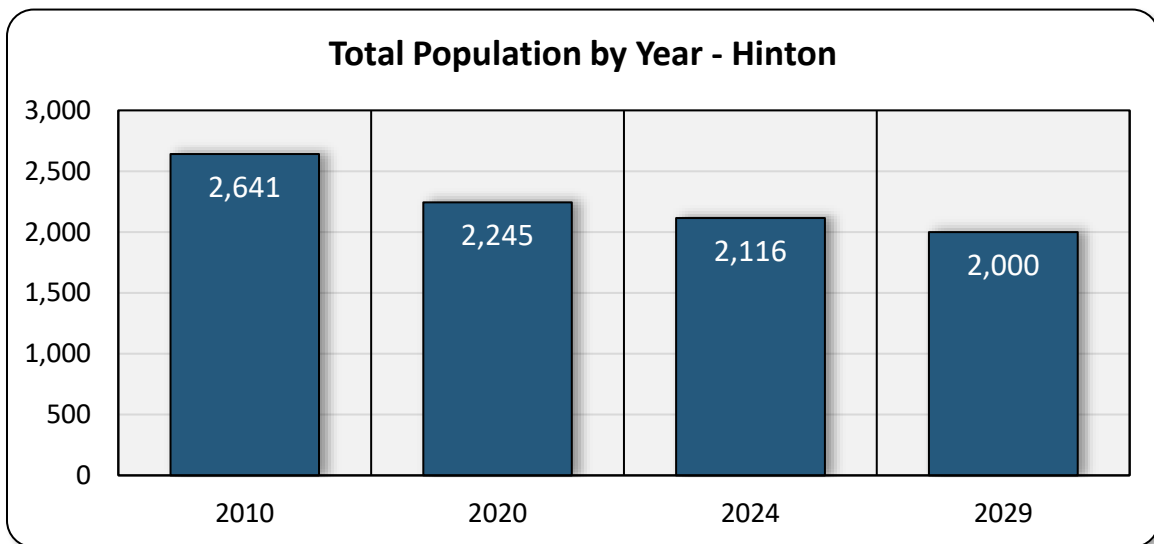




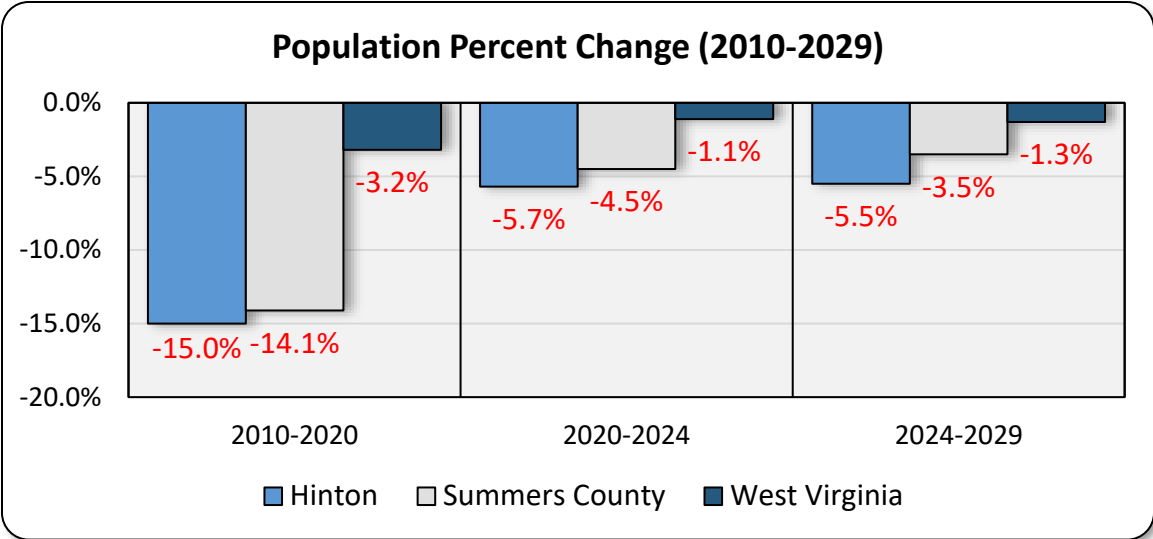
B. DEMOGRAPHIC ANALYSIS

This section of the report evaluates key demographic characteristics for Hinton. Demographic comparisons provide insights into the human composition of housing markets. It should be noted that some total numbers and percentages may not match the totals within or between tables/graphs in this section due to rounding.

The following graphs illustrate **total population** by year for Hinton and the population percent changes between 2010 and 2029 for each of the study areas.



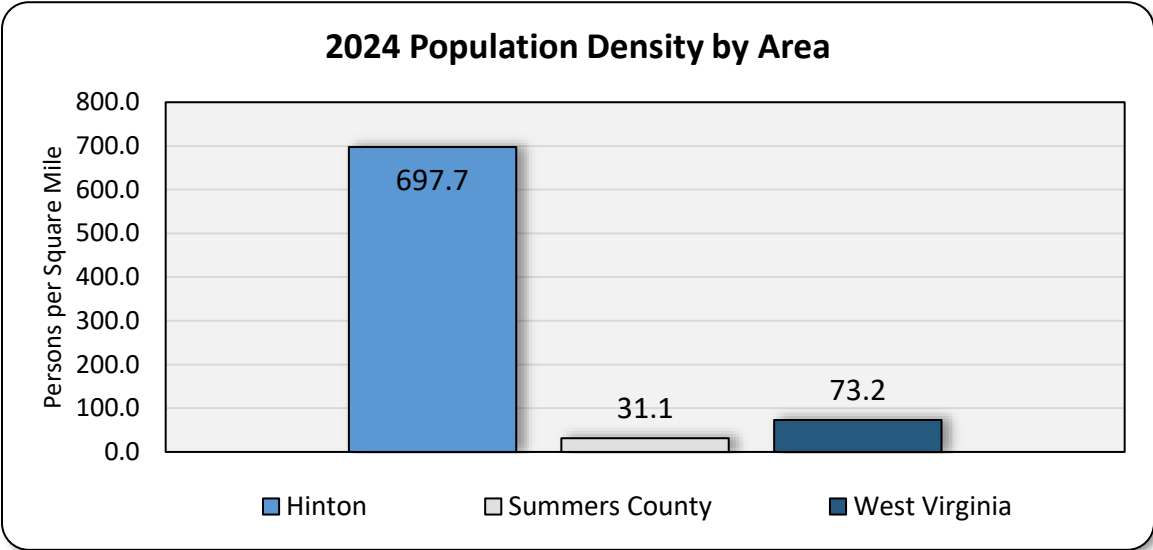
Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research



Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

The population in Hinton decreased by 15.0% between 2010 and 2020. The percent decreases for the city and county (14.1%) represent much larger decreases than the state (3.2%) during this time period. Between 2020 and 2024, the population in Hinton decreased by 129 (5.7%), and the population is projected to decline by an additional 116 (5.5%) over the next five years. The population change between 2020 and 2024 and the projected change between 2024 and 2029 in Hinton both represent larger percent declines compared to the county and state for each time period.

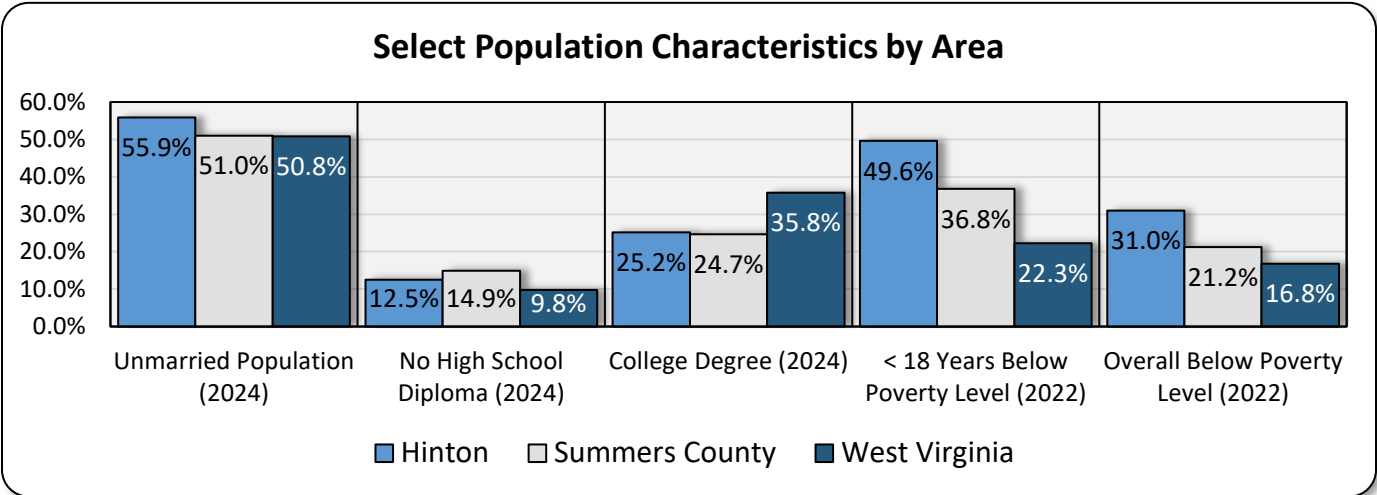
The following graph illustrates the *population density* for each study area in 2024.



Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

With a population density of 697.7 persons per square mile, Hinton is significantly more densely populated than Summers County and the state of West Virginia.

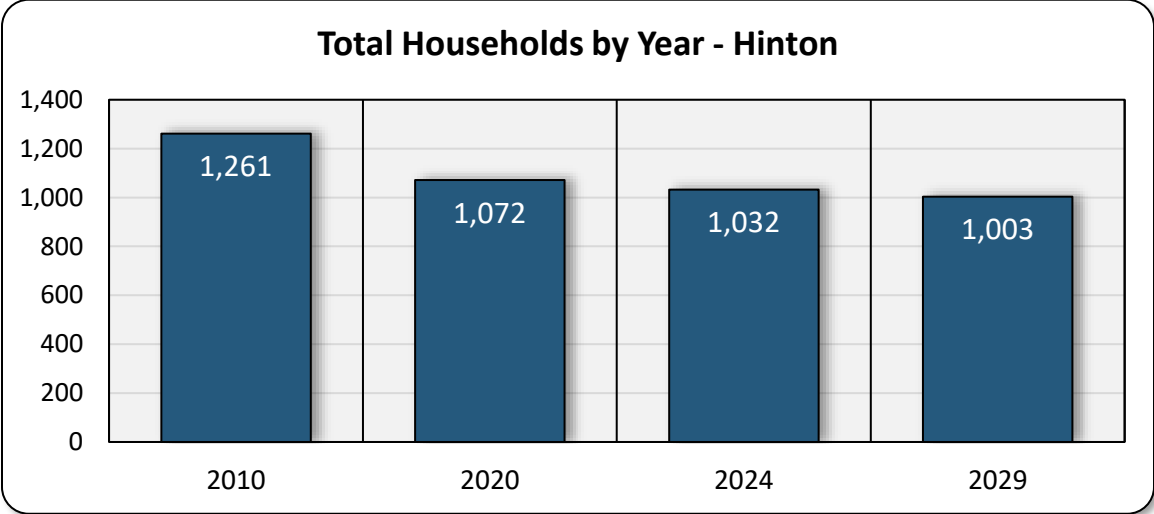
The following graph illustrates *select population characteristics* that typically influence housing affordability for each of the study areas. Note that data included within the graph is derived from 2024 ESRI and the 2018-2022 American Community Survey.



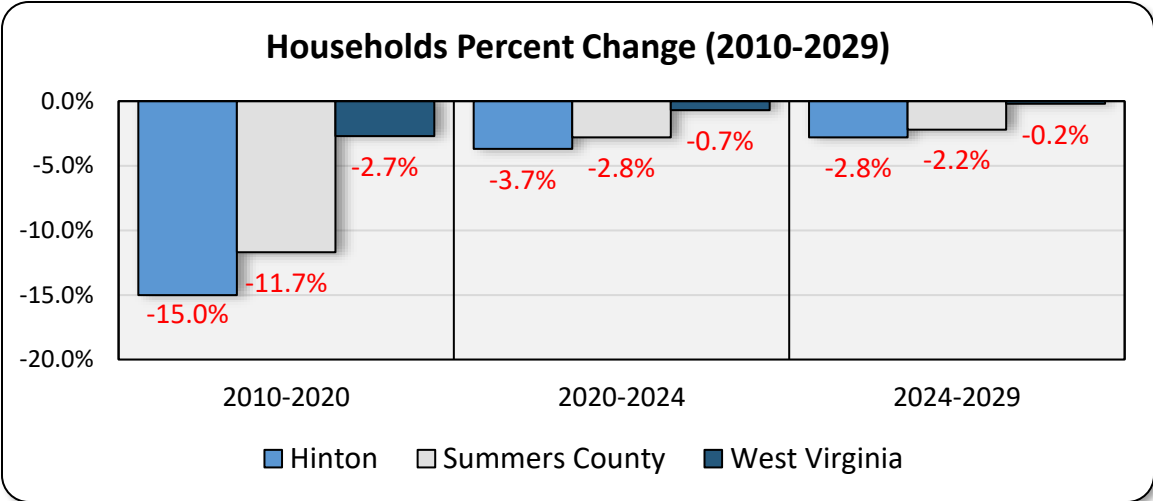
Source: 2018-2022 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

As the preceding data illustrates, Hinton has a higher share of unmarried population (55.9%), a higher share of the population without a high school diploma (12.5%), and a lower share of individuals with a college degree (25.2%) compared to the state of West Virginia. These factors likely have a negative influence on housing affordability in the city. Overall, Hinton has much higher poverty rates for children less than 18 years of age (49.6%) and the overall population (31.0%) when compared to the county and state.

The following graphs illustrate the number of *total households* in Hinton by year and the household percent changes between 2010 and 2029 for each of the study areas.



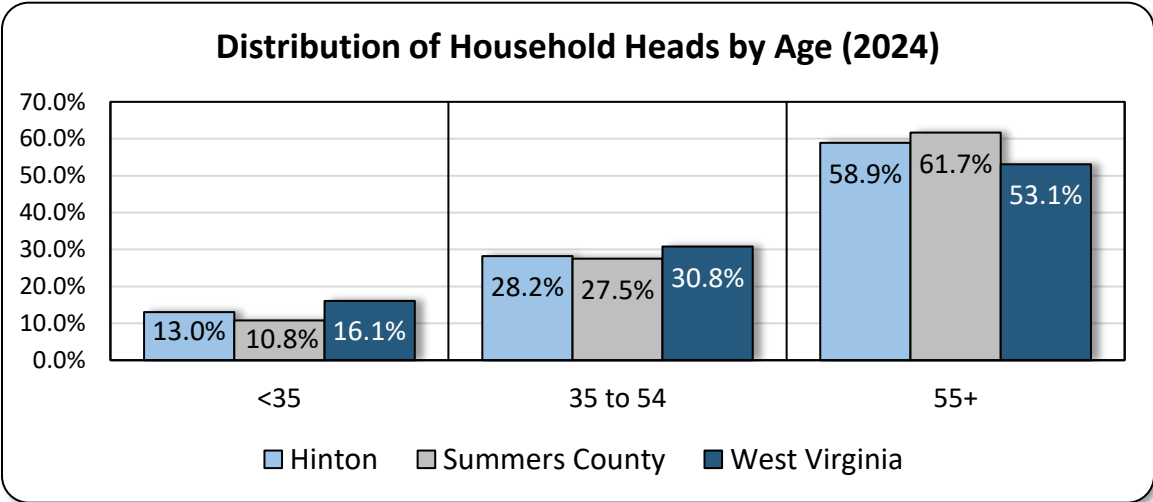
Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research



Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

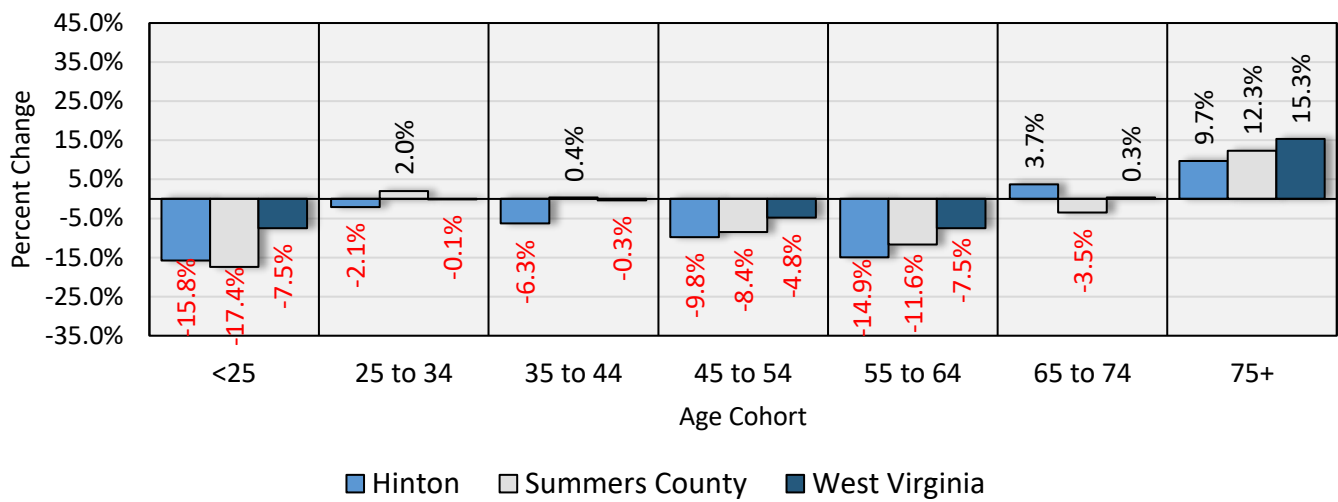
The number of households in Hinton decreased by 15.0% between 2010 and 2020. This represents a larger percent decrease as compared to the county (11.7%) and state (2.7%) during this time period. Between 2020 and 2024, the number of households in Hinton decreased by 40 (3.7%), and the number of households in Hinton is projected to decrease by an additional 29 (2.8%) between 2024 and 2029. Over the next five years, it is also projected that households will decline within the county and state, albeit at smaller percentages compared to Hinton. While household growth can heavily influence the total housing needs of a market, factors such as households living in substandard or cost-burdened housing, people commuting into the area for work, pent-up demand, and availability of existing housing all affect housing needs. These factors are addressed throughout this overview.

The following graphs compare the share of *household heads by age* for each of the study areas in 2024 and the projected *percent* change in household heads by age cohort between 2024 and 2029.



Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Projected Percent Change in Household Heads by Age (2024-2029)

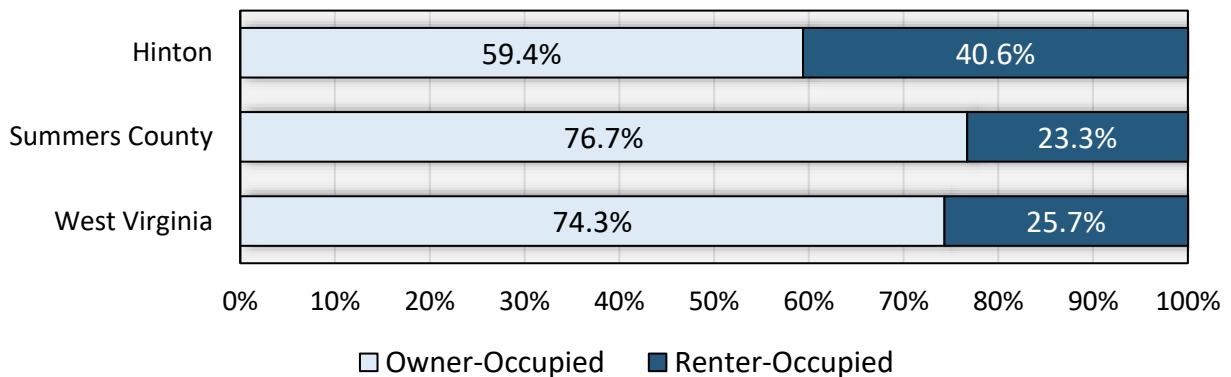


Source: 2020 Census; ESRI; Urban Decision Group Bowen National Research

Overall, the data shows that Hinton and Summers County households in 2024 are more heavily concentrated among the senior-aged cohort (55 years and older) when compared to the state. While households between the ages of 65 and 74 are projected to increase by 3.7% in Hinton over the next five years, the largest growth is projected for households aged 75 and older in Hinton (9.7%) and Summers County (12.3%) between 2024 and 2029. This will likely result in a notable increase in demand for senior-oriented housing in the city and county.

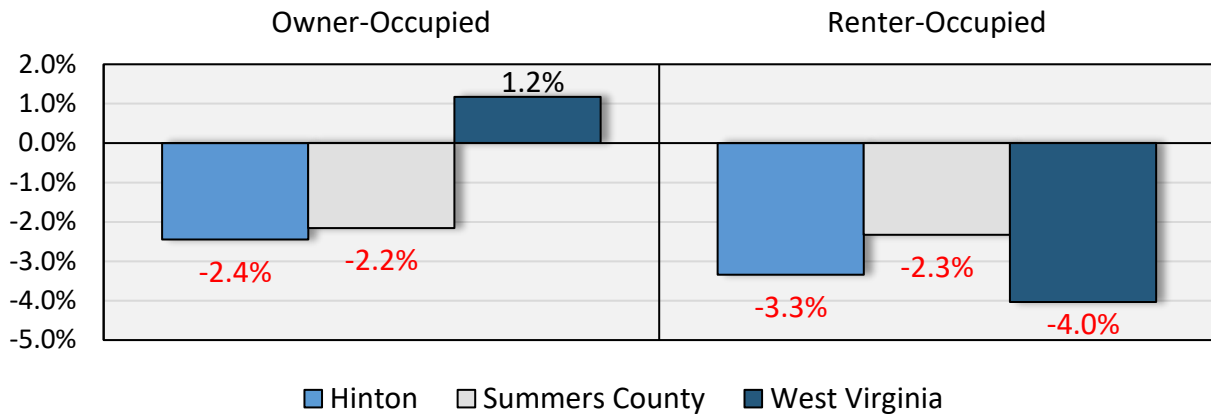
The following graphs compare the share of *households by tenure* (renters and owners) for 2024 and the projected *percent change* in households by tenure between 2024 and 2029 for each of the study areas.

Households by Tenure (2024)



Source: 2010 Census; 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Projected Percent Change in Households by Tenure (2024-2029)

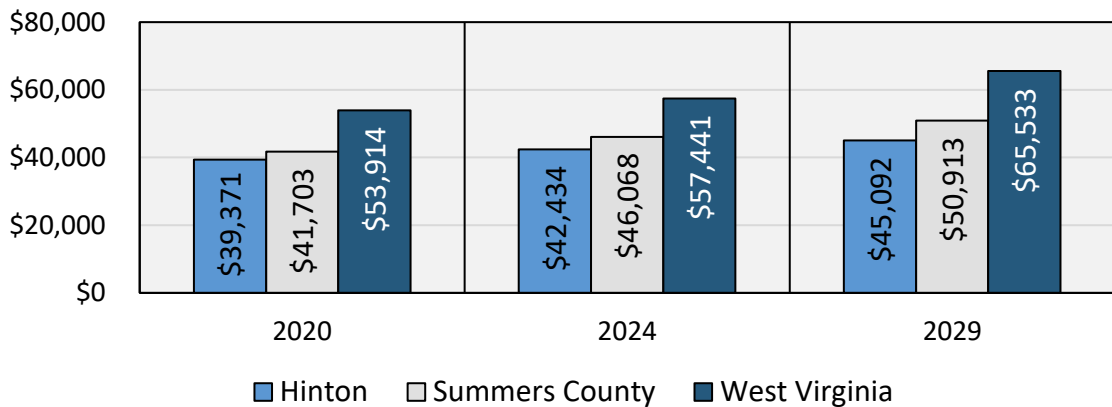


Source: 2010 Census; 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2024, the distribution of households by tenure in Hinton (59.4% owners and 40.6% renters) is slightly more concentrated among renters when compared to Summers County and the state. Over the next five years, it is projected that the number of owner households in Hinton will decrease by 2.4%, while the number of renter households will decline by 3.3%. Although the owner household decreases projected in Hinton and Summers County contrast with the 1.2% increase for the state, the decrease in renter households in both areas is reflective of larger demographic trends projected for the state and nation over the next five years. However, it is important to understand that housing demand is influenced by a variety of factors, which may include existing pent-up demand, substandard housing, housing cost burden, and/or other factors.

The following compares the *median household income* for each of the study areas from 2020 to 2029.

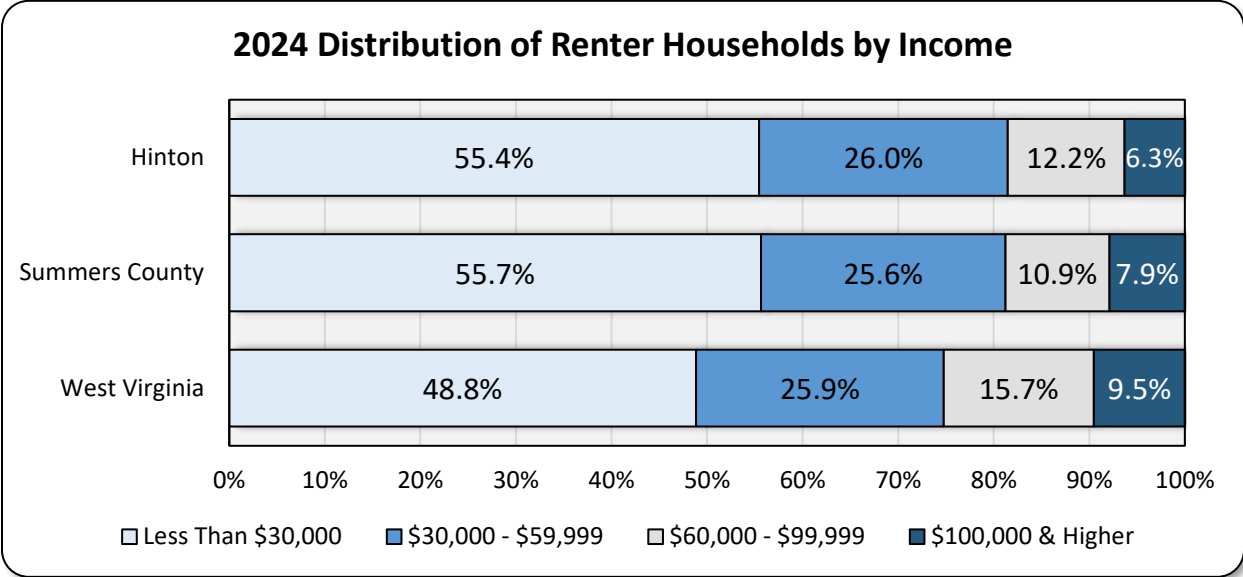
Median Household Income by Year



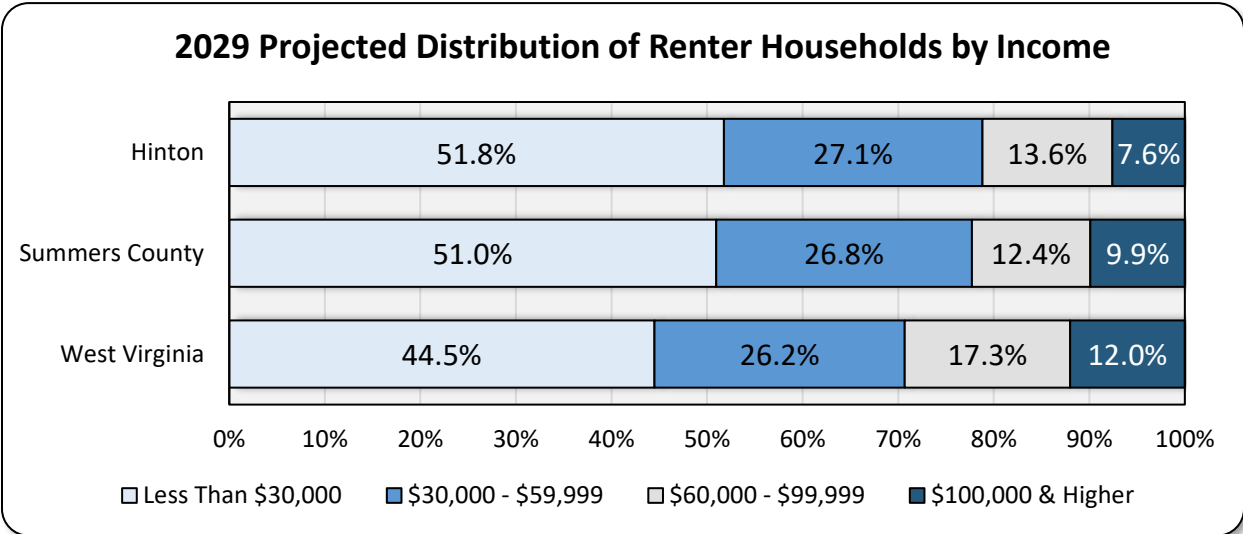
Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

As the preceding illustrates, the 2024 median household income in Hinton (\$42,434) is 26.1% lower than the statewide median household income. Over the next five years, it is projected that the median household income in Hinton will increase to \$45,092, or an increase of 6.3%. Regardless, the median household income in Hinton will remain well below that of the statewide median household income (\$65,533).

The following graphs compare *renter households by income* for 2024 and 2029 and the projected *percent* change in renter households by income between 2024 and 2029 for each of the study areas.

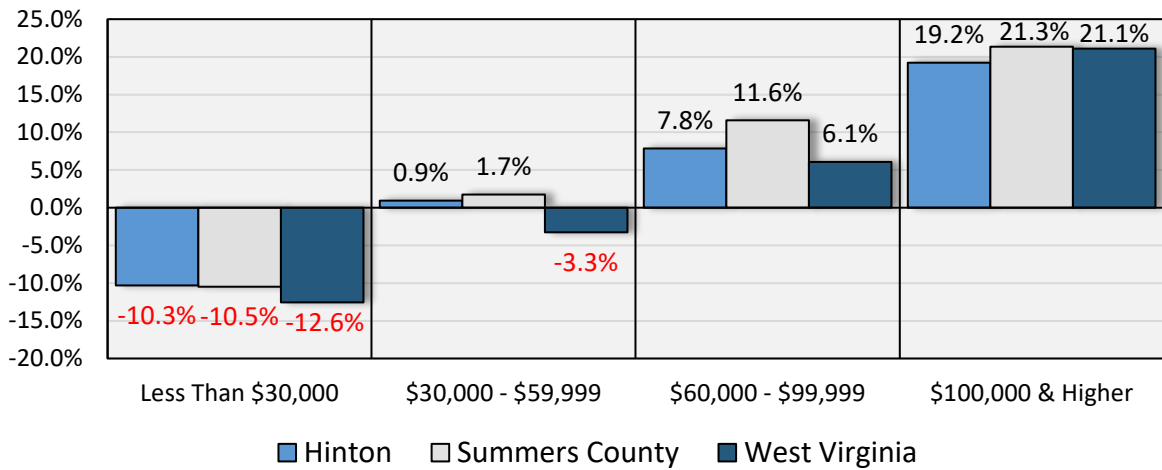


Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research



Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Percent Change in Renter Households by Income (2024-2029)

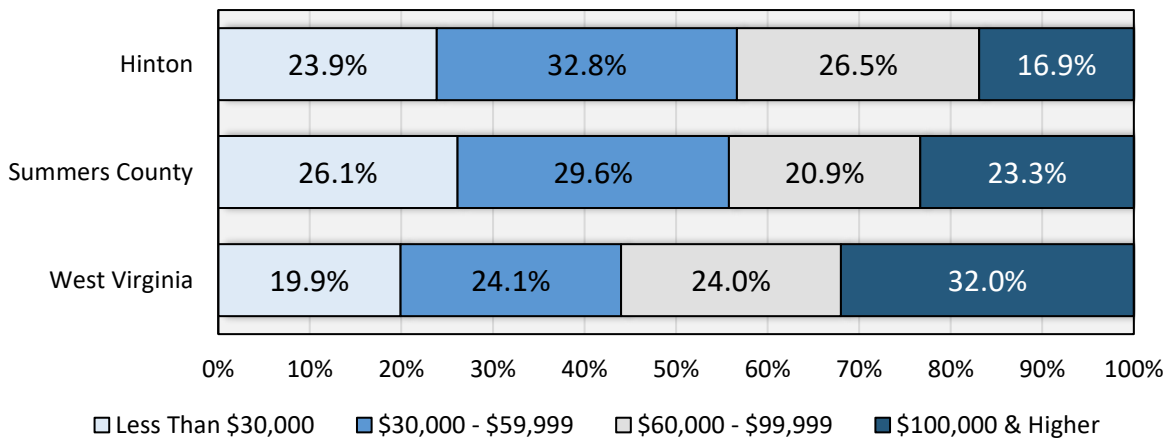


Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2024, Hinton and Summers County have higher shares (55.4% and 55.7%, respectively) of renter households with incomes less than \$30,000 when compared to the state of West Virginia (48.8%). Between 2024 and 2029, renter household growth in Hinton is projected to be among households earning \$30,000 or higher, with the most significant growth (19.2%) occurring among households earning \$100,000 or more. Despite these changes, the vast majority (92.5%) of renter households in Hinton will continue to earn less than \$100,000, and over one-half (51.8%) will continue to earn less than \$30,000 annually.

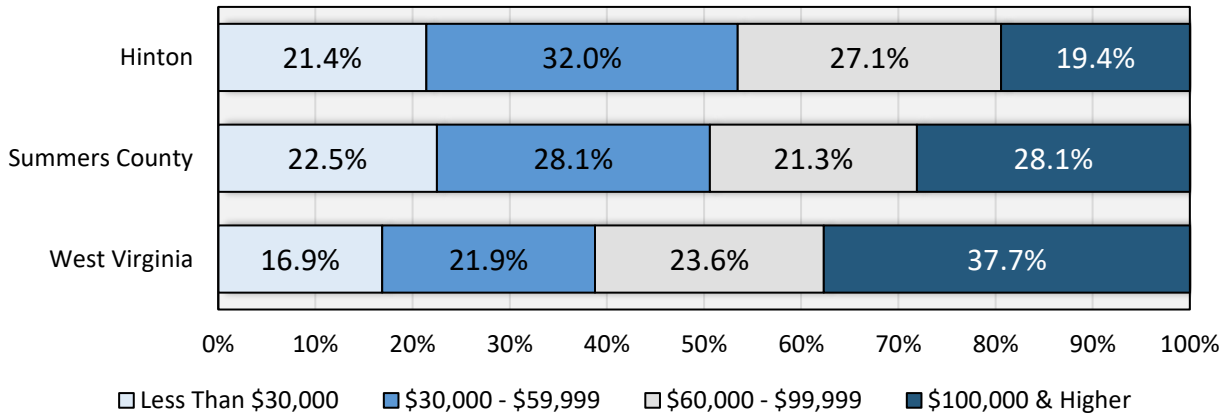
The following graphs compare *owner households by income* for 2024 and 2029 and the projected *percent* change in owner households by income between 2024 and 2029 for each of the study areas.

2024 Distribution of Owner Households by Income



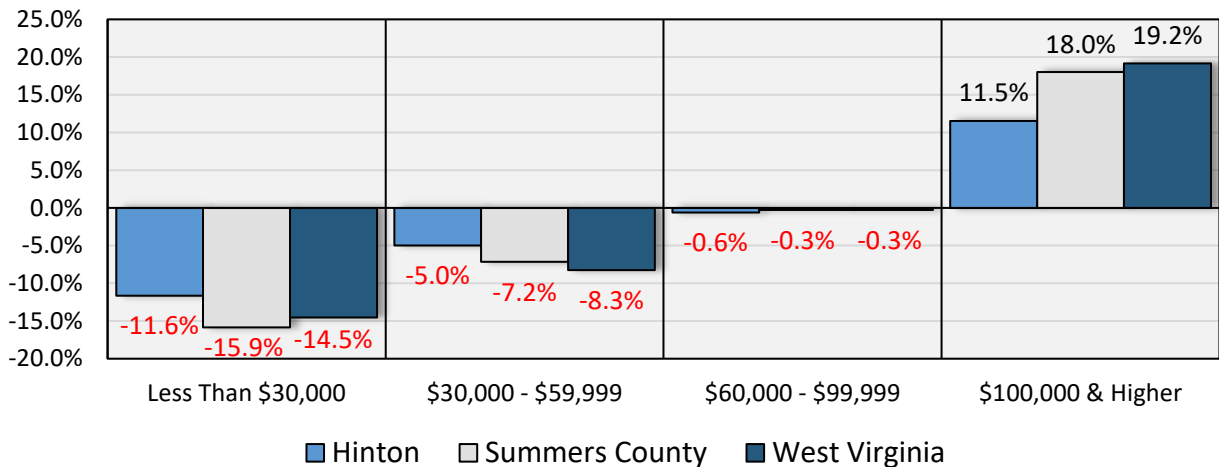
Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

2029 Projected Distribution of Owner Households by Income



Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Percent Change in Owner Households by Income (2024-2029)



Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2024, over 83% of Hinton owner households earn less than \$100,000, which is a much higher share compared to the state (68.0%). Between 2024 and 2029, owner household growth is projected to be confined to households earning \$100,000 or higher, with households in this cohort increasing by 11.5% in the city. Despite this increase among the highest earning cohort and decreases among the lower income cohorts, 80.5% of all owner households in Hinton will continue to earn less than \$100,000 through 2029.

The following table illustrates the *components of population change* for Summers County, the New River Gorge Region, and the state of West Virginia between April 2010 and July 2020. Note that components of change data is limited to county level geographies or higher.

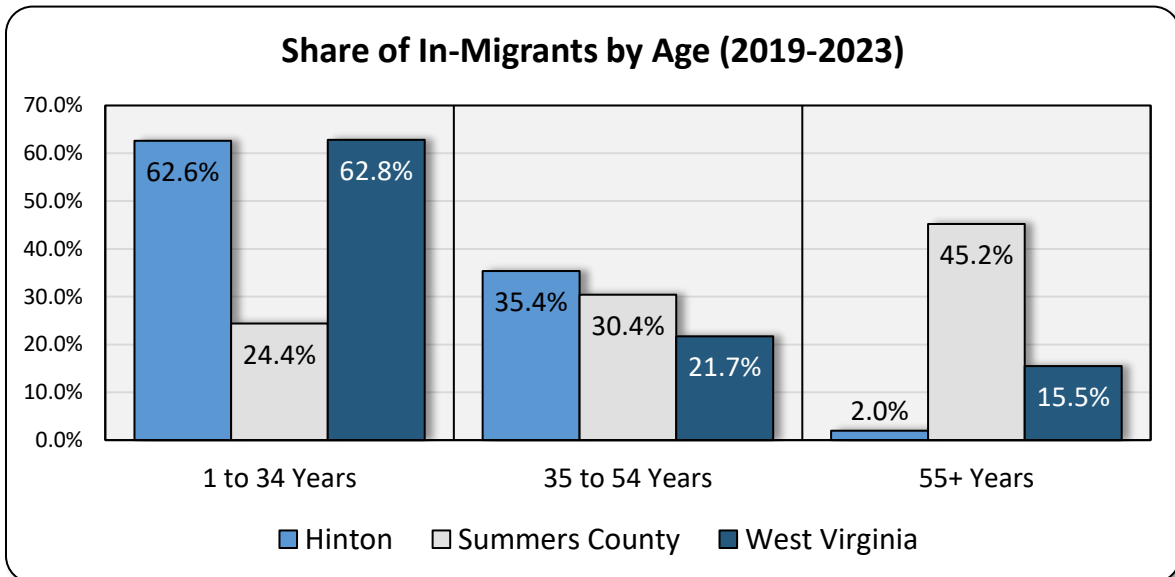
Estimated Components of Population Change by Area April 1, 2010 to July 1, 2020						
Area	Population Change*	Percent Change	Natural Change	Net Domestic Migration	Net International Migration	Total Net Migration
Summers County	-1,482	-10.6%	-863	-613	-6	-619
New River Gorge Region	-13,295	-8.1%	-5,034	-8,938	725	-8,213
West Virginia	-68,221	-3.7%	-31,419	-47,401	11,106	-36,295

Source: U.S. Census Bureau, Population Division, October 2021

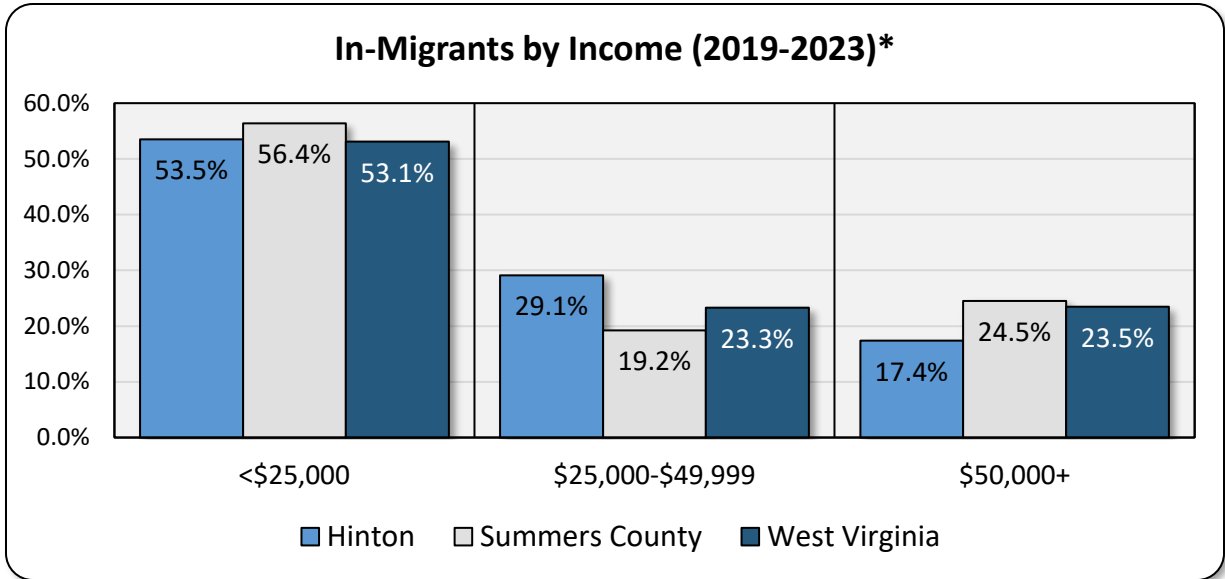
*Includes residual representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population decline within Summers County between 2010 and 2020 was the result of a combination of natural decrease (more deaths than births) and negative net domestic and international migration. This is similar to the trends for the New River Gorge Region and the state of West Virginia, where natural decrease and negative net domestic migration also negatively impacted population change during the time period. Among the three components, natural decrease was the largest contributing factor for the population decline in Summers County.

The following graphs illustrate the distribution of *in-migrants by age* and *by income* for each study area from 2019 to 2023. Note that the data illustrated in both graphs is based on *population*, not households.



Source: U.S. Census Bureau, 2023 5-Year ACS Estimates (S0701); Bowen National Research



Source: U.S. Census Bureau, 2023 5-Year American Community Survey (B07010); Bowen National Research
 *Excludes population with no income

As the preceding data illustrates, the distribution of in-migrants by age for Hinton is more heavily concentrated among individuals between the ages of 35 and 54 years (35.4%) when compared to the county and state. However, in-migrants less than 35 years of age comprise the largest overall share (62.6%) of the total in-migrants for Hinton. Over one-half (53.5%) of in-migrants to Hinton earn less than \$25,000 annually, 29.1% earn between \$25,000 and \$49,999, and 17.4% earn \$50,000 or more. This distribution is more heavily weighted toward the middle-income cohort (\$25,000 to \$49,999) when compared to Summers County and the state of West Virginia. Regardless, this illustrates that a significant portion of the individuals relocating to Hinton earn low to moderate incomes.

C. ECONOMY AND WORKFORCE ANALYSIS

Labor Force

The following table illustrates *the employment base by industry* for Hinton, Summers County, and the state of West Virginia. The top five industries by share of employment for each area are highlighted in **red** text.

NAICS Group	Employment by Industry					
	Hinton		Summers County		West Virginia	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	11	0.4%	1,494	0.2%
Mining	0	0.0%	12	0.4%	6,255	0.8%
Utilities	3	0.2%	13	0.4%	3,229	0.4%
Construction	10	0.6%	18	0.6%	29,459	4.0%
Manufacturing	8	0.4%	29	1.0%	42,211	5.7%
Wholesale Trade	38	2.0%	63	2.2%	23,896	3.2%
Retail Trade	213	11.3%	278	9.6%	91,434	12.3%
Transportation & Warehousing	248	13.2%	267	9.2%	25,649	3.5%
Information	80	4.3%	88	3.0%	15,905	2.1%
Finance & Insurance	43	2.3%	57	2.0%	22,734	3.1%
Real Estate & Rental & Leasing	28	1.5%	39	1.3%	11,996	1.6%
Professional, Scientific & Technical Services	140	7.5%	162	5.6%	38,366	5.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1,512	0.2%
Administrative, Support, Waste Management & Remediation Services	11	0.6%	16	0.6%	12,387	1.7%
Educational Services	110	5.8%	203	7.0%	61,861	8.3%
Health Care & Social Assistance	470	25.1%	603	20.8%	149,259	20.1%
Arts, Entertainment & Recreation	38	2.0%	357	12.3%	16,945	2.3%
Accommodation & Food Services	140	7.4%	277	9.5%	70,772	9.5%
Other Services (Except Public Administration)	124	6.6%	158	5.4%	45,242	6.1%
Public Administration	163	8.7%	229	7.9%	68,484	9.2%
Non-classifiable	9	0.5%	22	0.8%	3,672	0.5%
Total	1,877	100.0%	2,902	100.0%	742,762	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

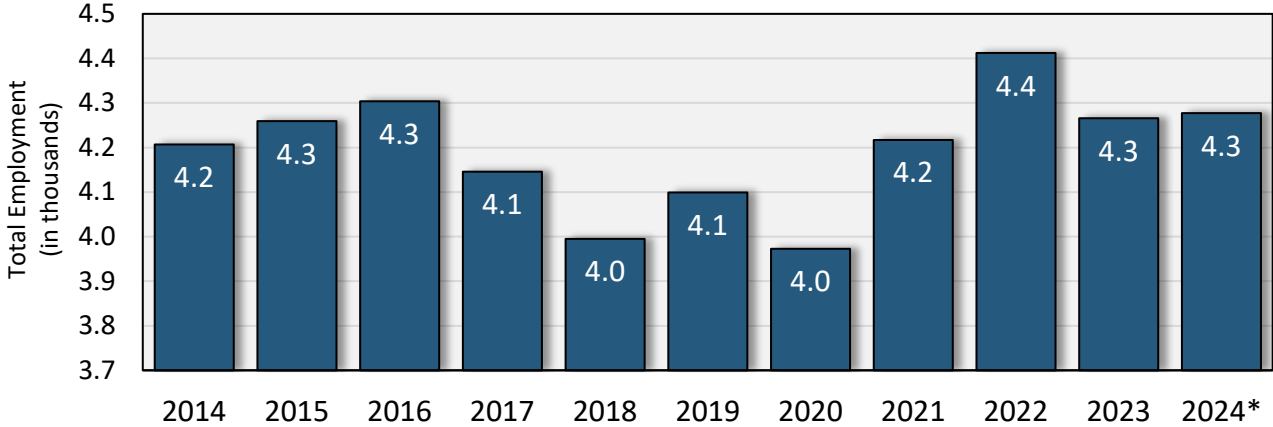
Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Hinton has an employment base of nearly 1,900 individuals within a broad range of employment sectors. The labor force within the area is based primarily in five sectors: Health Care & Social Assistance (25.1%), Transportation & Warehousing (13.2%), Retail Trade (11.3%), Public Administration (8.7%), and Professional, Scientific & Technical Services (7.5%). Combined, the top five job sectors represent 65.8% of the city's employment base. Although the Information employment sector is not among the top five industries in the city, there is a proportionally high share (4.3%) of the labor force in the city within this sector compared to the state overall.

Note that many of the economic topics that follow are limited to county-based data, therefore, most of the data tables and graphs that follow reflect data for Summers County.

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the *total employment* base (in thousands) for Summers County between 2014 and 2024.

Total Employment - Summers County (2014-2024)

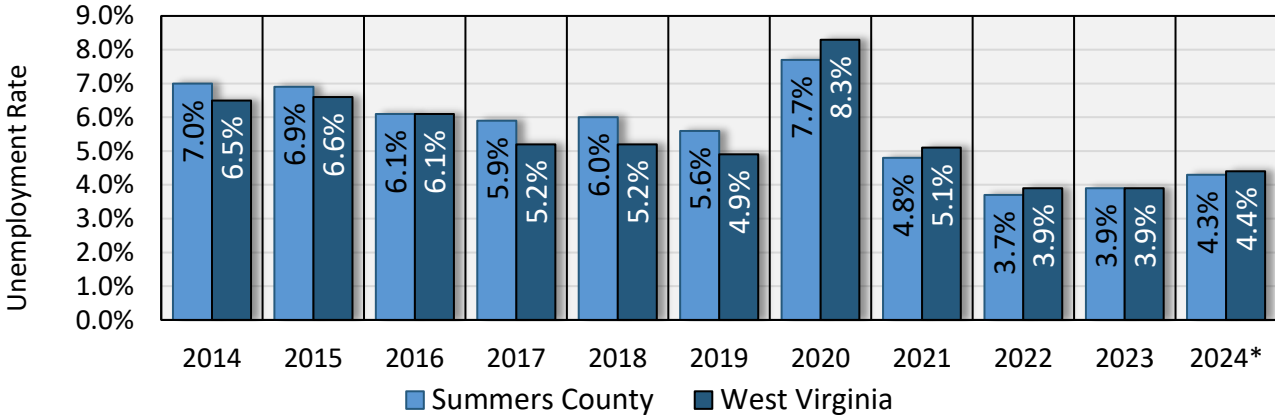


Source: Department of Labor; Bureau of Labor Statistics; Urban Decision Group; Bowen National Research
 *Through October

As the preceding illustrates, total employment within Summers County decreased overall between 2014 and 2020. Since 2020, total employment has generally increased, and in 2022, total employment reached the highest point in the county since 2014. While there was a slight decrease following this peak in 2022, total employment through October 2024 still remains at one of the highest levels since 2014.

The following illustrates the *annual unemployment rate* for Summers County and the state of West Virginia from 2014 to 2024.

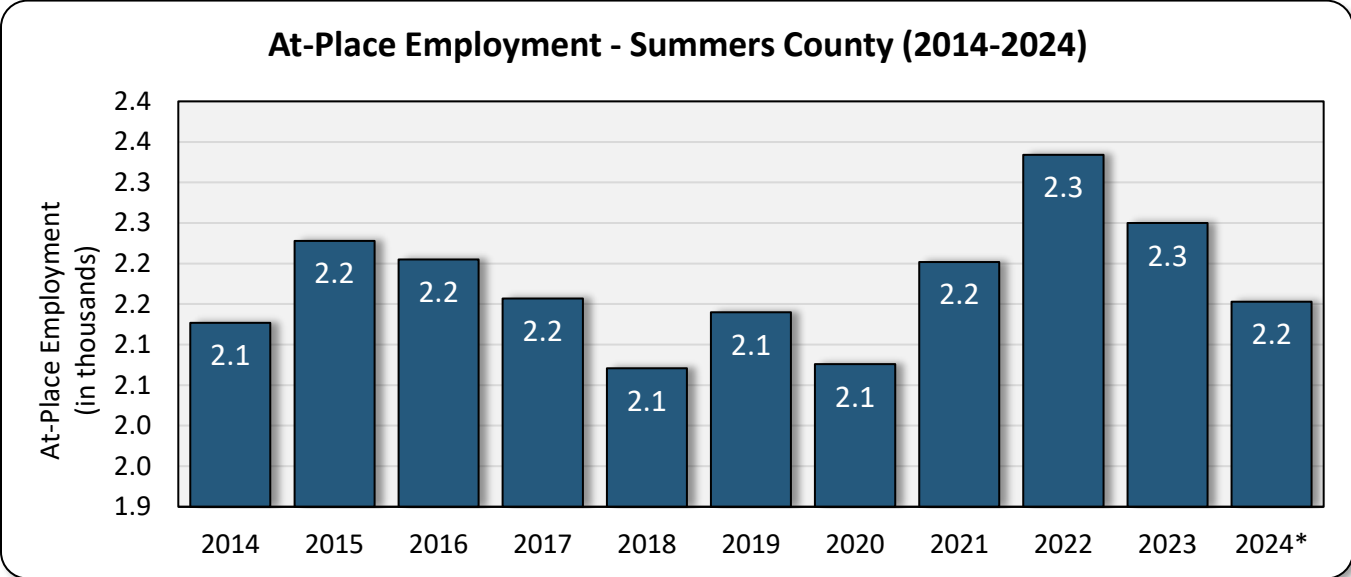
Annual Unemployment Rate (2014-2024)



Source: Department of Labor, Bureau of Labor Statistics; Urban Decision Group; Bowen National Research
 *Through October

As the preceding data shows, the unemployment rate in Summers County declined from 7.0% in 2014 to 5.6% in 2019. After the sharp increase in 2020, the unemployment rate in the county dropped to 3.7% in 2022, the lowest level in the county since 2014. Although the unemployment rate has increased to 4.3% through October 2024, this still represents one of the lowest rates in the county since 2014 and is slightly lower than the 4.4% unemployment rate for the state for the current time period.

At-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total *at-place employment* base for Summers County from 2014 to 2024.



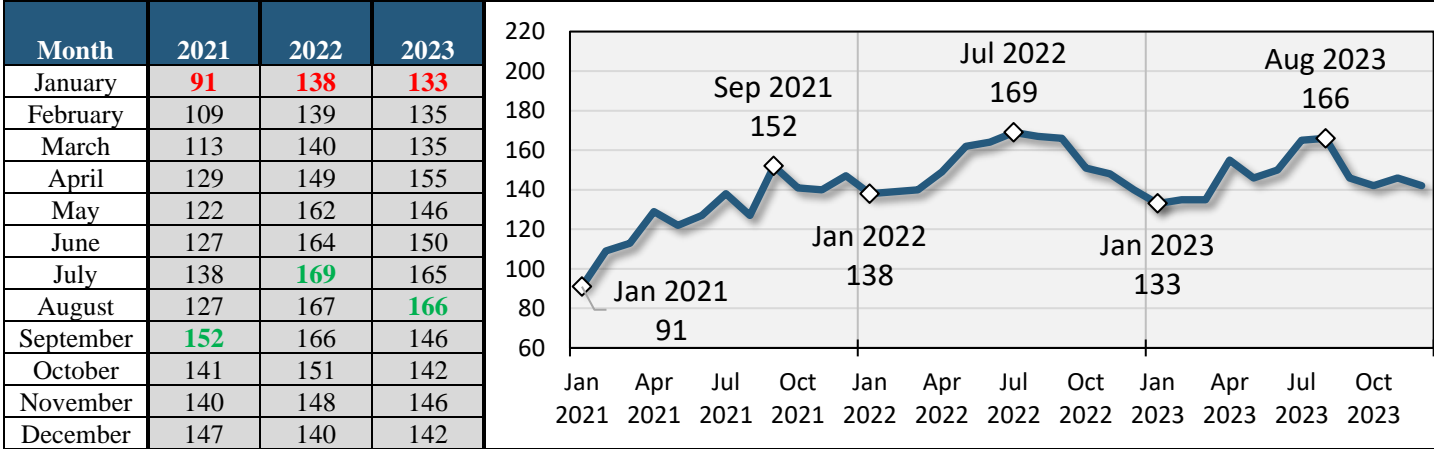
Source: Department of Labor; Bureau of Labor Statistics; Urban Decision Group; Bowen National Research
 *Through June

As the preceding illustrates, at-place employment within Summers County has fluctuated since 2014. The highest level of at-place employment during the time period occurred in 2022. Since 2022, at-place employment has decreased for two consecutive years. While this indicates relative instability in at-place employment since 2014, it is important to understand that these year over year changes represent a difference of roughly 100 jobs or less during a given year. Regardless, there has been minimal overall *cumulative* change in at-place employment in Summers County since 2014.

Summers County is one of the many counties within the state that benefits from a significant level of tourism. Notable attractions in Summers County include Bluestone Lake and Pipestem State Park. While tourism can boost an area’s economy, seasonality within this sector of employment can result in increases in unemployment during the off-season and also create short-term housing challenges during peak season. The following provides a brief overview of this particular segment within the local economy.

In order to approximate this seasonality, at-place employment (people employed within an area regardless of residence) data from the Bureau of Labor Statistics was analyzed for Summers County. The at-place employment data utilized in this analysis only includes the Leisure and Hospitality Supersector (Arts, Entertainment, and Recreation and Accommodation and Food Services), which is typically one of the areas of employment most influenced by tourism. The following table illustrates the at-place employment within the Leisure and Hospitality Supersector for Summers County from 2021 to 2023. Note that the highest employment number for each year is highlighted in **green**, while the lowest employment number is highlighted in **red**.

**At-Place Employment by Month by County – Leisure and Hospitality Supersector (2021-2023)
Summers County, West Virginia**



Source: Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW); Bowen National Research

While this data is not specific to Hinton, the majority of the employment base in Summers County is within Hinton. As such, it is reasonable to conclude that the preceding is highly reflective of the employment metrics within Hinton, or at a minimum, has a significant influence on the economy within the city. As the preceding illustrates, there is a broadly dispersed pattern of seasonality within the Leisure and Hospitality Supersector in Summers County. In addition, the low points in 2022 and 2023 show significant improvements from the low point in 2021, which is a positive economic indicator. Employment within this supersector is typically at the lowest level during the month of January and peaks between July and September each year. While the difference between the highs and lows may be relatively small in terms of number, the data indicates there is at least some degree of seasonal employment in Summers County that is likely driven, in large part, by the tourism industry.

Economic Outlook

The Worker Adjustment and Retraining Notification (WARN) Act requires advance notice of qualified plant closings and mass layoffs. WARN notices were reviewed on January 9, 2025. According to WorkForce West Virginia, there have been no WARN notices reported for Summers County over the past 12 months.

The following illustrates the largest employers within Summers County:

Largest Employers – Summers County, West Virginia	
Employer Name	Business Type
Summers County Board of Education	Education
WV Division of Natural Resources	Government
Appalachian Regional Healthcare	Healthcare
Summers Nursing & Rehabilitation Center, Inc.	Healthcare
Brayman Construction Corporation	Construction
Precision Deliver, Inc.	Transportation/Logistics
Relational Management Services, LLC	Healthcare
Summers County Commission	Government
Kroger Limited Partnership	Retail

Source: WorkForce West Virginia; 2023

Major employers within Summers County are primarily involved in education, government, healthcare, construction, logistics, and retail. The majority of the largest employers in the county are engaged in industries that are generally considered stable industries (education, healthcare, government) that are less susceptible to economic downturns. This helps to partially insulate the local economy from substantial fluctuations in employment.

The following table summarizes recent and ongoing economic development projects identified within Hinton and Summers County:

Economic Development Activity – Hinton/Summers County, West Virginia			
Project Name	Investment	Job Creation	Scope of Work/Details
Bluestone Dam Hinton	\$320 million	N/A	Under Construction: Safety Assurance Project along with expansion of recreational areas. Estimated completion of phase 5 is 2029.
Summers County Comprehensive High School Hinton	\$8 million	N/A	Completed: Interior and exterior improvements.

N/A – Not Available

As the preceding illustrates, economic investments of approximately \$328 million have been either completed or are currently underway.

Bluestone Dam Project

With an investment value of approximately \$320 million for the final phase of improvements, the Bluestone Dam project ranks as the largest individual project in terms of valuation within the New River Gorge Region. Phase 5 is a nine-year project with an estimated completion date in 2029. This project will improve the safety of the dam, which is responsible for the formation of Bluestone Lake. Bluestone Lake is the third-largest lake in West Virginia and supports a number of outdoor activities that contribute to the local economy in Hinton and Summers County. In addition, infrastructure projects of this scale typically require a significant workforce. We were unable to obtain an interview with Brayman Construction Corporation, which is the company that was awarded the contract for Phase 5, to determine employment

estimates or typical employee housing arrangements. However, industry standards provided by the U.S. Department of Transportation, Economic Policy Institute, the Council of Economic Advisers, and the American Society of Civil Engineers suggest that approximately 10 direct jobs are created for every \$1 million in infrastructure investments. In addition, these projects typically have an indirect or induced job impact factor of 1.5 indirect jobs for every direct job created. Using this methodology, this would result in nearly 900 total jobs created (355 direct and 533 indirect/induced jobs) over the course of the nine-year project. As such, the project will continue to have a positive influence on the area economy over the coming years.

Commuting Data

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. In addition, the individuals commuting into a market from neighboring markets represent a potential base of support for future residential development.

The following tables summarize two *commuting pattern attributes* (mode and time) for each of the study areas.

		Commuting Mode						Total
		Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	
Hinton	Number	574	48	0	72	1	33	728
	Percent	78.8%	6.6%	0.0%	9.9%	0.1%	4.5%	100.0%
Summers County	Number	2,682	257	0	156	30	231	3,356
	Percent	79.9%	7.7%	0.0%	4.6%	0.9%	6.9%	100.0%
West Virginia	Number	581,527	59,320	4,810	18,747	9,158	49,655	723,217
	Percent	80.4%	8.2%	0.7%	2.6%	1.3%	6.9%	100.0%

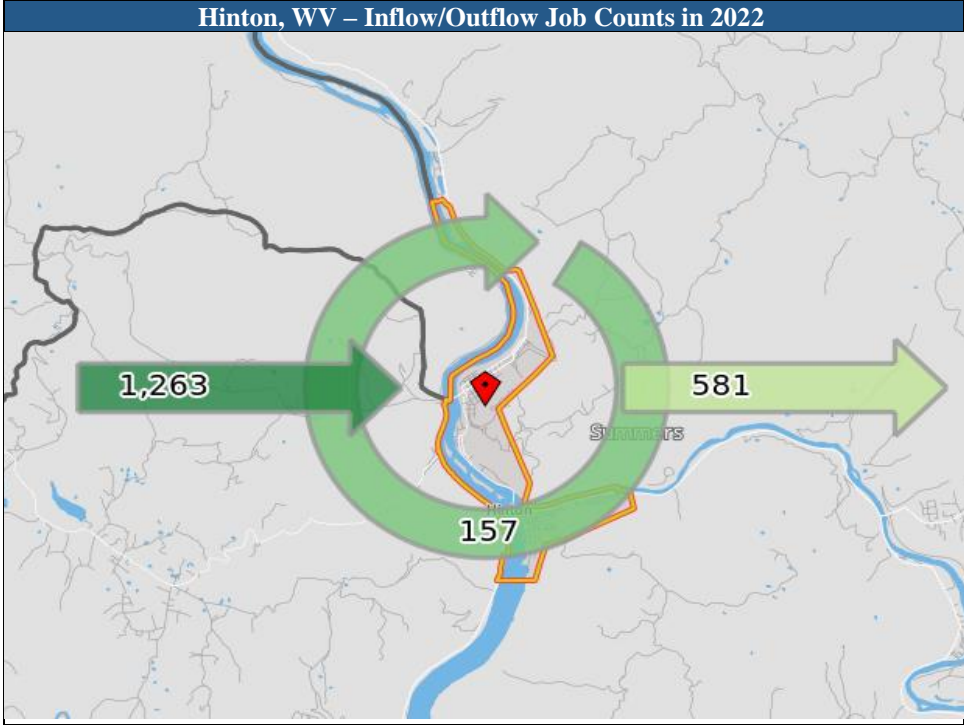
Source: U.S. Census Bureau, 2018-2022 American Community; Urban Decision Group; Bowen National Research

		Commuting Time						Total
		Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	
Hinton	Number	236	123	116	149	72	33	728
	Percent	32.4%	16.9%	15.9%	20.5%	9.9%	4.5%	100.0%
Summers County	Number	533	946	690	569	387	231	3,356
	Percent	15.9%	28.2%	20.6%	17.0%	11.5%	6.9%	100.0%
West Virginia	Number	195,537	246,599	118,683	48,972	63,771	49,655	723,217
	Percent	27.0%	34.1%	16.4%	6.8%	8.8%	6.9%	100.0%

Source: U.S. Census Bureau, 2018-2022 American Community; Urban Decision Group; Bowen National Research

As the preceding illustrates, 85.4% of individuals in Hinton utilize their own vehicles or carpool to work, 9.9% walk to work, and 4.5% work from home. The substantial share of individuals who walk to work illustrates the walkability of the community. Overall, 49.3% of commuters have commute times of less than 30 minutes to their place of employment. Although this represents a notable share of individuals with short commute times, this is less than the statewide share of 61.1%. In addition, a noteworthy share (9.9%) of people have commute times of 60 minutes or more, which is larger than the share (8.8%) for the state.

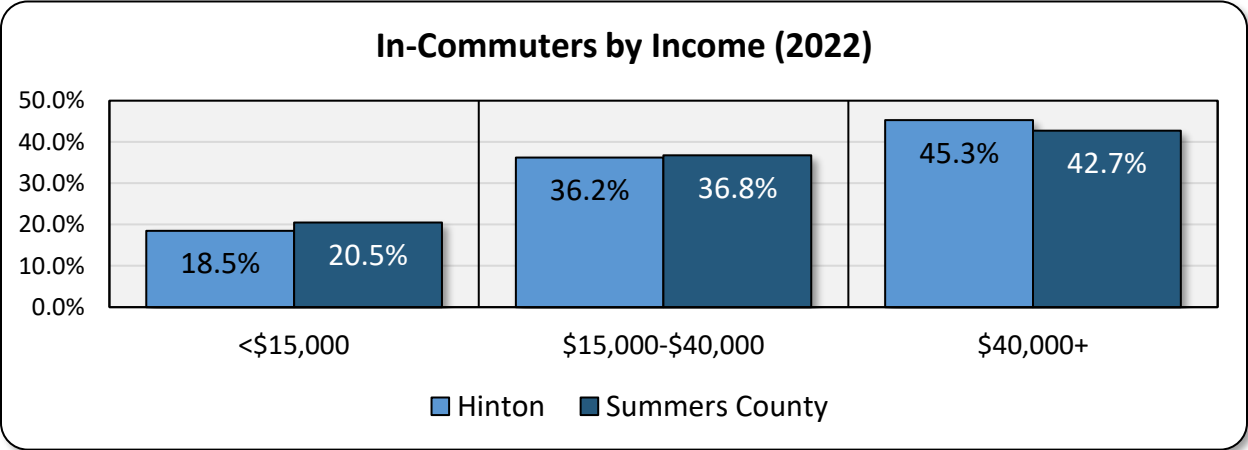
The following illustrates the overall *commuter flow* for Hinton based on 2022 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES) data.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

Of the approximately 1,420 persons *employed* in Hinton in 2022, 88.9% (1,263) originate from outside the city, while only 11.1% (157) live within the city. Overall, 581 residents of the city commute to surrounding areas daily for employment. Regardless, the 1,263 non-residents who work in the area represent a base of potential support for future residential development within Hinton.

The following compares the distribution of *in-commuters by annual income* for Hinton and Summers County for 2022.



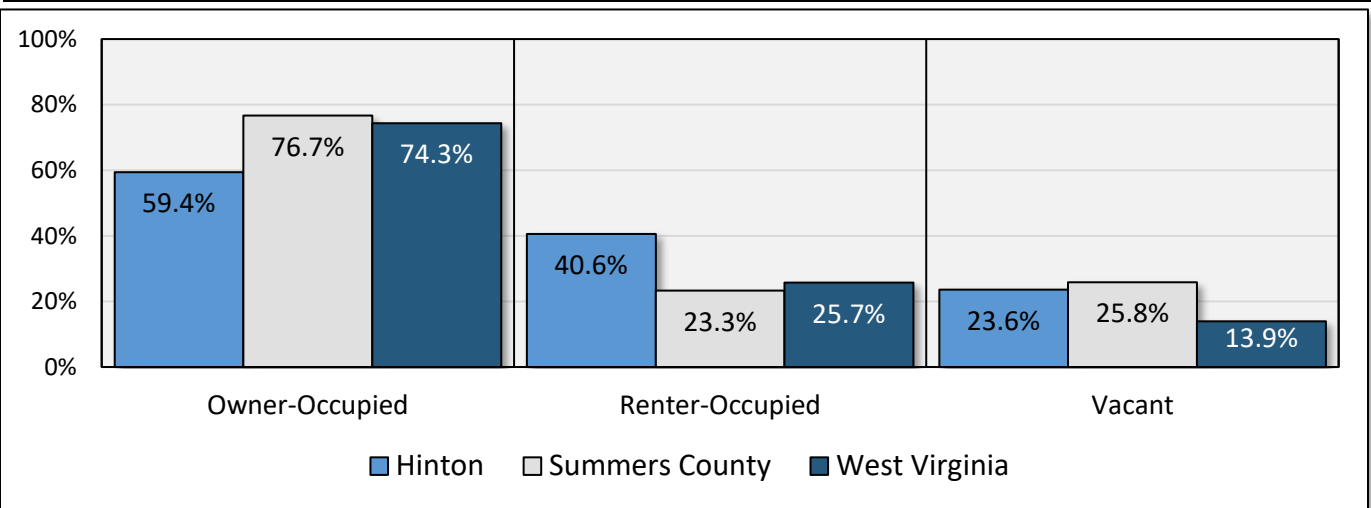
Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES); Bowen National Research

The preceding shows that the largest share (45.3%) of in-commuters to Hinton earn \$40,000 or more annually, while 36.2% earn between \$15,000 and \$40,000, and 18.5% earn less than \$15,000 annually. This is broadly similar to the distribution within Summers County, though Hinton has a slightly higher proportion of in-commuters who earn \$40,000 or more compared to the county share of 42.7%. Regardless, a variety of housing types could be developed to potentially attract some of the 1,263 in-commuters to live within Hinton.

D. HOUSING METRICS

The estimated distribution of the area *housing stock by occupancy/tenure status* for each study area for 2024 is illustrated in the following table and graph:

Number of Housing Units by Tenure (2024)					
Area	Total Occupied	Owner Occupied	Renter Occupied	Vacant	Total
Hinton	1,032	613	419	319	1,351
Summers County	4,784	3,667	1,117	1,664	6,448
West Virginia	738,292	548,391	189,901	118,856	857,148



Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Of the 1,032 total *occupied* housing units in Hinton, 59.4% are owner occupied and 40.6% are renter occupied. This is a much higher proportion of renter-occupied units when compared to the county and state. Among the 1,351 total housing units in Hinton, 23.6% (319 units) are classified as vacant. This is a higher share compared to the state (13.9%), but lower than the county share of 25.8%. It should be noted that vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key *housing age and conditions* based on 2018-2022 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions (2022)											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hinton	193	55.6%	349	55.5%	10	2.9%	6	1.0%	10	2.9%	28	4.5%
Summers County	559	54.2%	1,316	34.1%	41	4.0%	101	2.6%	74	7.2%	156	4.0%
West Virginia	78,382	42.4%	210,647	39.7%	4,648	2.5%	4,249	0.8%	3,037	1.6%	3,851	0.7%

Source: American Community Survey (2018-2022); ESRI; Urban Decision Group; Bowen National Research

In Hinton, 55.6% of the renter-occupied housing units and 55.5% of the owner-occupied housing units were built prior to 1970. Both shares are larger than the county and statewide shares and represent an inventory of comparably older housing units. The shares of overcrowded renter (2.9%) and owner (1.0%) housing units are slightly higher than the statewide shares of 2.5% and 0.8%, respectively. Although the overcrowded housing shares in Hinton are only marginally higher than the statewide shares, the shares of renter-occupied (2.9%) and owner-occupied (4.5%) housing units with incomplete plumbing or kitchens within Hinton are notably higher than the state shares. Overall, this illustrates that the majority of housing units in Hinton are relatively older and that a comparably higher share of the total housing units have condition issues.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability							
	2024 Households	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households		Share of Severe Cost Burdened Households	
					Renter	Owner	Renter	Owner
Hinton	1,032	\$42,434	\$97,313	\$840	38.0%	14.1%	22.2%	3.7%
Summers County	4,784	\$46,068	\$121,104	\$896	35.8%	10.5%	20.9%	2.6%
West Virginia	738,292	\$57,441	\$173,026	\$828	40.1%	14.5%	20.8%	6.0%

Source: American Community Survey (2018-2022); ESRI; Urban Decision Group; Bowen National Research

The estimated median home value in Hinton of \$97,313 is 43.8% lower than the median home value for the state, while the average gross rent of \$840 in the area is 1.4% higher than the state. With a median household income of \$42,434 in Hinton, approximately 38.0% of renter households and 14.1% of owner households are housing cost burdened. As a result, there are roughly 159 renter households and 86 owner households in Hinton that are housing cost burdened, of which 116 *total*

households are severe cost burdened (paying more than 50% of income toward housing costs). As such, affordable housing alternatives should be an integral part of future housing solutions within the city.

Based on the 2018-2022 American Community Survey data, the following is a distribution of all occupied housing by *units in structure by tenure* (renter or owner) for each of the study areas.

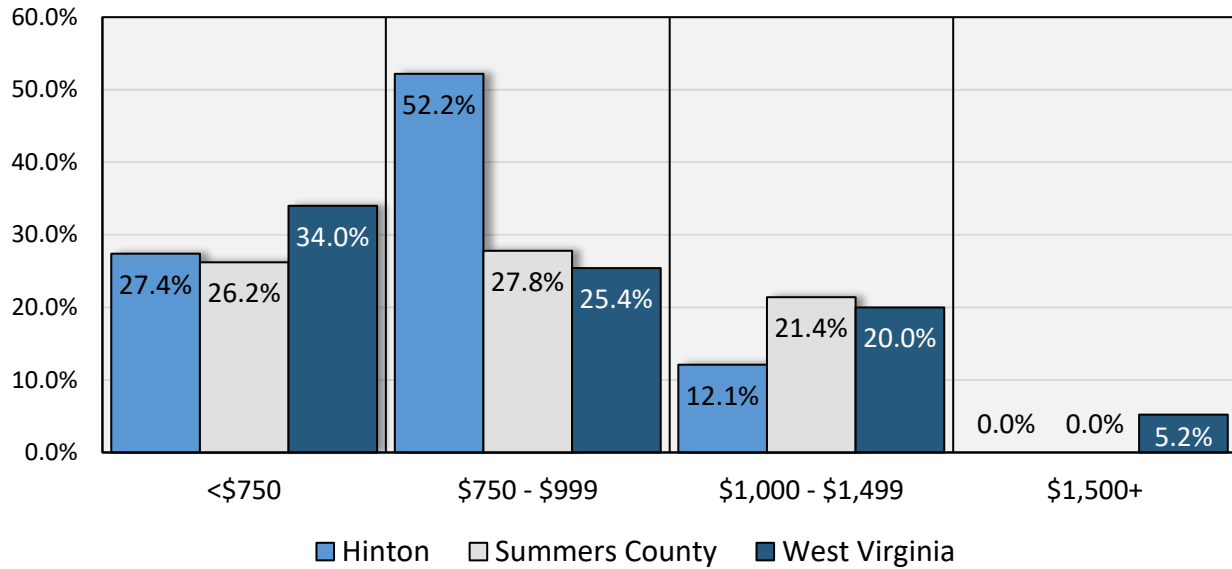
		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/ Other	Total	4 Units or Less	5 Units or More	Mobile Home/ Other	Total
Hinton	Number	254	78	14	346	586	5	38	629
	Percent	73.4%	22.5%	4.0%	100.0%	93.2%	0.8%	6.0%	100.0%
Summers County	Number	816	93	123	1,032	3,410	19	429	3,858
	Percent	79.1%	9.0%	11.9%	100.0%	88.4%	0.5%	11.1%	100.0%
West Virginia	Number	109,425	52,244	23,344	185,013	458,826	2,074	70,127	531,027
	Percent	59.1%	28.2%	12.6%	100.0%	86.4%	0.4%	13.2%	100.0%

Source: American Community Survey (2018-2022); ESRI; Urban Decision Group; Bowen National Research

Approximately 77.4% of the *rental* units in Hinton are within structures of four units or less or mobile homes. Overall, Hinton has a lower share (22.5%) of multifamily rental housing (five or more units within a structure) when compared to the state (28.2%), but a much higher share compared to the county (9.0%). Among *owner*-occupied units in Hinton, nearly all housing is within structures of four units or less (93.2%) and mobile homes (6.0%).

The following graph illustrates the *distribution of monthly gross rents* (per unit) for rental alternatives within each of the study areas. Note that this data includes both multifamily rentals and non-conventional rentals. However, with 77.4% of all rental units in Hinton classified as non-conventional (four units or less within a structure and mobile homes), this data provides reasonable insight into the overall distribution of rents among the non-conventional rental supply. Note that gross rents include tenant-paid rents and tenant-paid utilities.

Distribution of Monthly Gross Rents by Area*



Source: American Community Survey (2018-2022); ESRI; Urban Decision Group; Bowen National Research
 *Excludes rentals classified as “No Cash Rent”

As the preceding illustrates, the largest share (52.2%) of Hinton rental units have rents between \$750 and \$999, followed by units with rents less than \$750 (27.4%). Although considerably less in share, 12.1% of rentals in the area have rents between \$1,000 and \$1,499. Compared to the region and state, the distribution of gross rental rates in Hinton is more heavily weighted toward the middle priced product (between \$750 and \$999). While the graph does not include the “No Cash Rent” category, which refers to housing units in which the occupants do not pay monetary rent (e.g., employer-provided housing, rent-free housing owned by family or friends, caretaker/property management roles, or charitable and assistance programs), this housing comprises 8.3% of all rentals in Hinton. Overall, the data illustrates the dominance of lower and moderately priced rental product in the area.

Bowen National Research's Survey of Housing Supply

Multifamily Rental Housing

A field survey of multifamily rental properties was conducted as part of the New River Gorge Region Housing Needs Assessment. The following table summarizes the surveyed *multifamily rental supply by project type* for Hinton, Summers County, and the New River Gorge Region. Note that vacancy rates below 1% are illustrated in red text.

Surveyed Multifamily Rental Housing Supply by Area										
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Program Type			Wait Lists by Type (Number of Households)		
					Market-Rate	Tax Credit	Government Subsidized	Market-Rate	Tax Credit	Government Subsidized
Hinton	1	102	0	0.0%	-	-	0.0%	-	-	N/A
Summers County	4	158	0	0.0%	0.0%	-	0.0%	-	-	N/A
New River Gorge Region	65	3,316	18	0.5%	2.4%	0.0%	0.0%	19	108	444

Source: Bowen National Research; N/A – Wait lists exist, but number of households on wait list is unknown

In Hinton, one apartment property was surveyed, comprising a total of 102 units. Overall, the multifamily units are 100% occupied, with no vacancies. Typically, in a well-balanced and healthy market, multifamily rentals should have an overall occupancy rate between 94% and 96%. As such, the occupancy rate within Hinton is considered very high and indicates a shortage of available multifamily rentals. It should also be noted that all the multifamily units are government-subsidized, which typically accommodate lower income households earning up to 50% of Area Median Household Income (AMHI). This very high occupancy rate and the presence of a wait list are evidence of pent-up demand for affordable multifamily rentals within Hinton. This is similar to the multifamily performance metrics for Summers County and the New River Gorge Region, which also have notable demand among the market-rate and Tax Credit properties, and likely represents a future development opportunity within the area.

While no market-rate or Tax Credit properties were surveyed within Hinton, it may be beneficial to understand the typical rates for these types of projects in the larger area. The following table illustrates the *median rent by bedroom/bathroom type* for the surveyed *market-rate* and *Tax Credit* units in Summers County and the New River Gorge Region.

Median Rents by Program Type and Bedroom/Bathroom Type				
Area	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 1.5-Ba	Three-Br/ 2.5-Ba
Market-Rate				
Summers County	\$495	\$695	-	-
New River Gorge Region (Range)	\$495-\$1,178	\$649-\$900	\$995-\$1,275	\$1,425
Tax Credit				
Summers County	-	-	-	-
New River Gorge Region (Range)	\$544-\$663	\$615-\$645	\$915	\$710-\$1,030

Source: Bowen National Research

While the preceding data is not specific to the city of Hinton, the rents for each market-rate and Tax Credit configuration within Summers County and the New River Gorge Region could be used as starting point when evaluating the range of rents that may be considered in future housing developments. However, a comprehensive market feasibility study should be completed prior to developing a specific housing product within the area in order to analyze achievable rents and potential demand for specific population groups (families, seniors, etc.).

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, and mobile homes and account for 77.4% of the total rental units in Hinton.

During November and December 2024, Bowen National Research conducted an online survey and identified 44 non-conventional rentals that were listed as *available* for rent in the New River Gorge Region. This equates to a vacancy rate of only 0.4% for non-conventional rentals within the overall region. Of these, none were located within Hinton or Summers County. Although it is likely that some available units were not identified due to the method of advertisement, the overall lack of available non-conventional rentals in the area is noteworthy. In order to understand rent structures of the non-conventional rentals in Hinton, refer to the graph on page H-23 (Distribution of Monthly Gross Rents by Area). While not exclusive to non-conventional rentals, this data provides a reasonable estimation of rents within the area due to the substantial share (77.4%) that non-conventional rentals comprise of the overall rental units in Hinton.

Seasonal/Recreational and Short-Term Rental Housing

Summers County is a popular tourist destination like many counties in West Virginia due to the variety of outdoor activities and recreational opportunities offered in the area. In an effort to quantify the share that seasonal and recreational homes comprise of the overall housing market in the county, and how this presence has changed over time, the following table illustrates the number of homes classified as “Seasonal or Recreational Units” by the U.S. Census and American Community Survey (ACS). While this data does not specifically identify whether a housing unit is a short-term rental or a second home, it provides a reasonably accurate estimate for the number of homes that are not readily available for long-term occupancy (rental or for-sale) in the market. While a notable share of these homes in an area likely indicates a robust tourism base, it can contribute to housing shortages for permanent residents if long-term housing options are absorbed by this market.

		Seasonal/Recreational Housing Units - 2013/2023				
		Seasonal/ Recreational Units	Total Vacant Units	Total Housing Units	Seasonal/ Recreational % of Total Vacant Units	Seasonal/ Recreational % of Total Housing Units
Hinton	2013	44	354	1,629	12.4%	2.7%
	2023	167	446	1,432	37.4%	11.7%
Summers County	2013	1,039	2,307	7,657	45.0%	13.6%
	2023	869	1,743	6,556	49.9%	13.3%
West Virginia	2013	44,013	139,561	880,951	31.5%	5.0%
	2023	32,002	138,205	859,653	23.2%	3.7%

Source: American Community Survey 5-Year Estimates (2013, 2023); Bowen National Research

As the preceding illustrates, seasonal/recreational housing units comprised 2.7% of the total housing units in Hinton in 2013, which is lower than the share for the state of West Virginia at that time. By 2023, the number of seasonal/recreational units in the county increased to 167 total units, or an increase of 279.5% in 10 years. As a result, the share that seasonal/recreational housing units comprise of the total housing units in the city increased to 11.7% during this time period, which is substantially higher than the state share of 3.7%. It is also interesting to note that the share of seasonal/recreational units in Summers County decreased slightly from 13.6% to 13.3% during the time period. As such, these units have a notable influence on the Hinton housing market, and this influence has increased exponentially over time despite the decreases in the county and state during the same time period.

The following table provides the number of active short-term rental listings (Airbnb and Vrbo) and the total market revenue of these listings in Summers County and the New River Gorge Region between January 6, 2024 and January 6, 2025.

Airbnb/Vrbo Listings and Market Revenue January 6, 2024 to January 6, 2025						
Area	Airbnb		Vrbo		Total	
	Number of Listings	Market Revenue	Number of Listings	Market Revenue	Number of Listings	Market Revenue
Summers County	189	\$1,228,984	75	\$75,154	264	\$1,304,138
New River Gorge Region	1,245	\$19,543,359	1,846	\$1,478,333	1,846	\$21,021,692

Source: Alltherooms.com; Bowen National Research

Although not specific to Hinton, there is a total of 264 short-term rental listings in Summers County, which represents 14.3% of the total listings in the region. Between January 2024 and January 2025, these units had a combined total market revenue of over \$1.3 million in the county, representative of 6.2% of the total market revenue in the region. Although this data likely does not capture all short-term rental listings and total market revenue in the county due to the potential to utilize other booking services, the data does illustrate the broad economic impact that this market segment has in the county and region. It is also reasonable to conclude that a notable portion of the Summers County market revenue is based in the city of Hinton, given the increase in seasonal/recreational units in the city since 2013.

For-Sale Housing

The following table summarizes the *available* (as of January 8, 2025) and *recently sold* (between January 2020 and December 2024) for-sale housing stock for Hinton and Summers County.

Sold/Currently Available For-Sale Housing Supply		
Status	Number of Homes	Median Price
Hinton		
Sold	75	\$37,400
Available	9	\$153,500
Summers County		
Sold	100	\$50,000
Available	39	\$175,000

Source: Redfin.com, Realtor.com & Bowen National Research

Note: Historical sales (sold) from January 1, 2020 to December 5, 2024; Available supply as of January 8, 2025

The available for-sale housing stock in Hinton as of January 8, 2025 consists of nine total units with a median list price of \$153,500. This represents a lower median list price compared to the available for-sale homes in Summers County (\$175,000). Historical sales from January 2020 to December 2024 in Hinton consisted of 75 homes with a median sales price of \$37,400. Although the available and historical data included in this analysis represents a reasonably large sample size compared to the number of owner-occupied housing units in Hinton, caution should be exercised when formulating specific conclusions regarding the for-sale housing market in the area due to the low *actual* number of data points available for this analysis.

The following table summarizes key data points for the historical sales in each of the study areas between January 2020 through December 2024.

Sales History by Study Area (January 1, 2020 to December 5, 2024)						
Study Area	Total Units	% Share of Region	Average Sales Price	Median Sales Price	Average Year Built	Median Year Built
Hinton	75	2.0%	\$53,163	\$37,400	1924	1924
Summers County*	100	2.7%	\$70,579	\$50,000	1937	1927
New River Gorge Region	3,676	100.0%	\$159,462	\$130,000	1966 [^]	1971 [^]

Source: Redfin.com & Bowen National Research

*Hinton data is included within Summers County data

[^]Excludes 23 listings within Fayette County with no year built information

As the preceding illustrates, 75.0% of the home sales in Summers County were within Hinton between January 2020 and December 2024. The homes sold in Hinton had an average sales price of \$53,163 and median sales price of \$37,400. The average and median year built of these homes was 1924, which likely contributes to the relatively low median sales price of this product. Overall, the homes sold in Hinton have a median sales price that is 25.2% lower than homes sold in the county and 71.2% lower than those sold in the region. In addition, homes that were sold within Hinton are, on average, older than homes that were sold in both the county and region during the time period.

The following table provides various housing market metrics for the *available* for-sale homes in each of the study areas as of January 8, 2025.

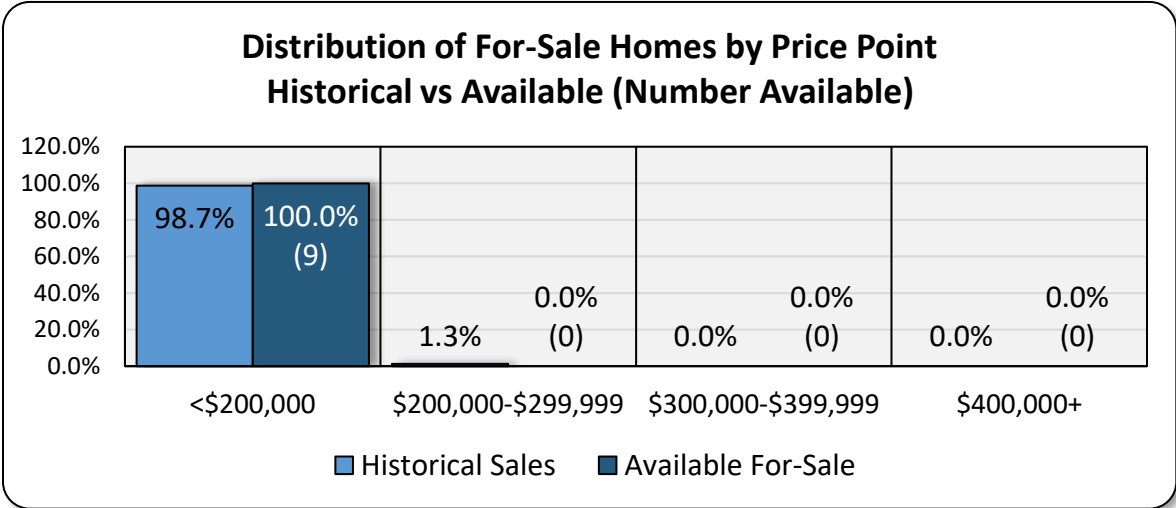
Available For-Sale Housing by Study Area (As of January 8, 2025)							
Study Area*	Total Units	% Share of Region	Availability Rate / MSI	Average List Price	Median List Price	Average Year Built	Average Days on Market
Hinton	9	3.5%	1.5%/6.9	\$140,878	\$153,500	1943	67
Summers County	39	15.4%	1.1%/22.9	\$256,518	\$175,000	1970	122
New River Gorge Region	254	100.0%	0.5%/4.1	\$280,647	\$188,500	1970	100

Source: Realtor.com & Bowen National Research

*Submarket data is included within each respective county total and share when applicable

The nine available for-sale homes in Hinton represent 23.1% of the available for-sale homes in Summers County. These homes equate to an availability rate of 1.5% when compared to the 613 owner-occupied units in the city, which is lower than the typical 2.0% to 3% availability rate of a healthy and well-balanced market. Based on recent sales history, this inventory represents 6.9 *Months Supply of Inventory* (MSI). Typically, there should be between four and six months of available inventory to allow for inner-market mobility and household growth. While Hinton’s 6.9 months of supply is above the typical range of a healthy market, this is likely attributed to the low number of homes sold since 2020 and not a reflection of limited demand. The available for-sale homes have an average number of days on market of 67 days and an average year built of 1943. Overall, the data illustrates that there is a slightly limited availability of for-sale homes compared to the overall number of owner-occupied homes in the city, but a reasonable number of homes available based on historical sales volume. While the available for-sale homes within Hinton are typically much older than those within the county and region, the average number of days on market for the available homes in the city is very low. This likely indicates there is a healthy level of demand within the for-sale housing market of Hinton despite constrained historical sales volume in the area.

The following graph compares the distribution of *historical* and *available* for-sale residential units by *price point* for Hinton:



Source: Redfin.com; Realtor.com; Bowen National Research

As the preceding illustrates, nearly all (98.7%) *historical* sales in Hinton and 100% of the *available* for-sale homes have been/are priced under \$200,000. Although this illustrates the dominance of affordably priced for-sale homes in the market, it indicates a general lack of variety, quality and modern for-sale housing inventory in the area. This lack of choices likely limits the ability of the area to attract new households, which may also constrain the potential for economic growth. Future housing developments should consider expanding the range of for-sale affordability levels offered in the area, as this may increase the potential to attract additional households to the area.

Planned & Proposed

In addition to the surveys of each housing type within this overview, Bowen National Research conducted interviews with representatives of area building and permitting departments and performed extensive online research to identify residential projects either planned for development or currently under construction within Hinton and Summers County. During this process there were no multifamily rental housing, for-sale housing, or senior care housing developments identified within Hinton or Summers County. However, it should be noted additional projects may have been introduced into the pipeline since the time interviews and research were completed.

Development Opportunities

Based on online and on-the-ground research conducted in December of 2024, Bowen National Research identified sites that could support potential residential development in Summers County. Although this likely does not represent all development opportunities within the county, the data represents properties that were actively marketed for sale at the time of research and those that were identified in person by our field analyst. Note that the Map Code number for each site corresponds to the Development Opportunity Locations Map included on page VII-6 of this report.

Development Opportunity Sites – Summers County, West Virginia

Map Code	Street Address	Location	Year Built	Building Size (Square Feet)	Land Size (Acres)	Property Classification
38	158 Academy Ln.	Pence Springs	1918/2006	44,000	139.87	Commercial

Sources: LoopNet, Realtor.com, West Virginia Economic Development, WV Property Viewer GIS, WVIJDC Utility GIS.

Note: Total land area includes total building area.

Although only one development opportunity site was identified within Summers County, the site encompasses nearly 140 acres of land. In addition, there is a total of 44,000 square feet of existing building space on this site, and the site is currently classified for commercial use by the statewide GIS mapping tool. However, it is also of note that Summers County does not have zoning restrictions.

Residential Blight

Blighted structures, which are generally defined as structures exhibiting obvious signs of deterioration and constitute a threat to human health, safety, and public welfare, can have a detrimental effect on nearby properties. Blight can be caused by several factors, including economic decline, population decline, and the high cost to maintain/upgrade older housing. Blight can reduce home values in a neighborhood, contribute to an increase in crime, decrease the overall appeal of an area, encourage disinvestment, and affect future residential and commercial development.

One of the primary contributing factors to blight is the extended vacancy of a structure. To this end, the city of Hinton has adopted the Vacant Structure Code. This ordinance requires the registration of vacant structures in the city. The structure is inspected by a representative of the city and measures are taken to secure the structure from unauthorized entry and/or infiltration of the elements, both which can lead to accelerated deterioration of the structure and are a public safety concern. Following the initial registration and inspection of the structure, an annual registration fee and inspection is required to maintain compliance. The annual registration utilizes a progressive fee schedule (increases each subsequent year) to incentivize occupancy of the structure.

In an effort to assess the current prevalence of blight within the city of Hinton, Bowen National Research conducted an in-person survey of Hinton during November 2024 to identify the overall number, location, and degree of severity of blighted structures within the city. Although this may not represent *all* blighted structures within Hinton, we believe the survey represents the vast majority of the blighted structures within the city limits and provides a meaningful assessment of the overall degree and concentration of blight within the city.

For the purposes of this analysis, each blighted structure was assigned one of three blight classifications (Minor, Moderate, and Severe). *Minor blight* is a structure with mostly cosmetic deficiencies with an approximate repair cost of less than \$5,000. *Moderate blight* typically includes a significant number of cosmetic issues, exhibits early signs of structural degradation, indications of extended vacancy, and has an estimated repair cost typically between \$5,000 and \$20,000. *Severe blight* includes structures that show advanced signs of structural degradation, extensive fire or flood damage, portions of the structure with high risk of collapse, and repair costs in excess of \$20,000 or repairs exceeding the total value of the structure.

The following table summarizes the surveyed structures by degree of blight in Hinton.

Number of Blighted Residential Structures by Severity Hinton, West Virginia				
	Minor	Moderate	Severe	Total
Number	15	18	18	51
Share	29.4%	35.3%	35.3%	100.0%

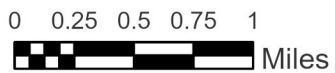
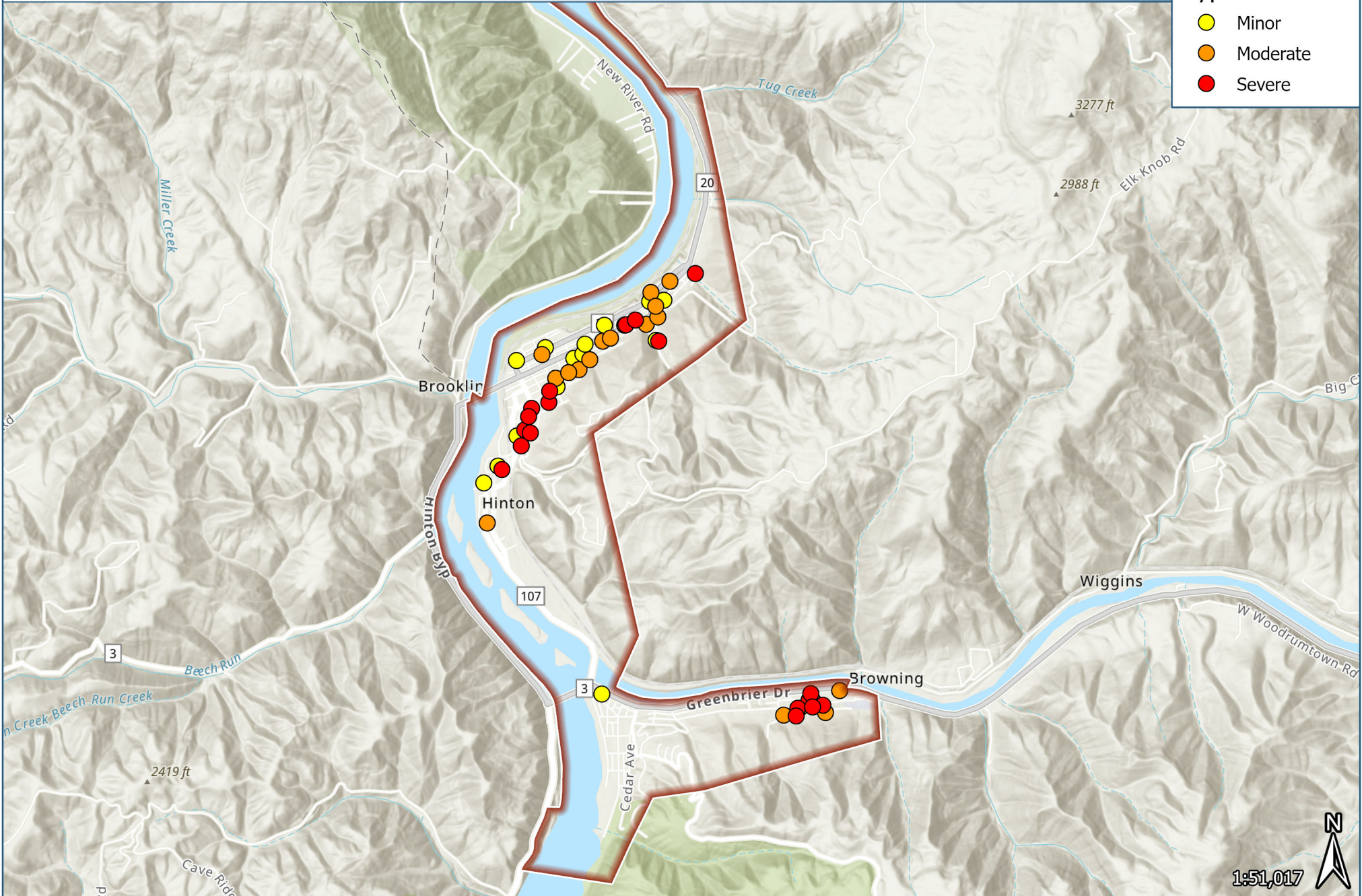
Source: Bowen National Research

As the preceding illustrates, a total of 51 blighted structures were identified in Hinton during the field survey. Of these 29.4% were classified as minor blight, 35.3% were classified as moderate blight, and 35.3% were classified as severe blight. These blighted structures represent 3.8% of the total housing units (1,351) in the city. Typically, an overall share of 1.0% or higher indicates a comparably elevated share of blighted units within a housing inventory. As a result, the inventory of blight within Hinton appears to be notably elevated. As will be illustrated in the map that follows, there are heavy concentrations of blight near Summers Street/Temple Street in the northern portion of the city that extends southwest toward Pleasant Street, and there is another notable concentration of blight in the southeastern portion of the city near Summers County ARH Hospital.

The following map illustrates the location of each blighted property within Hinton that was identified during the field survey.

Type

- Minor
- Moderate
- Severe



E. HOUSING GAP

Hinton is located in Summers County. The county has an overall *rental* housing gap of 204 units and a *for-sale* housing gap of 265 units. Given Hinton’s role and influence in the county, it is reasonable to assume that the county’s overall housing gaps are a reflection of the housing gaps for Hinton, as it is possible that Hinton could potentially serve the overall county’s housing needs. The table below summarizes Hinton’s/Summers County’s housing gaps by tenure and affordability.

Hinton, WV - Housing Gap Estimates (2024 to 2029)							
Percent AMHI*	≤30%	31%-50%	51%-80%	81%-120%	121%+	Total Housing Gap	
Household Income Range	≤ \$19,800	\$19,801-\$33,000	\$33,001-\$52,800	\$52,801-\$79,200	\$79,201+		
Monthly Rent Range	≤ \$495	\$496-\$825	\$826-\$1,320	\$1,321-\$1,980	\$1,981+		
Price Point	≤ \$66,000	\$66,001-\$110,000	\$110,001-\$176,000	\$176,001-\$264,000	\$264,001+		
Rental Housing Gap	77	33	44	33	17		204
For-Sale Housing Gap	0	9	48	150	58	265	

Source: Bowen National Research

AMHI – Area Median Household Income

*Based on HUD limits for Summers County (4-person limit)

It is important to point out that these housing gaps represent the number of units needed to resolve and address all housing needs (e.g., accommodating household growth, units needed to create a healthy vacancy/availability rate, units needed to replace substandard housing, etc.). Regardless, these gaps should be used as a guide for setting housing priorities and goals within Hinton.

F. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area’s competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Hinton, West Virginia.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Relatively balanced distribution of households by tenure (59.4% owners and 40.6% renters) • Projected increases among higher income renter (\$60,000+) and owner (\$100,000+) households between 2024 and 2029 • High share (62.6%) of in-migrants are under the age of 35 (can improve natural population change) • High share (45.3%) of in-commuters, which represent potential new households, earn \$40,000 annually • Overall affordability of housing in the city 	<ul style="list-style-type: none"> • High share (12.5%) of population without a high school diploma and low share (25.2%) of population with a college degree • Low median household income (\$42,434) and high poverty level for overall population (31.0%) and population less than 18 years of age (49.6%) • Significant household decline (18.2%) between 2010 and 2024. • No availability among the multifamily rental supply and lack of variety in terms of affordability levels (all multifamily units are government-subsidized) • Slightly low for-sale housing availability (1.5%) and homes are typically older (average year built 1943) • Lack of variety in terms of pricing among the available for-sale homes (all priced under \$200k)
Opportunities	Threats
<ul style="list-style-type: none"> • Housing need of up to 204 rental units (2024-2029) • Housing need of up to 265 for-sale units (2024-2029) • Attract some of the 1,263 commuters coming into the city for work to live in the city • Improvement in employment metrics since 2020, a strong tourism base, and the economic boost resulting from the Bluestone Dam project could be leveraged to improve housing and attract new households to the area 	<ul style="list-style-type: none"> • Projected 2.8% overall decline in households between 2024 and 2029 (2.4% decline for owners and 3.3% decline for renters) • The 3.7% increase for households aged 65 to 74 and 9.7% increase projected for seniors aged 75 and older in the next five years may result in availability issues for senior-oriented housing • High share (23.6%) of vacant housing units and increasing presence of seasonal/recreational units (44 in 2013 versus 167 in 2023) may indicate permanent housing options are being absorbed by this industry • City risks losing some of the 581 residents that commute out of the city for employment • Very high share (3.8%) of total housing units exhibit blight conditions

Hinton experienced significant household decline between 2010 and 2024, and this decline is projected to continue through 2029. The median household income in the city is relatively low and the poverty rate is high compared to the state. Some of this may be partially attributed to lower overall educational attainment, which likely constrains household income potential. There is very low availability among rental alternatives in the city. While for-sale availability is slightly more favorable, there is a lack of product variety in terms of price point or age of product. Residential blight is also prevalent in Hinton, with approximately 3.8% of the city’s housing stock considered blighted. Although a number of potential challenges exist for Hinton, such as an increasing share of seniors and the conversion of permanent housing into seasonal/recreational housing, there are notable opportunities for the city. There is a housing need of up to 204 rental units and 265 for-sale units and a substantial base of potential support for residential development in the form of 1,263 in-commuters. There have also been moderate improvements in the employment metrics in the area, a strong and growing base of tourism, and an economic boost resulting from the ongoing Bluestone Dam project. All these factors position Hinton to improve housing availability, affordability, and quality and potentially attract new households to live within the city in the future.