

Housing Needs Assessment
Washita County

Prepared For:

Oklahoma Housing Finance Agency
Oklahoma Department of Commerce
100 NW 63rd Street, Ste. 200
Oklahoma City, OK 73116

Effective Date of the Analysis:

June 23, 2015

This "Statewide Affordable Housing Market Study" was financed in whole or in part by funds from the U.S. Department of Housing and Urban Development as administered by the Oklahoma Department of Commerce and Oklahoma Housing Finance Agency.





January 28, 2016

Mr. Dennis Shockley, Executive Director
Oklahoma Housing Finance Agency
100 NW 63rd Street, Ste. 200
Oklahoma City, OK 73116

SUBJECT: Housing Needs Assessment
 Washita County
 IRR - Tulsa/OKC File No. 140-2015-0088

Dear Mr. Shockley:

As per our Agreement with Oklahoma Housing Finance Agency (OHFA), we have completed a residential housing market analysis (the "Analysis") for use by OHFA and the Oklahoma Department of Commerce (ODOC). Per our Agreement, OHFA and ODOC shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, the study and reports, data or other materials included in the Analysis or otherwise prepared pursuant to the Agreement and no materials produced in whole, or in part, under the Agreement shall be subject to copyright in the United States or any other country. Integra Realty Resources – Tulsa/OKC will cause the Analysis (or any part thereof) and any other publications or materials produced as a result of the Agreement to include substantially the following statement on the first page of said document:

This "Statewide Affordable Housing Market Study" was financed in whole or in part by funds from the U.S. Department of Housing and Urban Development as administered by the Oklahoma Department of Commerce and Oklahoma Housing Finance Agency.

Attached hereto, please find the Washita County Residential Housing Market Analysis. Analyst Derrick Wilson personally inspected the Washita County area during the month of June 2015 to collect the data used in the preparation of the Washita County Market Analysis. The University of Oklahoma College of Architecture Division of Regional and City Planning provided consultation, assemblage and analysis of the data for IRR-Tulsa/OKC.

Mr. Dennis Shockley
Oklahoma Housing Finance Agency
January 28, 2016
Page 2

This market study is true and correct to the best of the professional's knowledge and belief, and there is no identity of interest between Owen S. Ard, MAI, David A. Puckett, or Integra Realty Resources – Tulsa/OKC and any applicant, developer, owner or developer.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Tulsa/OKC

Owen S. Ard, MAI
Certified General Real Estate Appraiser
Oklahoma Certificate #11245CGA
Telephone: 918-492-4844, x103
Email: oard@irr.com

David A. Puckett
Certified General Real Estate Appraiser
Oklahoma Certificate #12795CGA
Telephone: 918-492-4844, x104
Email: dpuckett@irr.com

Derrick Wilson
Market Analyst



Table of Contents

Introduction and Executive Summary	1		
General Information	4		
Purpose and Function of the Market Study	4		
Effective Date of Consultation	4		
Scope of the Assignment	4		
Data Sources	4		
Washita County Analysis	6		
Area Information	6		
Access and Linkages	6		
Educational Facilities	7		
Medical Facilities	7		
Demographic Analysis	10		
Population and Households	10		
Population by Race and Ethnicity	11		
Population by Age	11		
Families by Presence of Children	13		
Population by Presence of Disabilities	14		
Group Quarters Population	15		
Household Income Levels	17		
Household Income Trend	18		
Poverty Rates	19		
Economic Conditions	20		
Employment and Unemployment	20		
Employment Level Trends	20		
Unemployment Rate Trends	21		
Employment and Wages by Industrial Supersector	22		
Working Families	25		
Major Employers	26		
Commuting Patterns	27		
Housing Stock Analysis	29		
Existing Housing Units	29		
Housing by Units in Structure	29		
		Housing Units Number of Bedrooms and Tenure	30
		Housing Units Tenure and Household Income	30
		Housing Units by Year of Construction and Tenure	31
		Substandard Housing	32
		Vacancy Rates	33
		Building Permits	34
		New Construction Activity	35
		Homeownership Market	36
		Housing Units by Home Value	36
		Washita County Median Home Values by Census Tract	37
		Home Values by Year of Construction	38
		New Cordell Single Family Sales Activity	38
		Foreclosure Rates	39
		Rental Market	40
		Gross Rent Levels	40
		New Cordell Rental Survey Data	41
		Rental Market Vacancy – New Cordell	42
		Rental Survey Data	Error! Bookmark not defined.
		Rental Market Vacancy	Error! Bookmark not defined.
		Rental Survey Data	Error! Bookmark not defined.
		Rental Market Vacancy	Error! Bookmark not defined.
		Summary of HUD Subsidized Properties	42
		Projected Housing Need	45
		Consolidated Housing Affordability Strategy (CHAS)	45
		Cost Burden by Income Threshold	45
		Substandard Conditions / Overcrowding by Income Threshold	47
		Cost Burden by Household Type	50
		Housing Problems by Household Type	52
		Housing Problems by Race / Ethnicity	54

Table of Contents

CHAS Conclusions	56	Key Findings:	95
Overall Anticipated Housing Demand	58	Recommendations:	95
New Cordell Anticipated Demand	58	Appendix 1: County affordable housing	
Washita County Anticipated Demand	58	Summaries	110
Housing Demand – Population Subsets	60	Lead-Based Paint Hazards	114
Housing Needs by Income Thresholds	60	Washita County Findings	116
Elderly Housing Needs	60	Conclusions	127
Housing Needs for Persons with Disabilities		Addenda	
/ Special Needs	60	A. Acknowledgments	
Housing Needs for Veterans	61	B. Qualifications	
Housing Needs for Working Families	61		
Population Subset Conclusions	61		
Special Topics	63		
Washita County Disaster Resiliency			
Assessment	64		
C.0 Comprehensive Plans & Hazard			
Mitigation Plans	64		
C.2.1.1. Historical Data on Natural Disasters			
and Other Hazards	64		
C.2.1.2; C.2.1.6; C.2.1.7; C.2.1.8 Shelters			
from Disaster Event	75		
C.2.1.3 Public Policy and Governance to			
Build Disaster Resiliency	75		
C.2.1.4 Local Emergency Response Agency			
Structure	75		
C.2.1.5 Threat & Hazard Warning Systems	75		
Social Vulnerability	76		
Homelessness	81		
By Continuum of Care	81		
A Snap Shot of Homelessness in the State	84		
Rural Areas	88		
At Risk For Homelessness	90		
Findings and Recommendations	92		
Fair Housing	95		
Summary	95		

Introduction and Executive Summary

This report is part of a Statewide Affordable Housing Market Study commissioned by the Oklahoma Department of Commerce (ODOC) in partnership with the Oklahoma Housing Finance Agency (OHFA), as an outgrowth of the 2013 tornado outbreak in Oklahoma. It was funded by the U.S. Department of Housing and Urban Development (USHUD) through the Community Development Block Grant – Disaster Recovery program (CDBG-DR). This study was conducted by a public/private partnership between Integra Realty Resources – Tulsa/OKC, the University of Oklahoma College of Architecture, Division of Regional and City Planning, and DeBruler Inc. IRR-Tulsa/OKC, The University of Oklahoma, and DeBruler Inc. also prepared a prior statewide study in 2001, also commissioned by ODOC in partnership with OHFA.

This study is a value-added product derived from the original 2001 statewide housing study that incorporates additional topics and datasets not included in the 2001 study, which impact affordable housing throughout the state. These topic areas include:

- Disaster Resiliency
- Homelessness
- Assessment of Fair Housing
- Evaluation of Residential Lead-Based Paint Hazards

These topics are interrelated in terms of affordable housing policy, housing development, and disaster resiliency and recovery. Homeless populations are more vulnerable in the event of a disaster, as are many of the protected classes under the Fair Housing Act. Lead-based paint is typically more likely to be present in housing units occupied by low-to-moderate income persons, and can also present an environmental hazard in the wake of a disaster. Effective affordable housing policy can mitigate the impact of natural and manmade disasters by encouraging the development and preservation of safe, secure, and disaster-resilient housing for Oklahoma's most vulnerable populations.

Housing Market Analysis Specific Findings:

1. The population of Washita County is projected to grow by 0.43% per year over the next five years, underperforming the State of Oklahoma.
2. Washita County is projected to need a total of 80 housing units for ownership and 33 housing units for rent over the next five years.
3. Median Household Income in Washita County is estimated to be \$49,653 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Washita County is estimated to be 16.31%, compared with 16.85% for Oklahoma.
4. Homeowner and rental vacancy rates in Washita County are lower than the state averages.
5. Home values and rental rates in Washita County are also lower than the state averages.
6. Average sale price for homes in New Cordell was \$75,690 in 2015, with an average price per square foot of \$50.66. The average year of construction for homes sold in 2015 is estimated to be 1957.
7. Approximately 22.85% of renters and 14.48% of owners are housing cost overburdened.

Disaster Resiliency Specific Findings:

1. Create a shelter registry for location of individual and business-based shelters (online or paper)
2. Tornadoes (1959-2014): Number:47 Injuries: 22 Fatalities: 1 Damages (1996-2014): \$100,720,000.00
3. Social Vulnerability: Below state score at the county level; at the census tract level, the north tracts near Foss and Canute of the county have elevated scores
4. Floodplain: updated flood maps not available; National Climatic Data Center storm event statistics record 4 flood events in Washita County and participating jurisdictions during the period of 2000-2013. There were no reported damages. According to National Flood Insurance Program statistics, Washita County residents had one reported loss and received payments totaling \$20,000.00 as of June 2002.

Homelessness Specific Findings

1. Washita County is located in the Southwest Oklahoma Continuum of Care.
2. There are an estimated 239 homeless individuals in this area, 177 of which are identified as sheltered.
3. There are at least 8 homeless households comprised of children only.
4. There is also a high homeless veteran population (25) in this region.
5. Investment should be made for more temporary and permanent housing for homeless veterans.

Fair Housing Specific Findings

1. No fair housing issues noted.

Lead-Based Paint Specific Findings

1. We estimate there are 1,201 occupied housing units in Washita County with lead-based paint hazards.
2. 480 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 168 of those low-to-moderate income households have children under the age of 6 present.

Report Format and Organization

The first section of this report comprises the housing market analysis for Washita County. This section is divided into general area information, followed by population, household and income trends and analysis, then followed by area economic conditions. The next area of analysis concerns the housing stock of Washita County, including vacancy rates, construction activity and trends, and analyses of the homeowner and rental markets. This section is followed by five-year forecasts of housing need for owners and renters, as well as specific populations such as low-to-moderate income households, the elderly, and working families.

The next section of this report addresses special topics of concern:

- Disaster Resiliency
- Homelessness
- Fair Housing
- Lead-Based Paint Hazards

This last section is followed by a summary of the conclusions of this report for Washita County.

General Information

Purpose and Function of the Market Study

The purpose of this market study is to evaluate the need for affordable housing units in Washita County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Washita County area.

Effective Date of Consultation

The Washita County area was inspected and research was performed during June, 2015. The effective date of this analysis is June 23, 2015. The date of this report is January 28, 2016. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

1. The Washita County area was inspected during June, 2015. The inspection included visits to all significant population centers in the county and portions of the rural county areas.
2. Regional, city and neighborhood data is based on information retained from national, state, and local government entities; various Chambers of Commerce, news publications, and other sources of economic indicators.
3. Specific economic data was collected from all available public agencies. Population and household information was collected from national demographic data services as well as available local governments. Much data was gathered regarding market specific items from personal interviews.
4. Development of the applicable analysis involved the collection and interpretation of verified data from local property owners/managers, realtors, and other individuals active within the area real estate market.
5. The analyst's assemblage and analysis of the defined data provided a basis from which conclusions as to the supply of and demand for residential housing were made.

Data Sources

Specific data sources used in this analysis include but are not limited to:

1. The 2000 and 2010 Decennial Censuses of Population and Housing
2. The 2009-2013 American Community Survey (ACS)
3. U.S. Census Bureau Residential Construction Branch, Manufacturing and Construction Division
4. The United States Department of Labor, Bureau of Labor Statistics, including the Local Area Unemployment Statistics and the Quarterly Census of Employment and Wages programs
5. The U.S. Department of Housing and Urban Development, including the Comprehensive Housing Affordability Strategy (CHAS), and the 2013 Picture of Subsidized Households
6. Continuum of Care Assistance Programs

7. The National Oceanic and Atmospheric Administration
8. Nielsen SiteReports (formerly known as Claritas)
9. The Oklahoma State Department of Health
10. The Oklahoma Department of Human Services
11. The Federal Reserve Bank of Kansas City, Oklahoma City Branch
12. The Federal Reserve Bank of New York

Washita County Analysis

Area Information

The purpose of this section of the report is to provide a basis for analyzing and estimating trends relating to Washita County. The primary emphasis is concentrated on those factors that are of significance to residential development users. Residential and commercial development in the community is influenced by the following factors:

1. Population and economic growth trends.
2. Existing commercial supply and activity.
3. Natural physical elements.
4. Political policy and attitudes toward community development.

Location

Washita County is located in northeast Oklahoma. The county is bordered on the north by Custer County, on the west by Beckham County, on the south by Kiowa County, and on the east by Caddo County. The Washita County Seat is New Cordell (commonly referred to as Cordell), which is located in the central part of the county. This location is approximately 206 miles southwest of Tulsa and 100 miles west of Oklahoma City.

Washita County has a total area of 1,009 square miles (1,003 square miles of land, and 6 square miles of water), ranking 19th out of Oklahoma's 77 counties in terms of total area. The total population of Washita County as of the 2010 Census was 11,629 persons, for a population density of 12 persons per square mile of land.

Access and Linkages

The county has above average accessibility to state and national highway systems. Multiple major highways intersect within Washita. These are I-40, US-183, OK-152, OK-44, OK-55, OK-54, OK-54A, and OK-115. The nearest interstate highway is I-40, which crosses the northwest corner of the county. The county also has an intricate network of county roadways.

Public transportation is provided by Red River Transportation Service (a service of Community Action Development Corporation), with service in Beckham, Caddo, Carter, Comanche, Cotton, Custer, Dewey, Ellis, Jefferson, Kiowa, Roger Mills, Stephens, Tillman, Washita and Woodward counties. RRTS has regularly scheduled routes in select cities as well as demand-response service, and also offers the SoonerRide program for Medicaid recipients. The local market perceives public transportation as average compared to other communities in the region of similar size. However, the primary mode of transportation in this area is private automobiles by far.

Clinton-Sherman Airport (also known as Oklahoma Air & Space Port) is located just west of New Cordell. The airport operates two primary concrete runways measuring 13,503 feet in length and 5,193 feet in length. Clinton-Sherman's primary runway is among the longest in the country, and was originally designed to accommodate B-52 aircraft during its history as Clinton-Sherman Air Force Base. Additionally, the Cordell Municipal Airport is located just east of the city and operates a primary asphalt runway measuring 3,430 feet in length. The nearest full-service commercial airport is the Will Rogers World Airport, located 100 miles east in Oklahoma City.

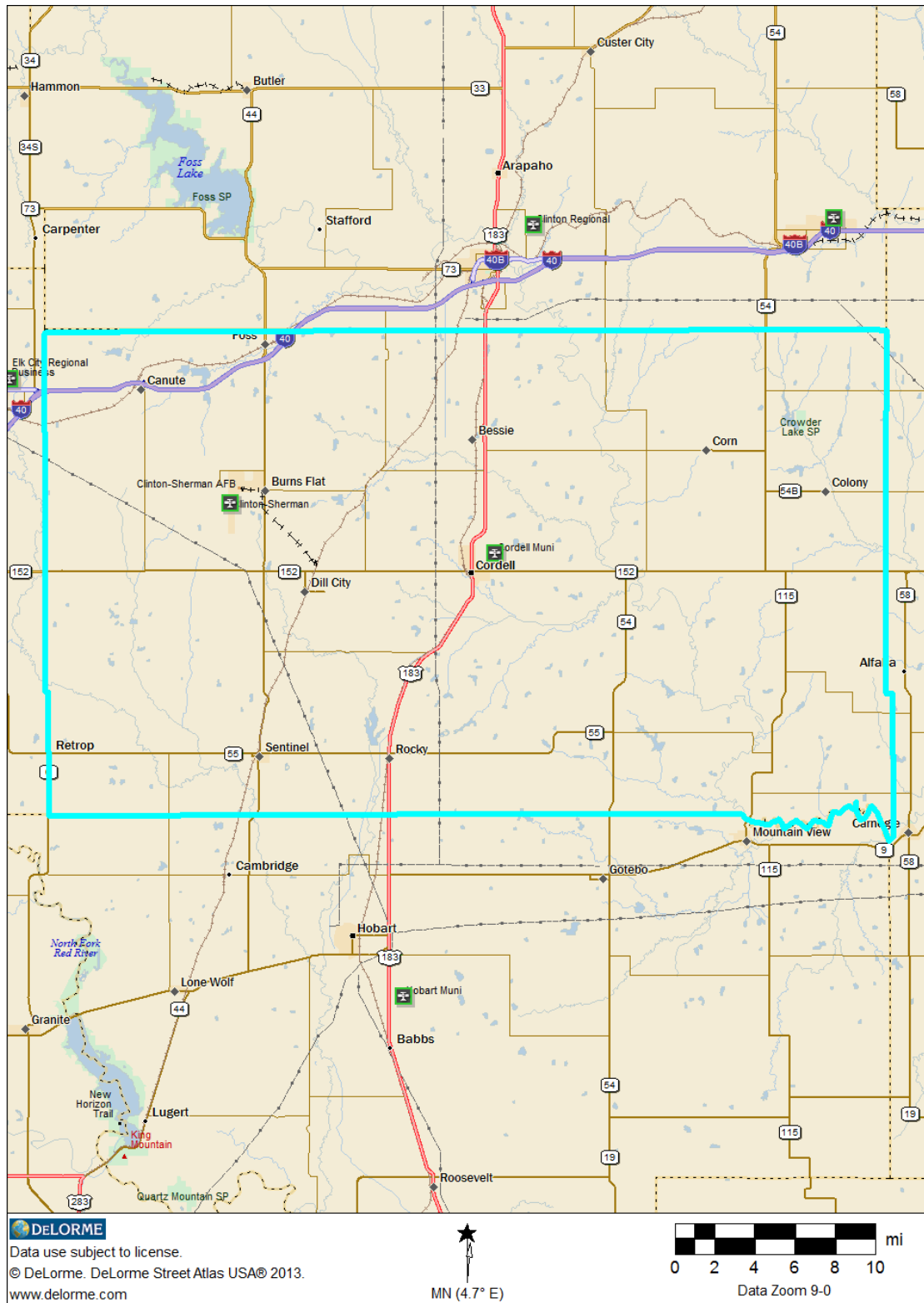
Educational Facilities

All of the county communities have public school facilities. Cordell is served by Cordell Public Schools which operates one secondary school and one elementary school. Higher education offerings in the area include the Southwestern Oklahoma State campus in Weatherford, located 30.6 miles northeast, and Western Technology Center in Burns Flat.

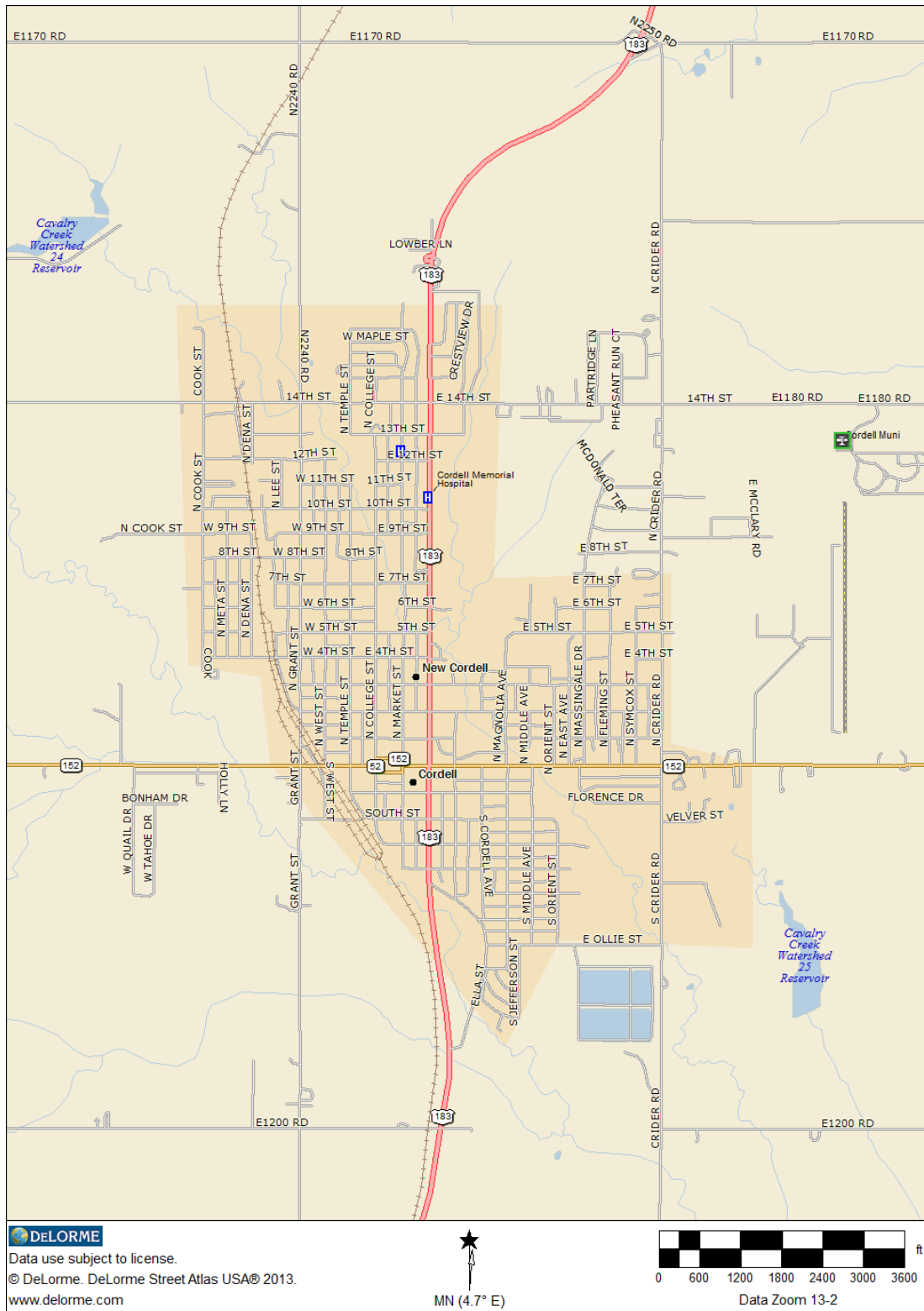
Medical Facilities

Medical services are provided by the Cordell Memorial Hospital, an acute-care hospital offering surgical, emergency, and in and outpatient's services. Cordell Memorial Hospital was recently given a national award recognizing their service to the community. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

Washita County Area Map



New Cordell Area Map



Demographic Analysis

Population and Households

The following table presents population levels and annualized changes in Washita County and Oklahoma. This data is presented as of the 2000 Census, the 2010 Census, with 2015 and 2020 estimates and forecasts provided by Nielsen SiteReports.

Population Levels and Annual Changes							
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
New Cordell	2,867	2,915	0.17%	3,033	0.80%	3,137	0.68%
Washita County	11,508	11,629	0.10%	11,729	0.17%	11,982	0.43%
State of Oklahoma	3,450,654	3,751,351	0.84%	3,898,675	0.77%	4,059,399	0.81%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

The population of Washita County was 11,629 persons as of the 2010 Census, a 0.10% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Washita County to be 11,729 persons, and projects that the population will show 0.43% annualized growth over the next five years.

The population of New Cordell was 2,915 persons as of the 2010 Census, a 0.17% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of New Cordell to be 3,033 persons, and projects that the population will show 0.68% annualized growth over the next five years.

The next table presents data regarding household levels in Washita County over the same periods of time. This data is presented both for all households (family and non-family) as well as family households alone.

Households Levels and Annual Changes							
Total Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
New Cordell	1,192	1,181	-0.09%	1,256	1.24%	1,319	0.98%
Washita County	4,506	4,599	0.20%	4,651	0.23%	4,764	0.48%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
Family Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
New Cordell	816	754	-0.79%	817	1.62%	857	0.96%
Washita County	3,265	3,186	-0.24%	3,220	0.21%	3,296	0.47%
State of Oklahoma	921,750	975,267	0.57%	1,016,508	0.83%	1,060,736	0.86%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As of 2010, Washita County had a total of 4,599 households, representing a 0.20% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Washita County to have 4,651 households. This number is expected to experience a 0.48% annualized rate of growth over the next five years.

As of 2010, New Cordell had a total of 1,181 households, representing a -0.09% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates New Cordell to have 1,256 households. This number is expected to experience a 0.98% annualized rate of growth over the next five years.

Population by Race and Ethnicity

The next table presents data regarding the racial and ethnic composition of Washita County based on the U.S. Census Bureau's American Community Survey.

2013 Population by Race and Ethnicity

Single-Classification Race	New Cordell		Washita County	
	No.	Percent	No.	Percent
Total Population	2,911		11,631	
White Alone	2,748	94.40%	10,567	90.85%
Black or African American Alone	4	0.14%	104	0.89%
Amer. Indian or Alaska Native Alone	55	1.89%	185	1.59%
Asian Alone	0	0.00%	2	0.02%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	0	0.00%
Some Other Race Alone	5	0.17%	261	2.24%
Two or More Races	99	3.40%	512	4.40%

Population by Hispanic or Latino Origin	New Cordell		Washita County	
	No.	Percent	No.	Percent
Total Population	2,911		11,631	
Hispanic or Latino	138	4.74%	989	8.50%
<i>Hispanic or Latino, White Alone</i>	116	84.06%	667	67.44%
<i>Hispanic or Latino, All Other Races</i>	22	15.94%	322	32.56%
Not Hispanic or Latino	2,773	95.26%	10,642	91.50%
<i>Not Hispanic or Latino, White Alone</i>	2,632	94.92%	9,900	93.03%
<i>Not Hispanic or Latino, All Other Races</i>	141	5.08%	742	6.97%

Source: U.S. Census Bureau, 2009-2013 American Community Survey, Tables B02001 & B03002

In Washita County, racial and ethnic minorities comprise 14.88% of the total population. Within New Cordell, racial and ethnic minorities represent 9.58% of the population.

Population by Age

The next tables present data regarding the age distribution of the population of Washita County. This data is provided as of the 2010 Census, with estimates and forecasts provided by Nielsen SiteReports.

Washita County Population By Age								
	2010 Census	Percent of Total	2015 Estimate	Percent of Total	2020 Forecast	Percent of Total	2000 - 2015 Ann. Chng.	2015 - 2020 Ann. Chng.
Population by Age	11,629		11,729		11,982			
Age 0 - 4	804	6.91%	780	6.65%	829	6.92%	-0.60%	1.23%
Age 5 - 9	884	7.60%	811	6.91%	778	6.49%	-1.71%	-0.83%
Age 10 - 14	833	7.16%	878	7.49%	811	6.77%	1.06%	-1.58%
Age 15 - 17	481	4.14%	508	4.33%	556	4.64%	1.10%	1.82%
Age 18 - 20	376	3.23%	444	3.79%	496	4.14%	3.38%	2.24%
Age 21 - 24	481	4.14%	548	4.67%	643	5.37%	2.64%	3.25%
Age 25 - 34	1,445	12.43%	1,395	11.89%	1,347	11.24%	-0.70%	-0.70%
Age 35 - 44	1,279	11.00%	1,335	11.38%	1,416	11.82%	0.86%	1.19%
Age 45 - 54	1,700	14.62%	1,456	12.41%	1,284	10.72%	-3.05%	-2.48%
Age 55 - 64	1,359	11.69%	1,547	13.19%	1,563	13.04%	2.63%	0.21%
Age 65 - 74	1,004	8.63%	1,036	8.83%	1,226	10.23%	0.63%	3.43%
Age 75 - 84	670	5.76%	663	5.65%	684	5.71%	-0.21%	0.63%
Age 85 and over	313	2.69%	328	2.80%	349	2.91%	0.94%	1.25%
<i>Age 55 and over</i>	<i>3,346</i>	<i>28.77%</i>	<i>3,574</i>	<i>30.47%</i>	<i>3,822</i>	<i>31.90%</i>	<i>1.33%</i>	<i>1.35%</i>
<i>Age 62 and over</i>	<i>2,082</i>	<i>17.90%</i>	<i>2,163</i>	<i>18.44%</i>	<i>2,379</i>	<i>19.85%</i>	<i>0.77%</i>	<i>1.92%</i>
Median Age	39.0		38.7		38.8		-0.15%	0.05%
Source: Nielsen SiteReports								

As of 2015, Nielsen estimates that the median age of Washita County is 38.7 years. This compares with the statewide figure of 36.6 years. Approximately 6.65% of the population is below the age of 5, while 18.44% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.92% per year.

New Cordell Population By Age								
	2010 Census	Percent of Total	2015 Estimate	Percent of Total	2020 Forecast	Percent of Total	2000 - 2015 Ann. Chng.	2015 - 2020 Ann. Chng.
Population by Age	2,915		3,033		3,137			
Age 0 - 4	188	6.45%	194	6.40%	209	6.66%	0.63%	1.50%
Age 5 - 9	205	7.03%	196	6.46%	194	6.18%	-0.89%	-0.20%
Age 10 - 14	216	7.41%	215	7.09%	202	6.44%	-0.09%	-1.24%
Age 15 - 17	123	4.22%	136	4.48%	139	4.43%	2.03%	0.44%
Age 18 - 20	86	2.95%	117	3.86%	129	4.11%	6.35%	1.97%
Age 21 - 24	126	4.32%	141	4.65%	178	5.67%	2.28%	4.77%
Age 25 - 34	335	11.49%	365	12.03%	368	11.73%	1.73%	0.16%
Age 35 - 44	327	11.22%	323	10.65%	342	10.90%	-0.25%	1.15%
Age 45 - 54	398	13.65%	381	12.56%	347	11.06%	-0.87%	-1.85%
Age 55 - 64	327	11.22%	364	12.00%	387	12.34%	2.17%	1.23%
Age 65 - 74	281	9.64%	293	9.66%	318	10.14%	0.84%	1.65%
Age 75 - 84	202	6.93%	202	6.66%	208	6.63%	0.00%	0.59%
Age 85 and over	101	3.46%	106	3.49%	116	3.70%	0.97%	1.82%
<i>Age 55 and over</i>	<i>911</i>	<i>31.25%</i>	<i>965</i>	<i>31.82%</i>	<i>1,029</i>	<i>32.80%</i>	<i>1.16%</i>	<i>1.29%</i>
<i>Age 62 and over</i>	<i>581</i>	<i>19.93%</i>	<i>604</i>	<i>19.92%</i>	<i>642</i>	<i>20.47%</i>	<i>0.78%</i>	<i>1.22%</i>
Median Age	40.5		39.7		39.4		-0.40%	-0.15%
Source: Nielsen SiteReports								

As of 2015, Nielsen estimates that the median age of New Cordell is 39.7 years. This compares with the statewide figure of 36.6 years. Approximately 6.40% of the population is below the age of 5, while 19.92% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.22% per year.

Families by Presence of Children

The next table presents data for Washita County regarding families by the presence of children.

2013 Family Type by Presence of Children Under 18 Years

	New Cordell		Washita County	
	No.	Percent	No.	Percent
Total Families:	836		3,368	
Married-Couple Family:	683	81.70%	2,677	79.48%
With Children Under 18 Years	224	26.79%	960	28.50%
No Children Under 18 Years	459	54.90%	1,717	50.98%
Other Family:	153	18.30%	691	20.52%
Male Householder, No Wife Present	47	5.62%	216	6.41%
With Children Under 18 Years	42	5.02%	112	3.33%
No Children Under 18 Years	5	0.60%	104	3.09%
Female Householder, No Husband Present	106	12.68%	475	14.10%
With Children Under 18 Years	80	9.57%	282	8.37%
No Children Under 18 Years	26	3.11%	193	5.73%
<hr/>				
Total Single Parent Families	122		394	
Male Householder	42	34.43%	112	28.43%
Female Householder	80	65.57%	282	71.57%

Source: U.S. Census Bureau, 2009-2013 American Community Survey, Table B11003

As shown, within Washita County, among all families 11.70% are single-parent families, while in New Cordell, the percentage is 14.59%.

Population by Presence of Disabilities

The following table compiles data regarding the non-institutionalized population of Washita County by presence of one or more disabilities.

2013 Age by Number of Disabilities

	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	2,841		11,458		3,702,515	
Under 18 Years:	800		2,987		933,738	
With One Type of Disability	0	0.00%	68	2.28%	33,744	3.61%
With Two or More Disabilities	7	0.88%	58	1.94%	11,082	1.19%
No Disabilities	793	99.13%	2,861	95.78%	888,912	95.20%
18 to 64 Years:	1,475		6,566		2,265,702	
With One Type of Disability	155	10.51%	545	8.30%	169,697	7.49%
With Two or More Disabilities	88	5.97%	383	5.83%	149,960	6.62%
No Disabilities	1,232	83.53%	5,638	85.87%	1,946,045	85.89%
65 Years and Over:	566		1,905		503,075	
With One Type of Disability	102	18.02%	418	21.94%	95,633	19.01%
With Two or More Disabilities	56	9.89%	343	18.01%	117,044	23.27%
No Disabilities	408	72.08%	1,144	60.05%	290,398	57.72%
Total Number of Persons with Disabilities:	408	14.36%	1,815	15.84%	577,160	15.59%

Source: U.S. Census Bureau, 2009-2013 American Community Survey, Table C18108

Within Washita County, 15.84% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In New Cordell the percentage is 14.36%.

We have also compiled data for the veteran population of Washita County by presence of disabilities, shown in the following table:

2013 Population by Veteran and Disability Status

	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom						
Poverty Status is Determined	2,041		8,471		2,738,788	
Veteran:	196	9.60%	915	10.80%	305,899	11.17%
With a Disability	70	35.71%	304	33.22%	100,518	32.86%
No Disability	126	64.29%	611	66.78%	205,381	67.14%
Non-veteran:	1,845	90.40%	7,556	89.20%	2,432,889	88.83%
With a Disability	331	17.94%	1,385	18.33%	430,610	17.70%
No Disability	1,514	82.06%	6,171	81.67%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Washita County, the Census Bureau estimates there are 915 veterans, 33.22% of which have one or more disabilities (compared with 32.86% at a statewide level). In New Cordell, there are an estimated 196 veterans, 35.71% of which are estimated to have a disability.

Group Quarters Population

The next table presents data regarding the population of Washita County living in group quarters, such as correctional facilities, skilled-nursing facilities, student housing and military quarters.

2010 Group Quarters Population

	New Cordell		Washita County	
	No.	Percent	No.	Percent
Total Population	2,915		11,629	
Group Quarters Population	106	3.64%	206	1.77%
Institutionalized Population	106	3.64%	206	1.77%
Correctional facilities for adults	31	1.06%	31	0.27%
Juvenile facilities	0	0.00%	15	0.13%
Nursing facilities/Skilled-nursing facilities	75	2.57%	160	1.38%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	0	0.00%	0	0.00%
College/University student housing	0	0.00%	0	0.00%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	0	0.00%	0	0.00%

Source: 2010 Decennial Census, Table P42

The percentage of the Washita County population in group quarters is somewhat lower than the statewide figure, which was 2.99% in 2010.

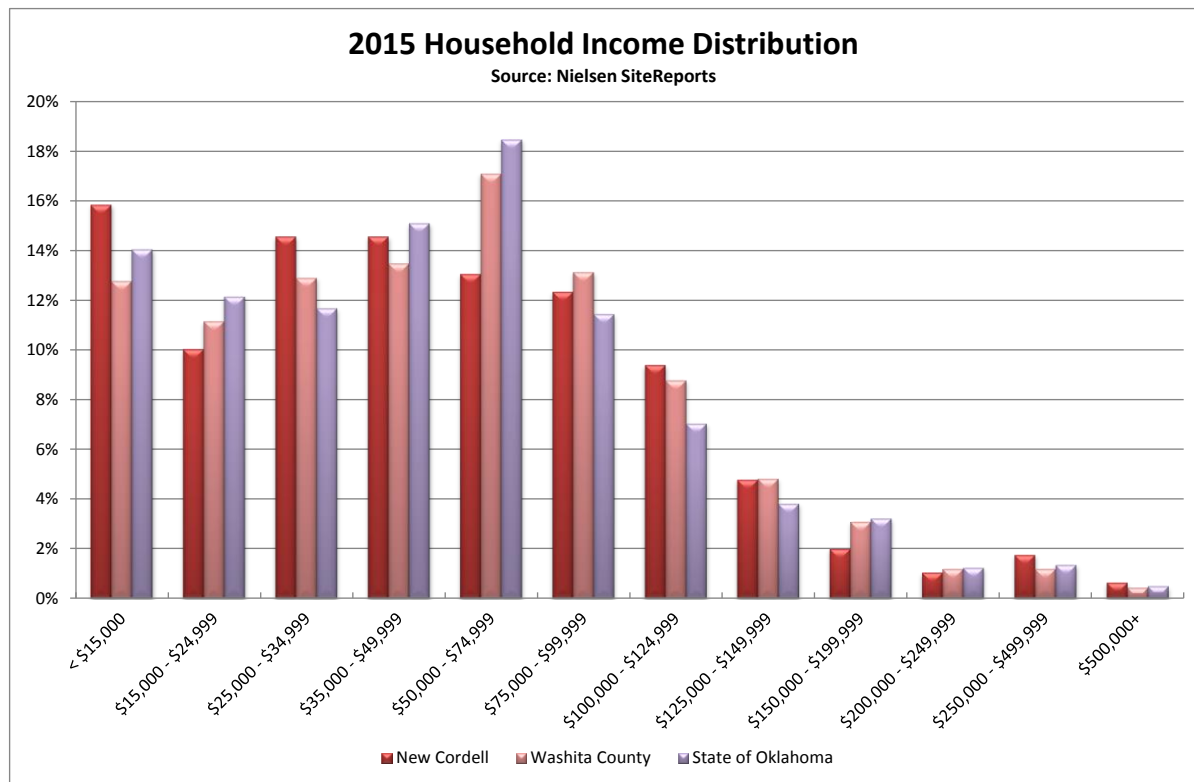
Household Income Levels

Data in the following chart shows the distribution of household income in Washita County, as well as median and average household income. Data for Oklahoma is included as a basis of comparison. This data is provided by Nielsen SiteReports for 2015.

2015 Household Income Distribution						
	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	1,256		4,651		1,520,327	
< \$15,000	199	15.84%	594	12.77%	213,623	14.05%
\$15,000 - \$24,999	126	10.03%	519	11.16%	184,613	12.14%
\$25,000 - \$34,999	183	14.57%	600	12.90%	177,481	11.67%
\$35,000 - \$49,999	183	14.57%	627	13.48%	229,628	15.10%
\$50,000 - \$74,999	164	13.06%	795	17.09%	280,845	18.47%
\$75,000 - \$99,999	155	12.34%	611	13.14%	173,963	11.44%
\$100,000 - \$124,999	118	9.39%	408	8.77%	106,912	7.03%
\$125,000 - \$149,999	60	4.78%	224	4.82%	57,804	3.80%
\$150,000 - \$199,999	25	1.99%	143	3.07%	48,856	3.21%
\$200,000 - \$249,999	13	1.04%	55	1.18%	18,661	1.23%
\$250,000 - \$499,999	22	1.75%	55	1.18%	20,487	1.35%
\$500,000+	8	0.64%	20	0.43%	7,454	0.49%
Median Household Income	\$44,836		\$49,653		\$47,049	
Average Household Income	\$64,484		\$65,533		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Washita County is estimated to be \$49,653 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For New Cordell, median household income is estimated to be \$44,836. The income distribution can be better visualized by the following chart.



Household Income Trend

Next we examine the long-term growth of incomes in Washita County, from the results of the 2000 Census (representing calendar year 1999), through the current 2015 estimates provided by Nielsen SiteReports. This data is then annualized into a compounded annual growth rate to estimate nominal annual household income growth over this period of time. We then compare the rate of annual growth with the rate of inflation over the same period of time (measured using the Consumer Price Index for all urban consumers, South Region, Size Class D, from May 1999 through May 2015). Subtracting the annual rate of inflation from the nominal rate of annual income growth yields a “real” rate of income growth which takes into account the effect of increasing prices of goods and services.

Household Income Trend

	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
New Cordell	\$28,053	\$44,836	2.97%	2.40%	0.57%
Washita County	\$29,563	\$49,653	3.29%	2.40%	0.89%
State of Oklahoma	\$33,400	\$47,049	2.16%	2.40%	-0.23%

Sources: 2000 Decennial Census, Summary File 3, Table P53; Nielsen SiteReports; CPI All Urban Consumers, South Region, Size Class D

As shown, both Washita County and New Cordell saw positive growth in “real” median household income, once inflation is taken into account. This is contrary to state and national trends, which saw declines in household income after adjusting for inflation: over the same period, the national median

household income increased from \$41,994 to \$53,706 (for a nominal annualized growth rate of 1.55%) while the Consumer Price Index increased at an annualized rate of 2.26%, for a “real” growth rate of -0.72%.

Poverty Rates

Overall rates of poverty in Washita County and Oklahoma are shown in the following table. This data is included from the 2013 American Community Survey, as well as the 2000 Census to show how these rates have changed over the last decade. We also include poverty rates for single-parent families by gender of householder.

Poverty Rates	2000 Census	2013 ACS	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
				Male Householder	Female Householder
New Cordell	17.33%	16.40%	-93	0.00%	83.75%
Washita County	15.50%	16.31%	81	0.00%	75.89%
State of Oklahoma	14.72%	16.85%	213	22.26%	47.60%

Sources: 2000 Decennial Census Table P87, 2009-2013 American Community Survey Tables B17001 & B17023

The poverty rate in Washita County is estimated to be 16.31% by the American Community Survey. This is an increase of 81 basis points since the 2000 Census. Within New Cordell, the poverty rate is estimated to be 16.40%. It should be noted that increasing poverty rates over this period of time is a national trend: between the 2000 Census and the 2013 American Community Survey, the poverty rate of the United States increased from 12.38% to 15.37%, an increase of 299 basis points.

Economic Conditions

Employment and Unemployment

The following table presents total employment figures and unemployment rates for Washita County, with figures for Oklahoma and the United States for comparison. This data is as of May 2015.

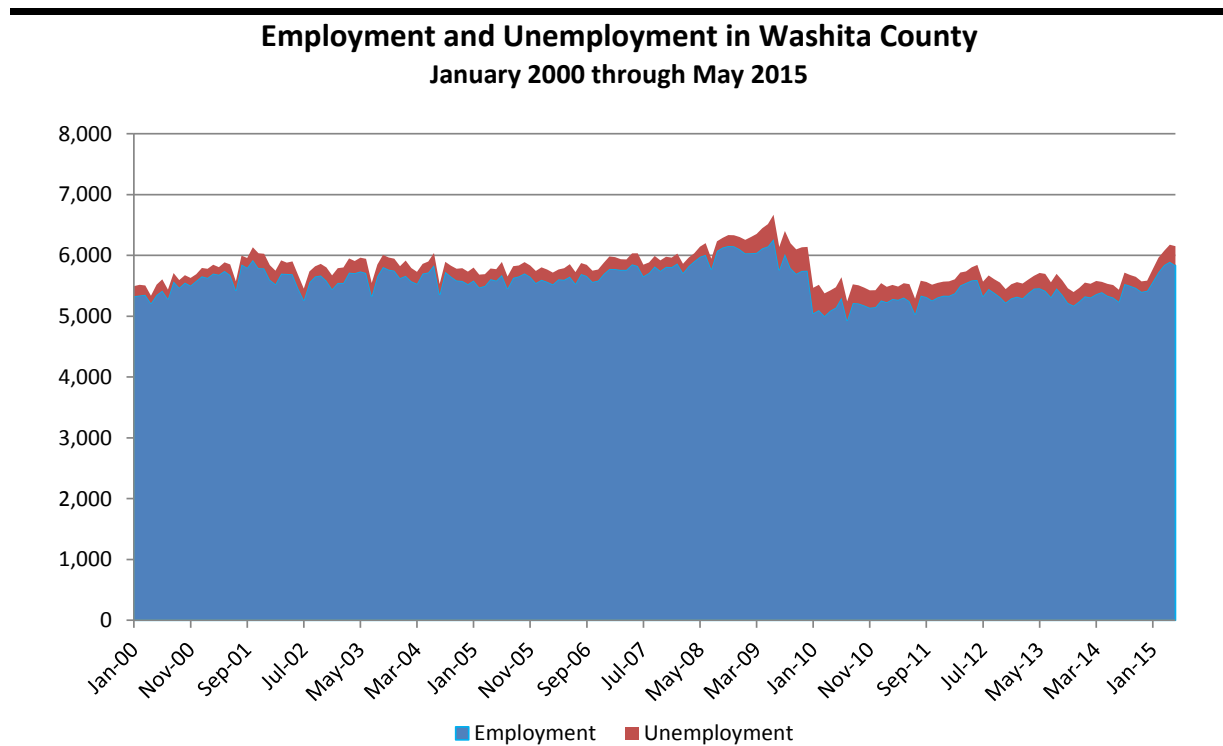
Employment and Unemployment						
	May-2010 Employment	May-2015 Employment	Annual Growth	May-2010 Unemp. Rate	May-2015 Unemp. Rate	Change (bp)
Washita County	5,142	5,835	2.56%	6.1%	5.2%	-90
State of Oklahoma	1,650,748	1,776,187	1.48%	6.8%	4.4%	-240
United States (thsd)	139,497	149,349	1.37%	9.3%	5.3%	-400

Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Washita County was 5,835 persons. Compared with figures from May 2010, this represents annualized employment growth of 2.56% per year. The unemployment rate in May was 5.2%, a decrease of -90 basis points from May 2010, which was 6.1%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Washita County has mirrored these trends.

Employment Level Trends

The following chart shows total employment and unemployment levels in Washita County from January 2000 through May 2015, as reported by the Bureau of Labor Statistics, Local Area Unemployment Statistics program.

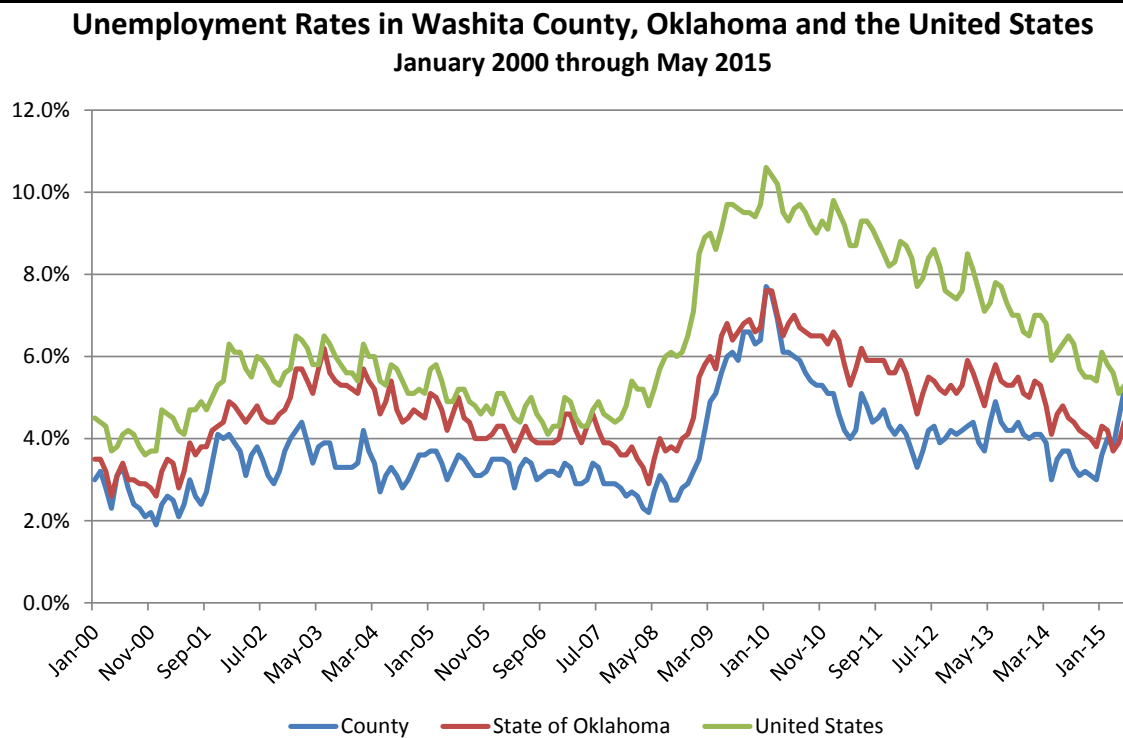


Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

As shown, total employment levels have generally trended upward from 2000 through late 2009. Employment growth resumed in late 2013, and has continued to grow to its current level of 5,835 persons. The number of unemployed persons in May 2015 was 317, out of a total labor force of 6,152 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Washita County, as well as Oklahoma and the United States for comparison. This data covers the time period of January 2000 through May 2015, and has not been seasonally adjusted.



Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As shown, unemployment rates in Washita County increased moderately from 2000 through 2003, and then generally declined until the 4th quarter of 2008 as the effects of the national economic recession were felt. Unemployment rates began to decline again in 2010, to their current level of 5.2%. On the whole, unemployment rates in Washita County track very well with statewide figures but are typically below the state (though they are currently above the state's employment rate, likely due to declines in energy prices). Compared with the United States, unemployment rates in Washita County and Oklahoma are and have historically been well below the national average.

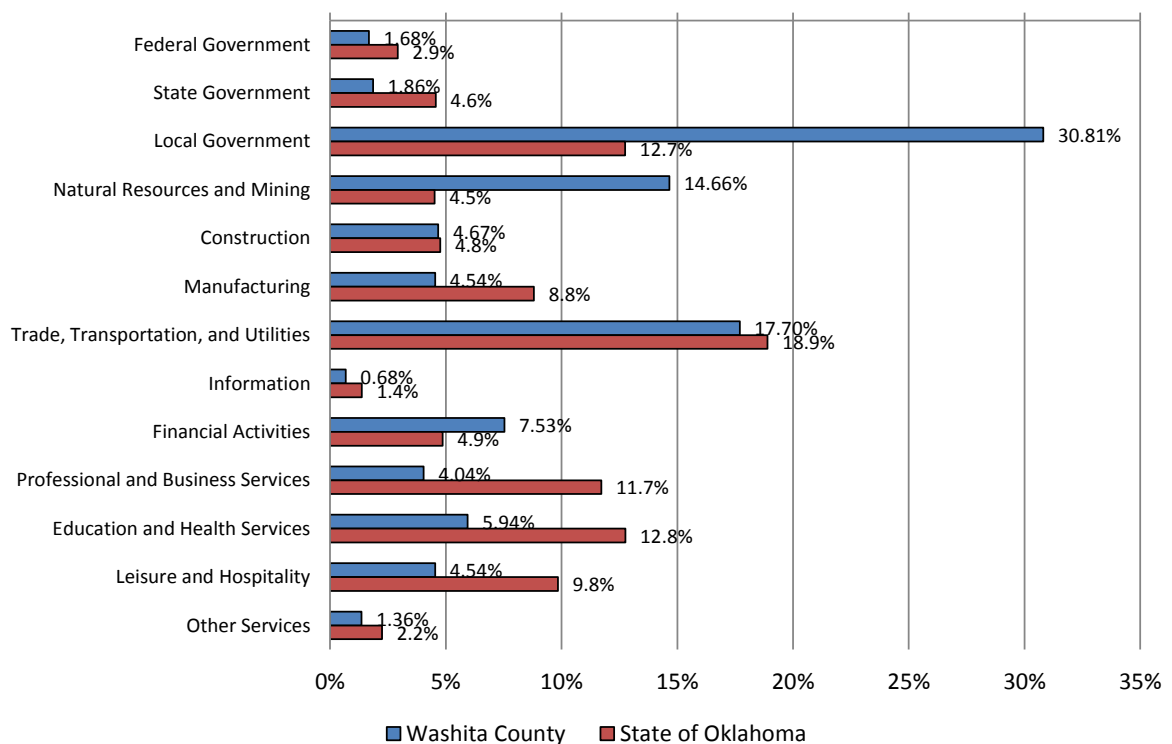
Employment and Wages by Industrial Supersector

The next table presents data regarding employment in Washita County by industry, including total number of establishments, average number of employees in 2014, average annual pay, and location quotients for each industry compared with the United States. This data is furnished by the Bureau of Labor Statistics, Quarterly Census of Employment and Wages program.

Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	13	37	1.68%	\$43,170	0.84
State Government	8	41	1.86%	\$31,278	0.56
Local Government	35	679	30.81%	\$32,429	3.06
Natural Resources and Mining	30	323	14.66%	\$61,036	9.66
Construction	15	103	4.67%	\$32,783	1.05
Manufacturing	10	100	4.54%	\$35,946	0.51
Trade, Transportation, and Utilities	52	390	17.70%	\$29,003	0.93
Information	4	15	0.68%	\$44,222	0.34
Financial Activities	29	166	7.53%	\$41,027	1.34
Professional and Business Services	32	89	4.04%	\$38,223	0.29
Education and Health Services	8	131	5.94%	\$29,793	0.39
Leisure and Hospitality	15	100	4.54%	\$12,275	0.42
Other Services	9	30	1.36%	\$31,413	0.44
Total	260	2,204		\$36,235	1.00

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Employment Sectors - 2014

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Among private employers, the largest percentage of persons (17.70%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$29,003 per year. The industry

with the highest annual pay is Natural Resources and Mining, with average annual pay of \$61,036 per year.

The rightmost column of the previous table provides location quotients for each industry for Washita County, as compared with the United States. Location quotients (LQs) are ratios used to compare the concentration of employment in a given industry to a larger reference, in this case the United States. They are calculated by dividing the percentage of employment in a given industry in a given geography (Washita County in this instance), by the percentage of employment in the same industry in the United States. For example, if manufacturing in a certain county comprised 10% of total employment, while in the United States manufacturing comprised 5% of total employment, the location quotient would be 2.0:

$$10\% (\text{county manufacturing } \%) / 5\% (\text{U.S. manufacturing } \%) = 2.0$$

Location quotients greater than 1.0 indicate a higher concentration of employment compared with the nation, and suggest that the industry in question is an important contributor to the local economic base. Quotients less than 1.0 indicate that the industry makes up a smaller share of the local economy than the rest of the nation.

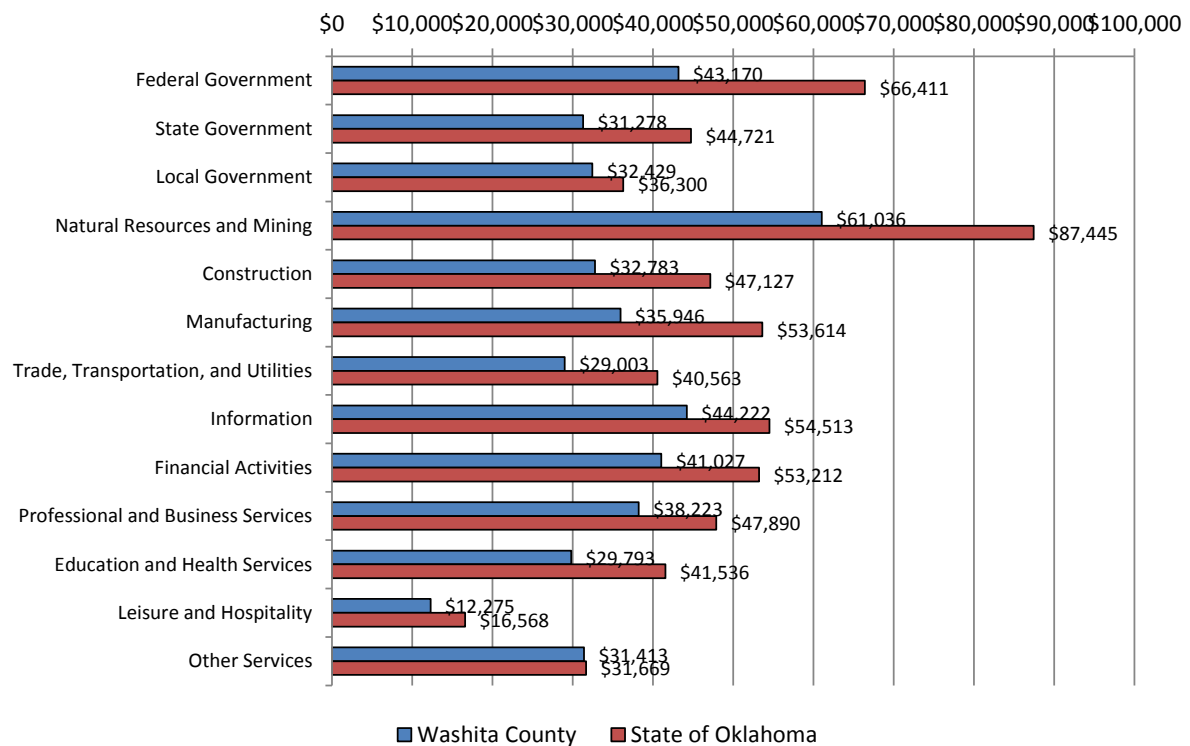
Within Washita County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 9.66. This sector includes agricultural employment, as well as employment in the oil and gas industry.

The next table presents average annual pay in Washita County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector					
Supersector	Washita County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$43,170	\$66,411	\$75,784	65.0%	57.0%
State Government	\$31,278	\$44,721	\$54,184	69.9%	57.7%
Local Government	\$32,429	\$36,300	\$46,146	89.3%	70.3%
Natural Resources and Mining	\$61,036	\$87,445	\$59,666	69.8%	102.3%
Construction	\$32,783	\$47,127	\$55,041	69.6%	59.6%
Manufacturing	\$35,946	\$53,614	\$62,977	67.0%	57.1%
Trade, Transportation, and Utilities	\$29,003	\$40,563	\$42,988	71.5%	67.5%
Information	\$44,222	\$54,513	\$90,804	81.1%	48.7%
Financial Activities	\$41,027	\$53,212	\$85,261	77.1%	48.1%
Professional and Business Services	\$38,223	\$47,890	\$66,657	79.8%	57.3%
Education and Health Services	\$29,793	\$41,536	\$45,951	71.7%	64.8%
Leisure and Hospitality	\$12,275	\$16,568	\$20,993	74.1%	58.5%
Other Services	\$31,413	\$31,669	\$33,935	99.2%	92.6%
Total	\$36,235	\$43,774	\$51,361	82.8%	70.5%

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Average Annual Pay - 2014



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

In comparison with the rest of Oklahoma, Washita County has lower average wages in each employment sector without exception.

Working Families

The following table presents data on families by employment status, and presence of children.

Families by Employment Status and Presence of Children						
	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	836		3,368		961,468	
With Children <18 Years:	346	41.39%	1,354	40.20%	425,517	44.26%
Married Couple:	224	64.74%	960	70.90%	281,418	66.14%
Both Parents Employed	103	45.98%	457	47.60%	166,700	59.24%
One Parent Employed	121	54.02%	483	50.31%	104,817	37.25%
Neither Parent Employed	0	0.00%	20	2.08%	9,901	3.52%
Other Family:	122	35.26%	394	29.10%	144,099	33.86%
Male Householder:	42	34.43%	112	28.43%	36,996	25.67%
Employed	42	100.00%	93	83.04%	31,044	83.91%
Not Employed	0	0.00%	19	16.96%	5,952	16.09%
Female Householder:	80	65.57%	282	71.57%	107,103	74.33%
Employed	30	37.50%	117	41.49%	75,631	70.62%
Not Employed	50	62.50%	165	58.51%	31,472	29.38%
Without Children <18 Years:	490	58.61%	2,014	59.80%	535,951	55.74%
Married Couple:	459	93.67%	1,717	85.25%	431,868	80.58%
Both Spouses Employed	211	45.97%	773	45.02%	167,589	38.81%
One Spouse Employed	93	20.26%	476	27.72%	138,214	32.00%
Neither Spouse Employed	155	33.77%	468	27.26%	126,065	29.19%
Other Family:	31	6.33%	297	14.75%	104,083	19.42%
Male Householder:	5	3.23%	104	22.22%	32,243	25.58%
Employed	5	100.00%	79	75.96%	19,437	60.28%
Not Employed	0	0.00%	25	24.04%	12,806	39.72%
Female Householder:	26	83.87%	193	64.98%	71,840	69.02%
Employed	0	0.00%	53	27.46%	36,601	50.95%
Not Employed	26	100.00%	140	72.54%	35,239	49.05%
<i>Total Working Families:</i>	<i>605</i>	<i>72.37%</i>	<i>2,531</i>	<i>75.15%</i>	<i>740,033</i>	<i>76.97%</i>
<i> With Children <18 Years:</i>	<i>296</i>	<i>48.93%</i>	<i>1,150</i>	<i>45.44%</i>	<i>378,192</i>	<i>51.10%</i>
<i> Without Children <18 Years:</i>	<i>309</i>	<i>51.07%</i>	<i>1,381</i>	<i>54.56%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Washita County, there are 2,531 working families, 45.44% of which have children under the age of 18 present. This compares with 51.10% in Oklahoma as a whole.

Major Employers

Major employers in the Washita County area are presented in the following table, as reported by the Cameron University School of Business.

Major Employers in Washita County			
Company	City	Industry / Description	No. Employees
Halliburton Energy Services, Inc.	Burns Flat	Oil & gas services	150-200
Western Technology Center	Burns Flat	Education	100-150
Burns Flat-Dill City Schools	Burns Flat	Education	100-150
Cordell Schools	Cordell	Education	100-150
Cordell Christian Home	Cordell	Health care	50-100
South Western OK Development Authority	Burns Flat	Council of Government	50-100
Sewell Brothers, Inc.	Cordell	Construction	50-100
Washita County	Cordell	Government	50-100
Sentinel Public Schools	Sentinel	Education	50-100
City of Cordell	Cordell	Government	50-100
Harrison Gypsum Co.	Bessie	Gypsum products	10-25

Source: Cameron University School of Business

As can be seen, there is a variety of employers in Washita County, which should provide some degree of insulation from cyclical economic fluctuations.

Commuting Patterns

Travel Time to Work

The next table presents data regarding travel time to work in Washita County.

Workers 16 Years and Over by Commuting Time to Work						
	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	1,056		4,568		1,613,364	
Less than 15 minutes	477	45.17%	1,608	35.20%	581,194	36.02%
15 to 30 minutes	278	26.33%	1,628	35.64%	625,885	38.79%
30 to 45 minutes	158	14.96%	818	17.91%	260,192	16.13%
45 to 60 minutes	68	6.44%	195	4.27%	74,625	4.63%
60 or more minutes	75	7.10%	319	6.98%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Washita County, the largest percentage of workers (35.64%) travel 15 to 30 minutes to work. Although Washita County has an active labor market, it appears many employees commute to other labor markets in the region, such as Elk City, Clinton, and Weatherford.

Means of Transportation

Data in the following table presents data regarding means of transportation for employed persons in Washita County.

Workers 16 Years and Over by Means of Transportation to Work

	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	1,097		4,885		1,673,026	
Car, Truck or Van:	1,023	93.25%	4,447	91.03%	1,551,461	92.73%
<i>Drove Alone</i>	929	90.81%	3,995	89.84%	1,373,407	88.52%
<i>Carpooled</i>	94	9.19%	452	10.16%	178,054	11.48%
Public Transportation	0	0.00%	3	0.06%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	0	0.00%	0	0.00%	3,757	0.22%
Bicycle	10	0.91%	11	0.23%	4,227	0.25%
Walked	23	2.10%	81	1.66%	30,401	1.82%
Other Means	0	0.00%	26	0.53%	14,442	0.86%
Worked at Home	41	3.74%	317	6.49%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

As shown, the vast majority of persons in Washita County commute to work by private vehicle, with a small percentage of persons working from home.

Housing Stock Analysis

Existing Housing Units

The following table presents data regarding the total number of housing units in Washita County. This data is provided as of the 2000 Census, the 2010 Census, with a 2015 estimate furnished by Nielsen SiteReports.

Total Housing Units					
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change
New Cordell	1,427	1,385	-0.30%	1,470	1.20%
Washita County	5,452	5,479	0.05%	5,561	0.30%
State of Oklahoma	1,514,400	1,664,378	0.95%	1,732,484	0.81%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

Since the 2010, Nielsen estimates that the number of housing units in Washita County grew by 0.30% per year, to a total of 5,561 housing units in 2015. In terms of new housing unit construction, Washita County underperformed Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

The next table separates housing units in Washita County by units in structure, based on data from the Census Bureau's American Community Survey.

2013 Housing Units by Units in Structure						
	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	1,371		5,472		1,669,828	
1 Unit, Detached	1,148	83.73%	4,400	80.41%	1,219,987	73.06%
1 Unit, Attached	11	0.80%	373	6.82%	34,434	2.06%
Duplex Units	19	1.39%	51	0.93%	34,207	2.05%
3-4 Units	11	0.80%	24	0.44%	42,069	2.52%
5-9 Units	40	2.92%	53	0.97%	59,977	3.59%
10-19 Units	17	1.24%	40	0.73%	57,594	3.45%
20-49 Units	37	2.70%	37	0.68%	29,602	1.77%
50 or More Units	0	0.00%	3	0.05%	30,240	1.81%
Mobile Homes	88	6.42%	487	8.90%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	4	0.07%	2,159	0.13%
Total Multifamily Units	124	9.04%	208	3.80%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Washita County, 80.41% of housing units are single-family, detached. 3.80% of housing units are multifamily in structure (two or more units per building), while 8.97% of housing units comprise mobile homes, RVs, etc.

Within New Cordell, 83.73% of housing units are single-family, detached. 9.04% of housing units are multifamily in structure, while 6.42% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

Data in the following table presents housing units in Washita County by tenure (owner/renter), and by number of bedrooms.

2013 Housing Units by Tenure and Number of Bedrooms						
	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	1,180		4,630		1,444,081	
Owner Occupied:	841	71.27%	3,273	70.69%	968,736	67.08%
No Bedroom	0	0.00%	6	0.18%	2,580	0.27%
1 Bedroom	7	0.83%	51	1.56%	16,837	1.74%
2 Bedrooms	202	24.02%	682	20.84%	166,446	17.18%
3 Bedrooms	463	55.05%	1,865	56.98%	579,135	59.78%
4 Bedrooms	161	19.14%	593	18.12%	177,151	18.29%
5 or More Bedrooms	8	0.95%	76	2.32%	26,587	2.74%
Renter Occupied:	339	28.73%	1,357	29.31%	475,345	32.92%
No Bedroom	40	11.80%	42	3.10%	13,948	2.93%
1 Bedroom	26	7.67%	63	4.64%	101,850	21.43%
2 Bedrooms	116	34.22%	411	30.29%	179,121	37.68%
3 Bedrooms	121	35.69%	662	48.78%	152,358	32.05%
4 Bedrooms	36	10.62%	174	12.82%	24,968	5.25%
5 or More Bedrooms	0	0.00%	5	0.37%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Washita County is 70.69%, while 29.31% of housing units are renter occupied. In New Cordell, the homeownership rate is 71.27%, while 28.73% of households are renters.

Housing Units Tenure and Household Income

The next series of tables analyze housing units by tenure, and by household income.

Washita County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	4,630	3,273	1,357	70.69%	29.31%
Less than \$5,000	129	70	59	54.26%	45.74%
\$5,000 - \$9,999	219	90	129	41.10%	58.90%
\$10,000-\$14,999	334	194	140	58.08%	41.92%
\$15,000-\$19,999	235	183	52	77.87%	22.13%
\$20,000-\$24,999	249	203	46	81.53%	18.47%
\$25,000-\$34,999	569	333	236	58.52%	41.48%
\$35,000-\$49,999	722	471	251	65.24%	34.76%
\$50,000-\$74,999	809	611	198	75.53%	24.47%
\$75,000-\$99,999	613	489	124	79.77%	20.23%
\$100,000-\$149,999	545	461	84	84.59%	15.41%
\$150,000 or more	206	168	38	81.55%	18.45%
Income Less Than \$25,000	1,166	740	426	63.46%	36.54%

Source: 2009-2013 American Community Survey, Table B25118

Within Washita County as a whole, 36.54% of households with incomes less than \$25,000 are estimated to be renters, while 63.46% are estimated to be homeowners.

New Cordell Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	1,180	841	339	71.27%	28.73%
Less than \$5,000	22	7	15	31.82%	68.18%
\$5,000 - \$9,999	105	19	86	18.10%	81.90%
\$10,000-\$14,999	112	36	76	32.14%	67.86%
\$15,000-\$19,999	45	38	7	84.44%	15.56%
\$20,000-\$24,999	37	32	5	86.49%	13.51%
\$25,000-\$34,999	152	108	44	71.05%	28.95%
\$35,000-\$49,999	149	138	11	92.62%	7.38%
\$50,000-\$74,999	211	154	57	72.99%	27.01%
\$75,000-\$99,999	137	137	0	100.00%	0.00%
\$100,000-\$149,999	147	118	29	80.27%	19.73%
\$150,000 or more	63	54	9	85.71%	14.29%
Income Less Than \$25,000	321	132	189	41.12%	58.88%

Source: 2009-2013 American Community Survey, Table B25118

Within New Cordell, 58.88% of households with incomes less than \$25,000 are estimated to be renters, while 41.12% are estimated to be homeowners.

Housing Units by Year of Construction and Tenure

The following table provides a breakdown of housing units by year of construction, and by owner/renter (tenure), as well as median year of construction.

2013 Housing Units by Tenure and Year of Construction

	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	1,180		4,630		1,444,081	
Owner Occupied:	841	71.27%	3,273	70.69%	968,736	67.08%
Built 2010 or Later	0	0.00%	4	0.12%	10,443	1.08%
Built 2000 to 2009	30	3.57%	214	6.54%	153,492	15.84%
Built 1990 to 1999	8	0.95%	121	3.70%	125,431	12.95%
Built 1980 to 1989	95	11.30%	461	14.08%	148,643	15.34%
Built 1970 to 1979	190	22.59%	449	13.72%	184,378	19.03%
Built 1960 to 1969	127	15.10%	581	17.75%	114,425	11.81%
Built 1950 to 1959	196	23.31%	559	17.08%	106,544	11.00%
Built 1940 to 1949	42	4.99%	225	6.87%	50,143	5.18%
Built 1939 or Earlier	153	18.19%	659	20.13%	75,237	7.77%
Median Year Built:		1962		1963		1977
Renter Occupied:	339	28.73%	1,357	29.31%	475,345	32.92%
Built 2010 or Later	0	0.00%	0	0.00%	5,019	1.06%
Built 2000 to 2009	26	7.67%	79	5.82%	50,883	10.70%
Built 1990 to 1999	6	1.77%	41	3.02%	47,860	10.07%
Built 1980 to 1989	79	23.30%	138	10.17%	77,521	16.31%
Built 1970 to 1979	44	12.98%	170	12.53%	104,609	22.01%
Built 1960 to 1969	34	10.03%	353	26.01%	64,546	13.58%
Built 1950 to 1959	58	17.11%	232	17.10%	54,601	11.49%
Built 1940 to 1949	21	6.19%	167	12.31%	31,217	6.57%
Built 1939 or Earlier	71	20.94%	177	13.04%	39,089	8.22%
Median Year Built:		1966		1963		1975
Overall Median Year Built:		1962		1963		1976

Sources: 2009-2013 American Community Survey, Tables B25035, B25036 & B25037

Within Washita County, 6.41% of housing units were built after the year 2000. This compares with 15.22% statewide. Within New Cordell the percentage is 4.75%.

90.09% of housing units in Washita County were built prior to 1990, while in New Cordell the percentage is 94.07%. These figures compare with the statewide figure of 72.78%.

Compared with the rest of the state, Washita County and Cordell have significantly older housing stocks, with far greater percentages of homes built prior to 1950, and relatively few homes constructed since 2000.

Substandard Housing

The next table presents data regarding substandard housing in Washita County. The two most commonly cited figures for substandard housing are a lack of complete plumbing, and/or a lack of a complete kitchen. We have also included statistics regarding homes heated by wood, although this is a less frequently cited indicator of substandard housing since some homes (particularly homes for seasonal occupancy) are heated by wood but otherwise not considered substandard.

The Census Bureau definition of inadequate plumbing is any housing unit lacking any one (or more) of the following three items:

1. Hot and cold running water
2. A flush toilet
3. A bathtub or shower

Inadequate kitchens are defined by the Census Bureau as housing units lacking any of the three following items:

1. A sink with a faucet
2. A stove or range
3. A refrigerator

2013 Substandard Housing Units

	Occupied Units	Inadequate Plumbing		Inadequate Kitchen		Uses Wood for Fuel	
		Number	Percent	Number	Percent	Number	Percent
New Cordell	1,180	0	0.00%	0	0.00%	15	1.27%
Washita County	4,630	10	0.22%	14	0.30%	117	2.53%
State of Oklahoma	1,444,081	7,035	0.49%	13,026	0.90%	28,675	1.99%

Sources: 2009-2013 American Community Survey, Tables B25040, B25048 & B25052

Within Washita County, 0.22% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 0.30% have inadequate kitchen facilities (compared with 0.90% at a statewide level). It is likely that there is at least some overlap between these two figures, among units lacking both complete plumbing and kitchen facilities.

Vacancy Rates

The next table details housing units in Washita County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy

	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	1,371		5,472		1,669,828	
Total Vacant Units	191	13.93%	842	15.39%	225,747	13.52%
For rent	34	17.80%	70	8.31%	43,477	19.26%
Rented, not occupied	0	0.00%	0	0.00%	9,127	4.04%
For sale only	12	6.28%	48	5.70%	23,149	10.25%
Sold, not occupied	0	0.00%	10	1.19%	8,618	3.82%
For seasonal, recreational, or occasional use	0	0.00%	49	5.82%	39,475	17.49%
For migrant workers	0	0.00%	5	0.59%	746	0.33%
Other vacant	145	75.92%	660	78.38%	101,155	44.81%
Homeowner Vacancy Rate	1.41%		1.44%		2.31%	
Rental Vacancy Rate	9.12%		4.91%		8.24%	

Source: 2009-2013 American Community Survey, Tables B25001, B25003 & B25004

Within Washita County, the overall housing vacancy rate is estimated to be 15.39%. The homeowner vacancy rate is estimated to be 1.44%, while the rental vacancy rate is estimated to be 4.91%.

In New Cordell, the overall housing vacancy rate is estimated to be 13.93%. The homeowner vacancy rate is estimated to be 1.41%, while the rental vacancy rate is estimated to be 9.12%.

Building Permits

The next table presents data regarding new residential building permits issued in New Cordell. This data is furnished by the U.S. Census Bureau Residential Construction Branch, Manufacturing and Construction Division. Please note that average costs reported only represent physical construction costs for the housing units, and do not include land prices, most soft costs (such as finance fees), or builder's profit.

New Cordell**New Residential Building Permits Issued, 2004-2014**

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	0	N/A	0	N/A
2005	2	\$175,000	0	N/A
2006	4	\$140,000	0	N/A
2007	2	\$120,000	0	N/A
2008	0	N/A	0	N/A
2009	0	N/A	0	N/A
2010	0	N/A	0	N/A
2011	0	N/A	0	N/A
2012	1	\$150,000	0	N/A
2013	3	\$160,000	0	N/A
2014	0	N/A	0	N/A

Source: United States Census Bureau Building Permits Survey

In New Cordell, building permits for 12 housing units were issued between 2004 and 2014, for an average of 1 units per year. 100.00% of these housing units were single family homes.

New Construction Activity**For Ownership:**

Most new housing unit construction in Washita County is on rural, unplatted acreages. New home construction in Cordell has been highly limited, with a few homes constructed in the Hulin Terrace addition. Compared with other areas of the state, new homes constructed in in Washita County are somewhat more affordable: the average price of a home built in Washita County after the year 2000 (and sold since January 2014) is \$168,833 or \$94.55 per square foot.

For Rent:

To the best of our knowledge, no significant new rental development has occurred in Cordell in many years. The most recent addition was Quail Run Apartments, which added 20 affordable housing units for families in 2003.

Homeownership Market

This section will address the market for housing units for purchase in Washita County, using data collected from both local and national sources.

Housing Units by Home Value

The following table presents housing units in Washita County by value, as well as median home value, as reported by the Census Bureau's American Community Survey.

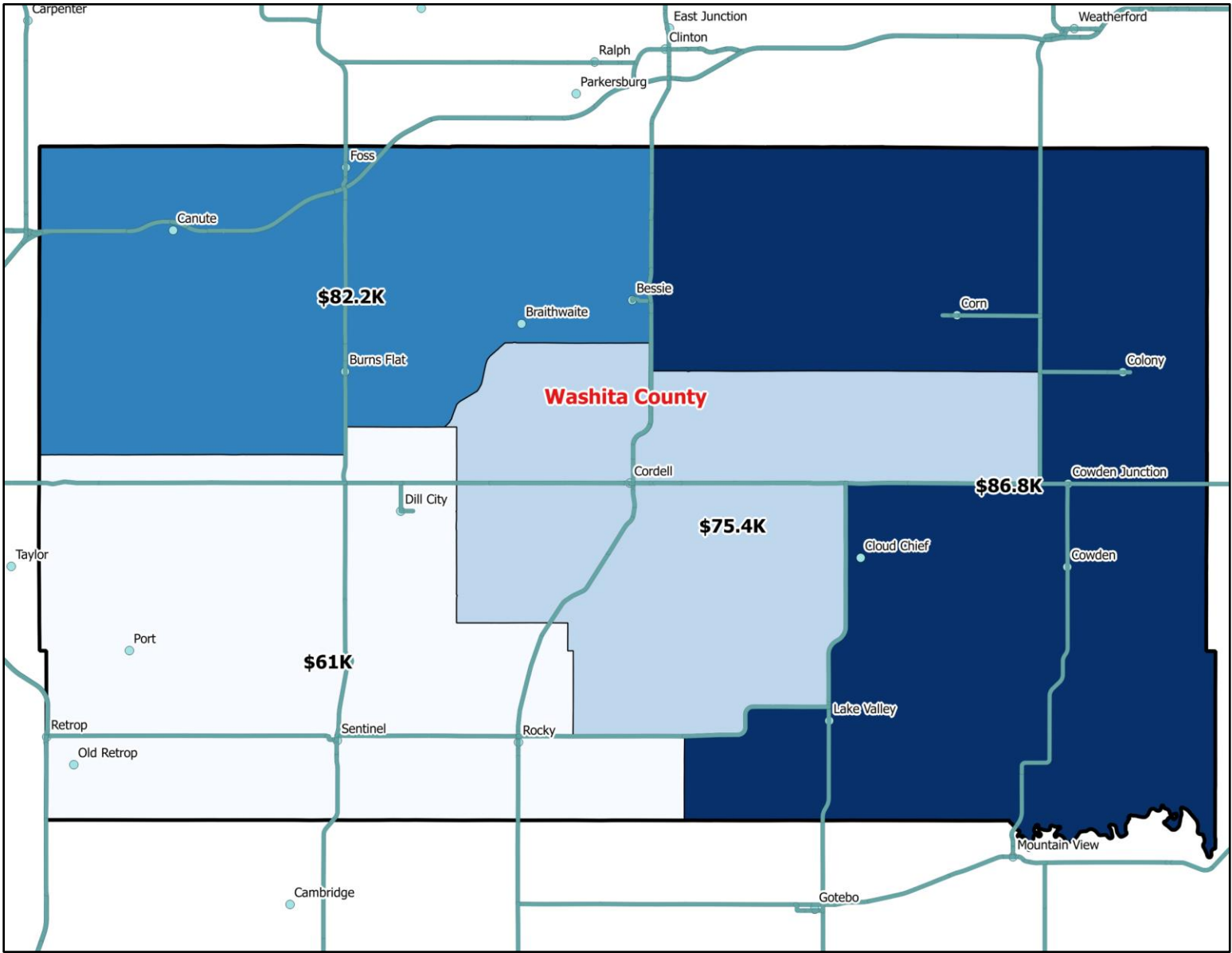
2013 Housing Units by Home Value						
	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	841		3,273		968,736	
Less than \$10,000	19	2.26%	98	2.99%	20,980	2.17%
\$10,000 to \$14,999	28	3.33%	71	2.17%	15,427	1.59%
\$15,000 to \$19,999	4	0.48%	28	0.86%	13,813	1.43%
\$20,000 to \$24,999	38	4.52%	105	3.21%	16,705	1.72%
\$25,000 to \$29,999	47	5.59%	121	3.70%	16,060	1.66%
\$30,000 to \$34,999	45	5.35%	151	4.61%	19,146	1.98%
\$35,000 to \$39,999	43	5.11%	161	4.92%	14,899	1.54%
\$40,000 to \$49,999	58	6.90%	195	5.96%	39,618	4.09%
\$50,000 to \$59,999	78	9.27%	233	7.12%	45,292	4.68%
\$60,000 to \$69,999	55	6.54%	283	8.65%	52,304	5.40%
\$70,000 to \$79,999	95	11.30%	294	8.98%	55,612	5.74%
\$80,000 to \$89,999	43	5.11%	268	8.19%	61,981	6.40%
\$90,000 to \$99,999	54	6.42%	168	5.13%	51,518	5.32%
\$100,000 to \$124,999	101	12.01%	316	9.65%	119,416	12.33%
\$125,000 to \$149,999	33	3.92%	129	3.94%	96,769	9.99%
\$150,000 to \$174,999	36	4.28%	198	6.05%	91,779	9.47%
\$175,000 to \$199,999	26	3.09%	72	2.20%	53,304	5.50%
\$200,000 to \$249,999	9	1.07%	157	4.80%	69,754	7.20%
\$250,000 to \$299,999	0	0.00%	76	2.32%	41,779	4.31%
\$300,000 to \$399,999	29	3.45%	87	2.66%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	40	1.22%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	4	0.12%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	4	0.12%	3,764	0.39%
\$1,000,000 or more	0	0.00%	14	0.43%	5,018	0.52%
Median Home Value:	\$70,600		\$76,500		\$112,800	

Sources: 2009-2013 American Community Survey, Tables B25075 and B25077

The median value of owner-occupied homes in Washita County is \$76,500. This is -32.2% lower than the statewide median, which is \$112,800. The median home value in New Cordell is estimated to be \$70,600.

The geographic distribution of home values in Washita County can be visualized by the following map. As can be seen, the highest home values are in the eastern portion of the county, with the lowest in the southwestern portion of the county.

Washita County Median Home Values by Census Tract



Home Values by Year of Construction

The next table presents median home values in Washita County by year of construction. Note that missing data fields indicate the Census Bureau had inadequate data to estimate a median value that age bracket.

2013 Median Home Value by Year of Construction

	New Cordell Median Value	Washita County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	-	\$188,900
Built 2000 to 2009	\$65,300	\$86,400	\$178,000
Built 1990 to 1999	-	\$39,100	\$147,300
Built 1980 to 1989	\$136,800	\$133,400	\$118,300
Built 1970 to 1979	\$76,400	\$78,500	\$111,900
Built 1960 to 1969	\$72,200	\$73,400	\$97,100
Built 1950 to 1959	\$71,800	\$75,400	\$80,300
Built 1940 to 1949	\$34,400	\$49,600	\$67,900
Built 1939 or Earlier	\$43,800	\$63,300	\$74,400

Note: Dashes indicate the Census Bureau had insufficient data to estimate a median value.

Source: 2009-2013 American Community Survey, Table 25107

New Cordell Single Family Sales Activity

The next series of tables provides data regarding single family home sales activity in Cordell. This data was furnished by County Records, Inc. from publicly available data. Due to the low transaction volume in Cordell, this data is provided only for all bedroom types.

New Cordell Single Family Sales Activity

All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	51	54	77	52	59
Average Sale Price	\$65,194	\$66,824	\$73,250	\$76,226	\$75,690
Average Square Feet	1,430	1,507	1,557	1,596	1,494
Average Price/SF	\$45.59	\$44.34	\$47.05	\$47.76	\$50.66
Average Year Built	1956	1954	1953	1951	1957

Source: Washita County Assessor, via County Records, Inc.

Between 2011 and 2015, the average sale price grew by 3.03% per year. The average sale price in 2015 was \$75,690 for an average price per square foot of \$50.66/SF. The average year of construction for homes sold in 2015 is estimated to be 1957. On the whole the sales market in Cordell appears to be strengthening, with typical sales volume of 50 to 60 homes.

Foreclosure Rates

The next table presents foreclosure rate data for Washita County, compiled by the Federal Reserve Bank of New York. This data is effective as of May 2014.

Foreclosure Rates	
Geography	% of Outstanding Mortgages in Foreclosure, May 2014
Washita County	0.6%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	62
* Rank among the 64 counties for which foreclosure rates are available	
Source: Federal Reserve Bank of New York, Community Credit Profiles	

According to the data provided, the foreclosure rate in Washita County was 0.6% in May 2014. The county ranked 62 out of 64 counties in terms of highest foreclosure rates in Oklahoma. This rate compares with the statewide and nationwide foreclosure rates, both of which were 2.1%. With one of the lowest foreclosure rates in the state, foreclosures have likely not had a significant impact on the single-family sales market in Cordell or Washita County.

Rental Market

This section will discuss supply and demand factors for the rental market in Washita County, based on publicly available sources as well as our own surveys of landlords and rental properties in the area.

Gross Rent Levels

The following table presents data regarding gross rental rates in Washita County. Gross rent is the sum of contract rent, plus all utilities such as electricity, gas, water, sewer and trash, as applicable (telephone, cable, and/or internet expenses are not included in these figures).

2013 Rental Units by Gross Rent						
	New Cordell		Washita County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	339		1,357		475,345	
With cash rent:	292		1,092		432,109	
Less than \$100	0	0.00%	3	0.22%	2,025	0.43%
\$100 to \$149	0	0.00%	0	0.00%	2,109	0.44%
\$150 to \$199	12	3.54%	17	1.25%	4,268	0.90%
\$200 to \$249	40	11.80%	49	3.61%	8,784	1.85%
\$250 to \$299	25	7.37%	29	2.14%	8,413	1.77%
\$300 to \$349	14	4.13%	52	3.83%	9,107	1.92%
\$350 to \$399	10	2.95%	18	1.33%	10,932	2.30%
\$400 to \$449	15	4.42%	50	3.68%	15,636	3.29%
\$450 to \$499	15	4.42%	105	7.74%	24,055	5.06%
\$500 to \$549	9	2.65%	52	3.83%	31,527	6.63%
\$550 to \$599	26	7.67%	86	6.34%	33,032	6.95%
\$600 to \$649	6	1.77%	105	7.74%	34,832	7.33%
\$650 to \$699	30	8.85%	114	8.40%	32,267	6.79%
\$700 to \$749	17	5.01%	72	5.31%	30,340	6.38%
\$750 to \$799	29	8.55%	95	7.00%	27,956	5.88%
\$800 to \$899	0	0.00%	108	7.96%	45,824	9.64%
\$900 to \$999	34	10.03%	79	5.82%	34,153	7.18%
\$1,000 to \$1,249	10	2.95%	50	3.68%	46,884	9.86%
\$1,250 to \$1,499	0	0.00%	8	0.59%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	0	0.00%	10,145	2.13%
\$2,000 or more	0	0.00%	0	0.00%	5,121	1.08%
No cash rent	47	13.86%	265	19.53%	43,236	9.10%
Median Gross Rent	\$562		\$640		\$699	

Sources: 2009-2013 American Community Survey, Tables B25063 and B25064

Median gross rent in Washita County is estimated to be \$640, which is -8.4% less than Oklahoma's median gross rent of \$699/month. Median gross rent in New Cordell is estimated to be \$562.

Median Gross Rent by Year of Construction

The next table presents data from the American Community Survey regarding median gross rent by year of housing unit construction. Note that dashes in the table indicate the Census Bureau had insufficient data to provide a median rent figure for that specific data field.

2013 Median Gross Rent by Year of Construction

	New Cordell Median Rent	Washita County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	\$257	\$665	\$841
Built 1990 to 1999	-	\$646	\$715
Built 1980 to 1989	\$249	\$443	\$693
Built 1970 to 1979	\$763	\$723	\$662
Built 1960 to 1969	\$571	\$636	\$689
Built 1950 to 1959	\$679	\$699	\$714
Built 1940 to 1949	-	\$655	\$673
Built 1939 or Earlier	\$528	\$475	\$651

Note: Dashes indicate the Census Bureau had insufficient data to estimate a median gross rent.

Source: 2009-2013 American Community Survey, Table 25111

The highest median gross rent in Washita County is among housing units constructed between 1970 and 1979 (likely representing rental homes), which is \$723 per month. In order to be affordable, a household would need to earn at least \$28,920 per year to afford such a unit.

New Cordell Rental Survey Data

The next table shows the results of our rental survey of New Cordell. It appears most of the multifamily rental units in Cordell are subsidized in some form or another.

New Cordell Rental Properties - Affordable

Name	Type	Year Built	Bedrooms	Rate	Vacancy
North Glen Apartments	USDA / LIHTC - Family	N/A	2	30%	N/A
North Glen Apartments	USDA / LIHTC - Family	N/A	3	30%	N/A
North Glen Apartments	USDA / LIHTC - Family	N/A	4	30%	N/A
Quail Run Apartments	USDA / LIHTC - Family	2003	1	30%	N/A
Quail Run Apartments	USDA / LIHTC - Family	2003	2	30%	N/A
Quail Run Apartments	USDA / LIHTC - Family	2003	3	30%	N/A
Florence House (Summerglen Village)	USDA / LIHTC - Elderly	1920 / 96	1	30%	N/A
Florence House (Summerglen Village)	USDA / LIHTC - Elderly	1920 / 96	2	30%	N/A

All three of the previously noted properties fall under the Affordable Housing Tax Credit program, and also receive USDA rental assistance. Rental rates are based on 30% of the tenant's income.

Management at each would not disclose their current occupancy. Florence House (also known as Summerglen Village) is a historic downtown building renovated in the 1990s, for affordable rental housing for the elderly or disabled.

Rental Market Vacancy – New Cordell

The overall market vacancy of rental housing units was reported at 9.12% by the Census Bureau as of the most recent American Community Survey. We note that according to City Manager J.C. Moser there is very little rental property available for lease in Cordell.

Summary of HUD Subsidized Properties

The following tables present data for housing units and households subsidized by the United States Department of Housing and Urban Development, for Washita County, the State of Oklahoma, and the United States. This data is taken from HUD's "Picture of Subsidized Households" data for 2013, the most recent year available.

HUD Programs in Washita County						
Washita County	# Units	Occupancy Rate	Avg. Household Income	Tenant Contribution	Federal Contribution	% of Total Rent
Public Housing	0	N/A	N/A	N/A	N/A	N/A
Housing Choice Vouchers	4	N/A	N/A	N/A	N/A	N/A
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	0	N/A	N/A	N/A	N/A	N/A
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	0	N/A	N/A	N/A	N/A	N/A
Summary of All HUD Programs	4	N/A	N/A	N/A	N/A	N/A
State of Oklahoma						
Public Housing	13,088	96%	\$11,328	\$215	\$371	36.71%
Housing Choice Vouchers	24,651	93%	\$10,766	\$283	\$470	37.57%
Mod Rehab	158	89%	\$7,272	\$129	\$509	20.17%
Section 8 NC/SR	4,756	93%	\$10,730	\$242	\$465	34.24%
Section 236	428	89%	\$8,360	\$192	\$344	35.82%
Multi-Family Other	7,518	91%	\$7,691	\$176	\$448	28.18%
Summary of All HUD Programs	50,599	94%	\$10,360	\$242	\$440	35.49%
United States						
Public Housing	1,150,867	94%	\$13,724	\$275	\$512	34.91%
Housing Choice Vouchers	2,386,237	92%	\$13,138	\$346	\$701	33.04%
Mod Rehab	19,148	87%	\$8,876	\$153	\$664	18.78%
Section 8 NC/SR	840,900	96%	\$12,172	\$274	\$677	28.80%
Section 236	126,859	93%	\$14,347	\$211	\$578	26.74%
Multi-Family Other	656,456	95%	\$11,135	\$255	\$572	30.80%
Summary of All HUD Programs	5,180,467	94%	\$12,892	\$304	\$637	32.30%

Source: U.S. Dept. of Housing and Urban Development, Picture of Subsidized Households - 2013

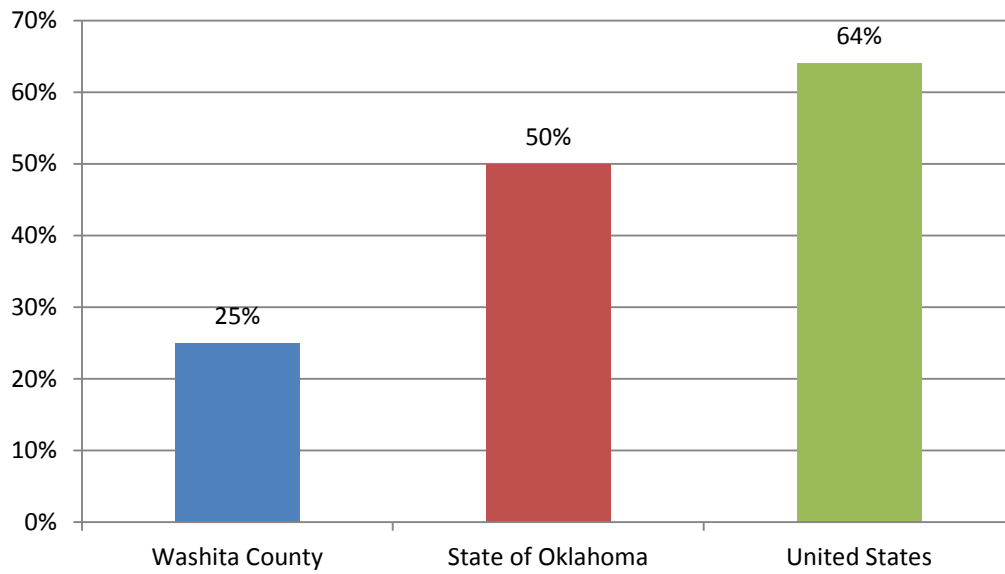
Among all HUD programs, there are only 4 housing units located within Washita County, all housing units occupied by households with housing choice vouchers. For reasons of confidentiality HUD discloses very little information regarding these households, except that 25% are racial or ethnic minorities.

Demographics of Persons in HUD Programs in Washita County

Washita County	# Units	% Single Mothers	% w/ Disability	% Age 62+	% Age 62+ w/ Disability	% Minority
Public Housing	0	N/A	N/A	N/A	N/A	N/A
Housing Choice Vouchers	4	N/A	N/A	N/A	N/A	25%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	0	N/A	N/A	N/A	N/A	N/A
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	0	N/A	N/A	N/A	N/A	N/A
Summary of All HUD Programs	4	N/A	N/A	N/A	N/A	25%
State of Oklahoma						
Public Housing	13,088	33%	22%	28%	63%	44%
Housing Choice Vouchers	24,651	46%	25%	17%	77%	60%
Mod Rehab	158	46%	17%	13%	67%	42%
Section 8 NC/SR	4,756	14%	32%	52%	28%	25%
Section 236	428	32%	22%	24%	32%	33%
Multi-Family Other	7,518	42%	12%	22%	25%	47%
Summary of All HUD Programs	50,599	38%	23%	25%	53%	50%
United States						
Public Housing	1,150,867	36%	20%	31%	48%	71%
Housing Choice Vouchers	2,386,237	44%	22%	22%	68%	67%
Mod Rehab	19,148	28%	27%	24%	69%	71%
Section 8 NC/SR	840,900	18%	21%	56%	19%	45%
Section 236	126,859	25%	13%	47%	16%	59%
Multi-Family Other	656,456	31%	13%	44%	16%	63%
Summary of All HUD Programs	5,180,467	36%	20%	33%	40%	64%

Source: U.S. Dept. of Housing and Urban Development, Picture of Subsidized Households - 2013

Percentage of Minority Households - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

Projected Housing Need

Consolidated Housing Affordability Strategy (CHAS)

This section will analyze data from the U.S. Department of Housing and Urban Development's Consolidated Housing Affordability Strategy (CHAS) dataset for Washita County. This data is typically separated into household income thresholds, defined by HUD Area Median Family Income (HAMFI). HUD Area Median Family Income (HAMFI) is equivalent to Area Median Income (AMI) for the purposes of this report. This data is considered the best indicator of housing need available which separates need into household income thresholds as defined by HUD.

Cost Burden by Income Threshold

The next table presents CHAS data for Washita County regarding housing cost burden as a percentage of household income. Renter costs are considered to be the sum of contract rent and any utilities not paid by the landlord (such as electricity, natural gas, and water, but not including telephone service, cable service, internet service, etc.). Homeowner costs include mortgage debt service (or similar debts such as deeds of trust or contracts for deed), utilities, property taxes and property insurance.

Households are considered to be cost overburdened if their housing costs (renter or owner) are greater than 30% of their gross household income. A household is "severely" overburdened if their housing costs are greater than 50% of their gross household income.

Washita County : CHAS - Housing Cost Burden by HAMFI

Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	280		280	
Cost Burden Less Than 30%	80	28.57%	80	28.57%
Cost Burden Between 30%-50%	35	12.50%	75	26.79%
Cost Burden Greater Than 50%	135	48.21%	90	32.14%
Not Computed (no/negative income)	25	8.93%	30	10.71%
Income 30%-50% HAMFI	355		170	
Cost Burden Less Than 30%	220	61.97%	95	55.88%
Cost Burden Between 30%-50%	65	18.31%	60	35.29%
Cost Burden Greater Than 50%	65	18.31%	15	8.82%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	570		250	
Cost Burden Less Than 30%	475	83.33%	200	80.00%
Cost Burden Between 30%-50%	65	11.40%	50	20.00%
Cost Burden Greater Than 50%	30	5.26%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	365		155	
Cost Burden Less Than 30%	340	93.15%	140	90.32%
Cost Burden Between 30%-50%	10	2.74%	15	9.68%
Cost Burden Greater Than 50%	15	4.11%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	3,245		1,335	
Cost Burden Less Than 30%	2,745	84.59%	995	74.53%
Cost Burden Between 30%-50%	225	6.93%	200	14.98%
Cost Burden Greater Than 50%	245	7.55%	105	7.87%
Not Computed (no/negative income)	25	0.77%	30	2.25%

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

The next table summarizes the data from the previous table for households with cost burden greater than 30% of gross income, followed by a chart comparing these figures for Washita County with the State of Oklahoma as a whole, and the United States.

Washita County : Households by Income by Cost Burden

Household Income Threshold	Owners		Renters	
	Total	% w/ Cost > 30% Income	Total	% w/ Cost > 30% Income
Income < 30% HAMFI	280	60.71%	280	58.93%
Income 30%-50% HAMFI	355	36.62%	170	44.12%
Income 50%-80% HAMFI	570	16.67%	250	20.00%
Income 80%-100% HAMFI	365	6.85%	155	9.68%
All Incomes	3,245	14.48%	1,335	22.85%

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

Households by Income Threshold: Percentage with Housing Cost Over 30% of Income



Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 6

Substandard Conditions / Overcrowding by Income Threshold

The following table summarizes data regarding substandard housing conditions and overcrowding, separated by owner/renter and HAMFI income threshold. Substandard housing conditions are defined by HUD as any housing unit lacking either complete plumbing or a complete kitchen.

A housing unit without “complete plumbing” is any housing unit lacking one or more of the following features (they do not need to all be present in the same room):

1. Hot and cold running water
2. A flush toilet
3. A bathtub or shower

A lack of a complete kitchen is any housing unit lacking any one or more of the three following items:

1. A sink with a faucet
2. A stove or range
3. A refrigerator

Households are considered to be “overcrowded” if the household has more than 1.0 persons per room (note that this definition is “room” including bedrooms, living rooms and kitchens, as opposed to only “bedrooms”), and is “severely overcrowded” if the household has more than 1.5 persons per room.

Washita County : CHAS - HAMFI by Substandard Conditions / Overcrowding

Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	280		280	
Between 1.0 and 1.5 Persons per Room	4	1.43%	4	1.43%
More than 1.5 Persons per Room	4	1.43%	35	12.50%
Lacks Complete Kitchen or Plumbing	10	3.57%	4	1.43%
Income 30%-50% HAMFI	355		170	
Between 1.0 and 1.5 Persons per Room	10	2.82%	4	2.35%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	4	1.13%	0	0.00%
Income 50%-80% HAMFI	570		250	
Between 1.0 and 1.5 Persons per Room	4	0.70%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	4	1.60%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 80%-100% HAMFI	365		155	
Between 1.0 and 1.5 Persons per Room	10	2.74%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	10	2.74%	4	2.58%
All Incomes	3,245		1,335	
Between 1.0 and 1.5 Persons per Room	38	1.17%	18	1.35%
More than 1.5 Persons per Room	4	0.12%	39	2.92%
Lacks Complete Kitchen or Plumbing	39	1.20%	8	0.60%

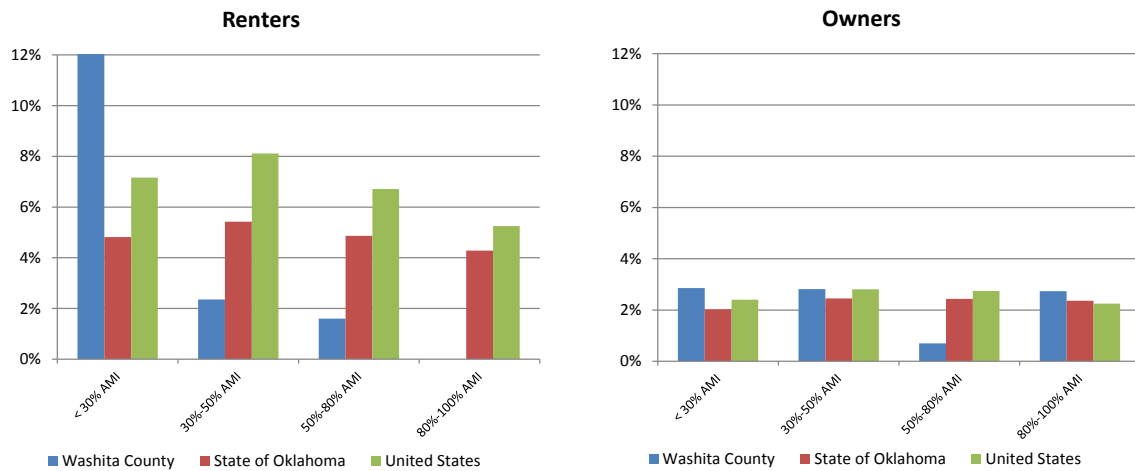
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Washita County, Oklahoma and the nation.

Washita County : Households by Income by Overcrowding

Household Income Threshold	Total	Owners		Renters	
		% > 1.0 Persons per Room	Total	% > 1.0 Persons per Room	Total
Income < 30% HAMFI	280	2.86%	280	13.93%	
Income 30%-50% HAMFI	355	2.82%	170	2.35%	
Income 50%-80% HAMFI	570	0.70%	250	1.60%	
Income 80%-100% HAMFI	365	2.74%	155	0.00%	
All Incomes	3,245	1.29%	1,335	4.27%	

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

Households by Income Threshold: Percentage with More than 1.0 Persons per Room


Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

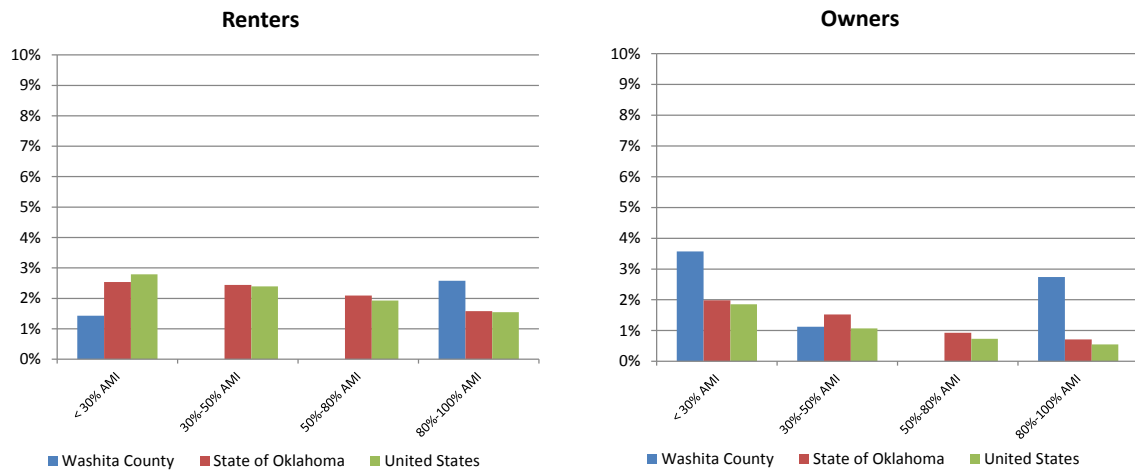
The table following summarizes this data for substandard housing conditions, with a comparison chart between Washita County, the state and the nation.

Washita County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	280	3.57%	280	1.43%	280
Income 30%-50% HAMFI	355	1.13%	170	0.00%	170
Income 50%-80% HAMFI	570	0.00%	250	0.00%	250
Income 80%-100% HAMFI	365	2.74%	155	2.58%	155
All Incomes	3,245	1.20%	1,335	0.60%	1,335

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

Households by Income Threshold: Percentage Lacking Complete Plumbing and/or Kitchen



Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

Cost Burden by Household Type

The following table provides a breakdown of households by HAMFI, and by household type and size, and by housing cost burden. The categories of household type provided by HUD are:

- Elderly Family: Households with two persons, either or both age 62 or over.
- Small Family: 2 persons, neither age 62 or over, or families with 3 or 4 persons of any age.
- Large Family: families with 5 or more persons.
- Elderly Non-Family (single persons age 62 or over, or unrelated elderly individuals)
- Non-Elderly, Non-Family: all other households.

Washita County : CHAS - Housing Cost Burden by Household Type / HAMFI

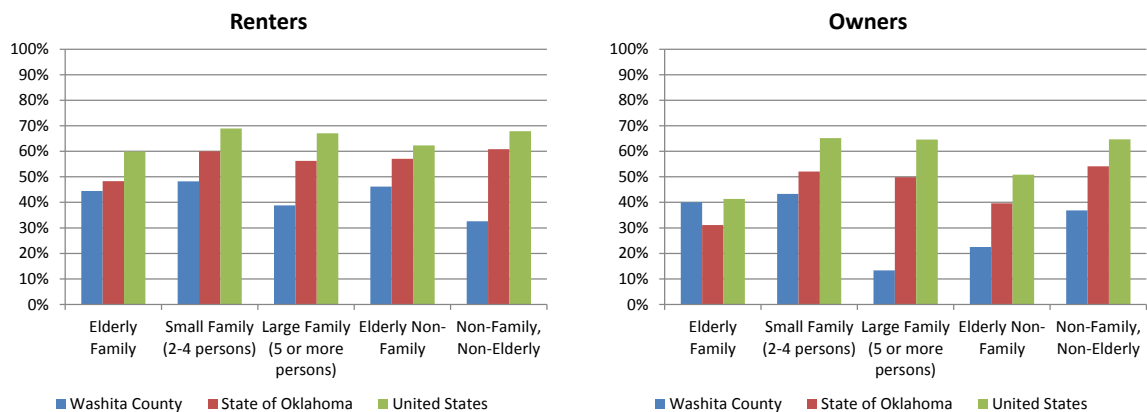
Income, Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Cost	Pct. w/ Cost		No. w/ Cost	Pct. w/ Cost
		> 30%	> 30%		> 30%	> 30%
		Income	Income		Income	Income
Income < 30% HAMFI	280	172	61.43%	280	172	61.43%
Elderly Family	40	24	60.00%	25	14	56.00%
Small Family (2-4 persons)	70	59	84.29%	130	100	76.92%
Large Family (5 or more persons)	15	4	26.67%	4	4	100.00%
Elderly Non-Family	110	50	45.45%	55	19	34.55%
Non-Family, Non-Elderly	40	35	87.50%	65	35	53.85%
Income 30%-50% HAMFI	355	128	36.06%	170	70	41.18%
Elderly Family	110	55	50.00%	4	0	0.00%
Small Family (2-4 persons)	65	35	53.85%	40	20	50.00%
Large Family (5 or more persons)	35	8	22.86%	20	15	75.00%
Elderly Non-Family	120	20	16.67%	45	25	55.56%
Non-Family, Non-Elderly	20	10	50.00%	60	10	16.67%
Income 50%-80% HAMFI	570	88	15.44%	250	54	21.60%
Elderly Family	120	29	24.17%	25	10	40.00%
Small Family (2-4 persons)	140	25	17.86%	110	15	13.64%
Large Family (5 or more persons)	40	0	0.00%	25	0	0.00%
Elderly Non-Family	170	20	11.76%	4	4	100.00%
Non-Family, Non-Elderly	100	14	14.00%	90	25	27.78%
Income 80%-100% HAMFI	365	27	7.40%	155	14	9.03%
Elderly Family	60	0	0.00%	0	0	N/A
Small Family (2-4 persons)	165	4	2.42%	60	4	6.67%
Large Family (5 or more persons)	25	0	0.00%	15	0	0.00%
Elderly Non-Family	50	4	8.00%	15	0	0.00%
Non-Family, Non-Elderly	65	19	29.23%	65	10	15.38%
All Incomes	3,245	464	14.30%	1,335	310	23.22%
Elderly Family	705	123	17.45%	79	24	30.38%
Small Family (2-4 persons)	1,370	127	9.27%	660	139	21.06%
Large Family (5 or more persons)	215	12	5.58%	134	19	14.18%
Elderly Non-Family	565	124	21.95%	123	48	39.02%
Non-Family, Non-Elderly	385	78	20.26%	345	80	23.19%

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Washita County : Households under 80% AMI by Cost Burden

Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Cost	Pct. w/ Cost		No. w/ Cost	Pct. w/ Cost
		> 30% Income	> 30% Income		> 30% Income	> 30% Income
Income < 80% HAMFI	1,205	388	32.20%	700	296	42.29%
Elderly Family	270	108	40.00%	54	24	44.44%
Small Family (2-4 persons)	275	119	43.27%	280	135	48.21%
Large Family (5 or more persons)	90	12	13.33%	49	19	38.78%
Elderly Non-Family	400	90	22.50%	104	48	46.15%
Non-Family, Non-Elderly	160	59	36.88%	215	70	32.56%

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Households Under 80% of AMI: Percentage Housing Cost Overburdened

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Housing Problems by Household Type

The next set of tables presents data by household type and whether or not the household is experiencing **any** housing problems. Housing problems are defined by HUD as any household meeting any of the three following criteria:

1. Housing costs greater than 30% of income (cost-overburdened).
2. Living in a housing unit lacking complete plumbing or a complete kitchen (substandard housing unit).
3. Living in a housing unit with more than 1.0 persons per room (overcrowding).

Washita County : CHAS - Housing Problems by Household Type and HAMFI

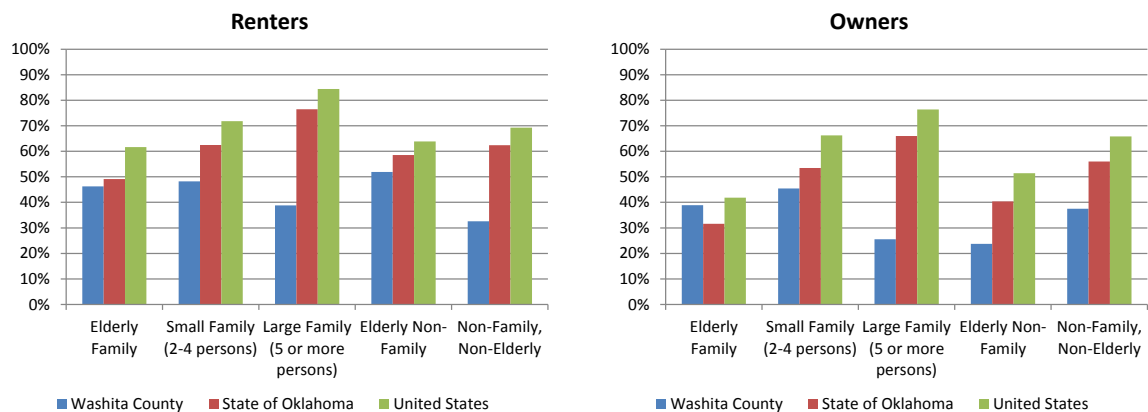
Income, Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	280	174	62.14%	280	169	60.36%
Elderly Family	40	20	50.00%	25	15	60.00%
Small Family (2-4 persons)	70	60	85.71%	130	95	73.08%
Large Family (5 or more persons)	15	4	26.67%	4	4	100.00%
Elderly Non-Family	110	55	50.00%	55	20	36.36%
Non-Family, Non-Elderly	40	35	87.50%	65	35	53.85%
Income 30%-50% HAMFI	355	140	39.44%	170	80	47.06%
Elderly Family	110	55	50.00%	4	0	0.00%
Small Family (2-4 persons)	65	40	61.54%	40	25	62.50%
Large Family (5 or more persons)	35	15	42.86%	20	15	75.00%
Elderly Non-Family	120	20	16.67%	45	30	66.67%
Non-Family, Non-Elderly	20	10	50.00%	60	10	16.67%
Income 50%-80% HAMFI	570	94	16.49%	250	54	21.60%
Elderly Family	120	30	25.00%	25	10	40.00%
Small Family (2-4 persons)	140	25	17.86%	110	15	13.64%
Large Family (5 or more persons)	40	4	10.00%	25	0	0.00%
Elderly Non-Family	170	20	11.76%	4	4	100.00%
Non-Family, Non-Elderly	100	15	15.00%	90	25	27.78%
Income Greater than 80% of HAMFI	2,040	120	5.88%	635	35	5.51%
Elderly Family	435	20	4.60%	25	0	0.00%
Small Family (2-4 persons)	1,095	25	2.28%	380	25	6.58%
Large Family (5 or more persons)	125	20	16.00%	85	0	0.00%
Elderly Non-Family	165	35	21.21%	15	0	0.00%
Non-Family, Non-Elderly	225	20	8.89%	130	10	7.69%
All Incomes	3,245	528	16.27%	1,335	338	25.32%
Elderly Family	705	125	17.73%	79	25	31.65%
Small Family (2-4 persons)	1,370	150	10.95%	660	160	24.24%
Large Family (5 or more persons)	215	43	20.00%	134	19	14.18%
Elderly Non-Family	565	130	23.01%	119	54	45.38%
Non-Family, Non-Elderly	385	80	20.78%	345	80	23.19%

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Washita County : Households under 80% AMI by Housing Problems

Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	1,205	408	33.86%	700	303	43.29%
Elderly Family	270	105	38.89%	54	25	46.30%
Small Family (2-4 persons)	275	125	45.45%	280	135	48.21%
Large Family (5 or more persons)	90	23	25.56%	49	19	38.78%
Elderly Non-Family	400	95	23.75%	104	54	51.92%
Non-Family, Non-Elderly	160	60	37.50%	215	70	32.56%

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Households Under 80% of AMI: Percentage with Housing Problems

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Housing Problems by Race / Ethnicity

Data presented in the following tables summarizes housing problems (as previously defined), by HAMFI threshold, and by race/ethnicity, for Washita County. Under CFR 91.305(b)(1)(ii)(2), racial or ethnic groups have disproportionate need if “the percentage of persons in a category of need who are members of a particular racial or ethnic group in a category of need is at least 10 percentage points higher than the percentage of persons in the category as a whole.”

Washita County : CHAS - Housing Problems by Race / Ethnicity and HAMFI

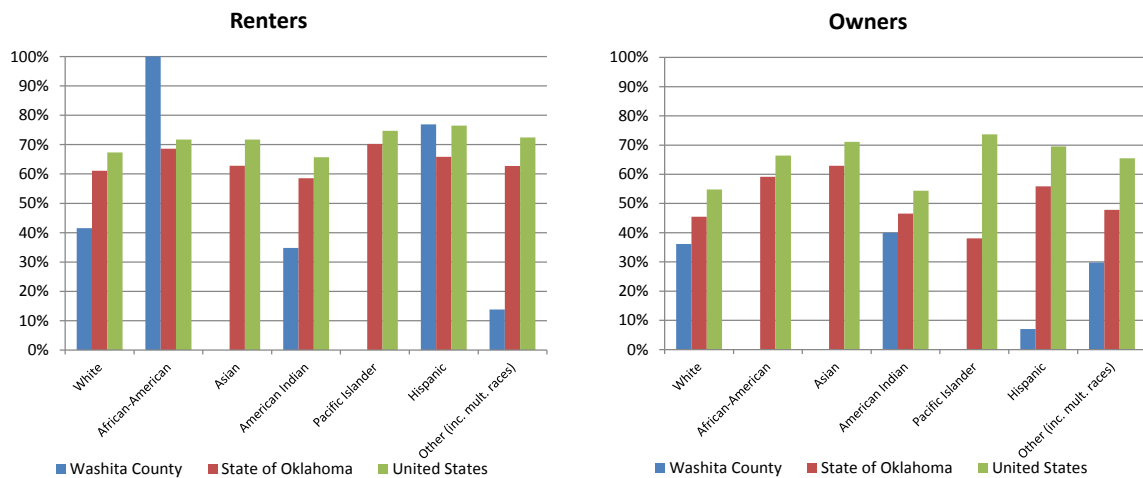
Income, Race / Ethnicity	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	280	175	62.5%	275	170	61.8%
White alone, non-Hispanic	230	160	69.6%	230	135	58.7%
Black or African-American alone	0	0	N/A	4	4	100.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	8	4	50.0%	4	4	100.0%
Pacific Islander alone	4	0	0.0%	0	0	N/A
Hispanic, any race	14	0	0.0%	24	20	83.3%
Other (including multiple races)	24	10	41.7%	14	4	28.6%
Income 30%-50% HAMFI	355	140	39.4%	170	80	47.1%
White alone, non-Hispanic	315	135	42.9%	165	80	48.5%
Black or African-American alone	4	0	0.0%	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	4	0	0.0%	4	4	100.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	4	0	0.0%	4	0	0.0%
Other (including multiple races)	19	4	21.1%	0	0	N/A
Income 50%-80% HAMFI	570	100	17.5%	250	50	20.0%
White alone, non-Hispanic	520	90	17.3%	195	30	15.4%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	8	4	50.0%	15	0	0.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	39	4	10.3%	24	20	83.3%
Other (including multiple races)	4	0	0.0%	15	0	0.0%
Income 80%-100% HAMFI	365	45	12.3%	155	15	9.7%
White alone, non-Hispanic	310	20	6.5%	120	15	12.5%
Black or African-American alone	4	0	0.0%	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	4	0	0.0%	4	0	0.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	45	25	55.6%	4	0	0.0%
Other (including multiple races)	10	0	0.0%	30	0	0.0%
All Incomes	3,245	535	16.5%	1,335	335	25.1%
White alone, non-Hispanic	2,985	480	16.1%	1,165	280	24.0%
Black or African-American alone	8	0	0.0%	8	4	50.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	39	8	20.5%	37	8	21.6%
Pacific Islander alone	4	0	0.0%	0	0	N/A
Hispanic, any race	137	29	21.2%	60	40	66.7%
Other (including multiple races)	77	14	18.2%	69	4	5.8%

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

Washita County : Households under 80% AMI by Race/Ethnicity

Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	1,205	415	34.44%	695	300	43.17%
White alone, non-Hispanic	1,065	385	36.15%	590	245	41.53%
Black or African-American alone	4	0	0.00%	4	4	100.00%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	20	8	40.00%	23	8	34.78%
Pacific Islander alone	4	0	0.00%	0	0	N/A
Hispanic, any race	57	4	7.02%	52	40	76.92%
Other (including multiple races)	47	14	29.79%	29	4	13.79%

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Households Under 80% of AMI: Percentage with Housing Problems by Race

Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

CHAS Conclusions

The previous data notes many areas of need (and severe need) among the existing population of Washita County. The greatest needs are among households with incomes less than 30% of Area Median Income. Several other areas of note:

- Among households with incomes less than 50% of Area Median Income, there are 240 renter households that are cost overburdened, and 300 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 58 renter households that are cost overburdened, and 149 homeowners that are cost overburdened.

- 100% of African American renters with incomes less than 80% of Area Median Income have one or more housing problems, and 76.92% of Hispanic renters with incomes less than 80% of Area Median Income have one or more housing problems.

Overall Anticipated Housing Demand

Future demand for housing units in Washita County can be estimated from population and household growth. Population estimates are based on known factors such as noted increases in the city employment base and indications from demographic services. In this case we have considered data from both the U.S. Census Bureau and Nielsen SiteReports. The estimates of changes in households and population were presented in a previous section of this report. The anticipated future demand is estimated for New Cordell, as well as Washita County as a whole. The calculations are shown in the following tables.

New Cordell Anticipated Demand

Households in New Cordell declined at an annually compounded rate of -0.09% from 2000 to 2010. Nielsen SiteReports estimates households have grown 1.24% per year since that time, and that households will grow 0.98% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 0.98% per year in forecasting future household growth for New Cordell.

The percentage of owner households was estimated at 71.27% with renter households estimated at 28.73%, based on data from the U.S. Census Bureau. The estimated number of additional units needed to service increasing demand can be estimated by applying this percentage to the anticipated growth in households. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand. The calculations are shown below.

Future Housing Demand Estimates for New Cordell						
Year	2015	2016	2017	2018	2019	2020
Household Estimates	1,256	1,268	1,281	1,293	1,306	1,319
Owner %: 71.27%	895	904	913	922	931	940
Renter %: 28.73%	361	364	368	372	375	379
Total New Owner Households						45
Total New Renter Households						18

Based on an estimated household growth rate of 0.98% per year, New Cordell would require 45 new housing units for ownership, and 18 units for rent, over the next five years. Annually this equates to 9 units for ownership per year, and 4 units for rent per year.

Washita County Anticipated Demand

Households in Washita County grew at an annually compounded rate of 0.20% from 2000 to 2010. Nielsen SiteReports estimates households have grown 0.23% per year since that time, and that households will grow 0.48% per year through 2020. For these reasons we will rely on the Nielsen SiteReports forecast of 0.48% per year in forecasting future household growth for Washita County.

The percentage of owner households was estimated at 70.69% with renter households estimated at 29.31%, based on data from the U.S. Census Bureau. The estimated number of additional units needed to service increasing demand can be estimated by applying this percentage to the anticipated growth

in households. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand. The calculations are shown below.

Future Housing Demand Estimates for Washita County						
Year	2015	2016	2017	2018	2019	2020
Household Estimates	4,651	4,673	4,696	4,718	4,741	4,764
Owner %: 70.69%	3,288	3,304	3,320	3,336	3,352	3,368
Renter %: 29.31%	1,363	1,370	1,376	1,383	1,390	1,396
Total New Owner Households						80
Total New Renter Households						33

Based on an estimated household growth rate of 0.48% per year, Washita County would require 80 new housing units for ownership, and 33 units for rent, over the next five years. Annually this equates to 16 units for ownership per year, and 7 units for rent per year.

Housing Demand – Population Subsets

This section will address 5-year forecasted needs and trends for population special population subsets for Washita County. These forecasts are based on the previously forecasted overall trends for the next five years.

Housing Needs by Income Thresholds

The first table will address future housing needs and trends for households in Washita County by income threshold: households within incomes below 30%, 50%, 60% and 80% of Area Median Income, by tenure (owner/renter). These forecasts are primarily based on HUD Consolidated Housing Affordability Strategy data presented previously. Households with incomes below 60% of Area Median Income (AMI) are estimated at 120% of the households at 50% of AMI. Note that these figures are cumulative and should not be added across income thresholds.

Washita County: 2015-2020 Housing Needs by Income Threshold					
	Owner	Renter			
	Subset %	Subset %	Owners	Renters	Total
Total New Demand: 2015-2020	100.00%	100.00%	80	33	113
Less than 30% AMI	8.63%	20.97%	7	7	14
Less than 50% AMI	19.57%	33.71%	16	11	27
Less than 60% AMI	23.48%	40.45%	19	13	32
Less than 80% AMI	37.13%	52.43%	30	17	47

Elderly Housing Needs

The next table will address future housing needs and trends for households with elderly persons (age 62 and up). Like the previous table, this data is based on the overall trends previously defined, and the 2008-2012 CHAS data previously discussed (specifically CHAS Table 16). It is further broken down by income threshold and tenure.

Washita County: 2015-2020 Housing Needs Age 62 and Up					
	Owner	Renter	Elderly	Elderly	Elderly
	Subset %	Subset %	Owners	Renters	Total
Total New Elderly (62+) Demand: 2015-2020	39.14%	15.13%	31	5	36
Elderly less than 30% AMI	4.62%	5.99%	4	2	6
Elderly less than 50% AMI	11.71%	9.66%	9	3	13
Elderly less than 60% AMI	14.05%	11.60%	11	4	15
Elderly less than 80% AMI	20.65%	11.84%	16	4	20

Housing Needs for Persons with Disabilities / Special Needs

The following table will address future trends and needs for households with at least one household member with at least one disability as identified by HUD CHAS Table 6 (hearing or vision impairments, ambulatory limitations, cognitive limitations, self-care limitations, or independent living limitations). As with the previous tables, this data is also further broken down by income threshold and tenure.

Washita County: 2015-2020 Housing Needs for Persons with Disabilities

	Owner Subset %	Renter Subset %	Disabled Owners	Disabled Renters	Disabled Total
Total New Disabled Demand (2015-2020)	32.51%	35.58%	26	12	38
Disabled less than 30% AMI	4.93%	10.86%	4	4	8
Disabled less than 50% AMI	9.55%	17.23%	8	6	13
Disabled less than 60% AMI	11.46%	20.67%	9	7	16
Disabled less than 80% AMI	15.25%	21.35%	12	7	19

Housing Needs for Veterans

This section will address housing needs for households with at least one veteran. This data is not available through HUD's Consolidated Housing Affordability Strategy, so we have instead relied on data from the U.S. Census Bureau, specifically the 2009-2013 American Community Survey, Table C21007. This data is further broken down by tenure, poverty status, and disability status.

Washita County: 2015-2020 Housing Needs for Veterans

	Owner Subset %	Renter Subset %	Veteran Owners	Veteran Renters	Veteran Total
Total New Demand (2015-2020)	100.00%	100.00%	80	33	113
Total Veteran Demand	10.80%	10.80%	9	4	12
Veterans with Disabilities	3.59%	3.59%	3	1	4
Veterans Below Poverty	0.83%	0.83%	1	0	1
Disabled Veterans Below Poverty	0.30%	0.30%	0	0	0

Housing Needs for Working Families

The final table addresses housing needs for working families. Working families are in this case defined as families (households with at least two members related by blood or marriage) with at least one person employed. Like the forecasts for veteran needs, this data cannot be extracted from the HUD CHAS tables, so we have again relied on the Census Bureau's American Community Survey (table B23007 in this instance). The data is further broken down by the presence of children (below the age of 18).

Washita County: 2015-2020 Housing Needs for Working Families

	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	80	33	113
Total Working Families	54.67%	54.67%	44	18	62
Working Families with Children Present	24.84%	24.84%	20	8	28

Population Subset Conclusions

Based on population and household growth over the next five years, a total of 113 housing units will be needed in Washita County over the next five years. Of those units:

- 32 will be needed by households earning less than 60% of Area Median Income

- 15 will be needed by households age 62 and up, earning less than 60% of Area Median Income
- 16 will be needed by households with disabilities / special needs, earning less than 60% of Area Median Income
- One will be needed by veterans living below the poverty line
- 28 will be needed by working families with children present

This data suggests a strong need in Washita County for housing units that are both affordable and accessible to persons with disabilities / special needs, and for working families with children.