

Housing Needs Assessment
Bryan 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:

January 9, 2016

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 26, 2016

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

SUBJECT: Housing Needs Assessment
 Bryan County
 IRR - Tulsa/OKC File No. 140-2015-0020

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 Bryan County Residential Housing Market Analysis. Analyst Sarah Kin personally inspected the Bryan County area during the month of January 2016 to collect the data used in the preparation of the Bryan 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 26, 2016
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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

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Sarah Kin
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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 Bryan County is projected to grow by 1.17% per year over the next five years, outperforming the State of Oklahoma.
2. Bryan County is projected to need a total of 705 housing units for ownership and 409 housing units for rent over the next five years.
3. Median Household Income in Bryan County is estimated to be \$39,948 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Bryan County is estimated to be 18.42%, compared with 16.85% for Oklahoma.
4. The rental vacancy rate in Bryan County is slightly higher than the state average, while the homeowner vacancy rate is significantly lower than the state average.
5. Home values and rental rates in Bryan County are also lower than the state averages.
6. Average sale price for homes in Durant was \$123,954 in 2015, with an average price per square foot of \$73.28. Average year of construction for homes sold in 2015 is estimated to be 1980.

7. Approximately 36.41% of renters and 18.48% of owners are housing cost overburdened.

Disaster Resiliency Specific Findings:

1. Create and maintain the county HMP
2. Apply for grants/funding to develop a county hazard mitigation plan.
3. Tornadoes (1959-2014): Number: 28 Injuries:14 Fatalities: 3 Damages (1996-2014): \$902,501.00
4. Social Vulnerability: Above the state score; Census tract near Durant is elevated.
5. Floodplain: Durant has floodplain that is a ring around developed area; Bokchito has areas where riverine floodplain encroaches on development; Bennington has floodprone areas on east edge

Homelessness Specific Findings

1. Bryan County is located in the Southeastern Oklahoma Continuum of Care.
2. There are an estimated 442 homeless individuals in this area, 225 of which are identified as sheltered.
3. There is a high rate of homelessness in this region, most of which seek shelter in small towns and rural areas.
4. Many of the homeless in this CoC are classified as chronically homeless (73).
5. Other significant homeless subpopulations include the mentally ill (49) and chronic substance abusers (50).

Fair Housing Specific Findings

1. Units at risk for poverty: 538
2. Units in mostly non-white enclaves: 501
3. Units near elevated number of persons with disabilities: 501

Lead-Based Paint Specific Findings

4. We estimate there are 2,353 occupied housing units in Bryan County with lead-based paint hazards.
5. 1,215 of those housing units are estimated to be occupied by low-to-moderate income households.
6. We estimate that 432 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 Bryan 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 Bryan 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 Bryan 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 Bryan County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Bryan County area.

Effective Date of Consultation

The Bryan County area was inspected and research was performed during January, 2016. The effective date of this analysis is January 9, 2016. The date of this report is January 26, 2016. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

1. The Bryan County area was inspected during January, 2016. 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



Bryan County Analysis

Area Information

The purpose of this section of the report is to provide a basis for analyzing and estimating trends relating to Bryan 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

Bryan County is located in southeast Oklahoma. The county is bordered on the north by Johnston and Atoka counties, on the west by Marshall County, on the south by Texas, and on the east by Choctaw County. The Bryan County Seat is Durant, which is located in the central part of the county. This location is approximately 164 miles south of Tulsa, 149 miles southeast of Oklahoma City, and approximately 85 miles northeast of Dallas, Texas.

Bryan County has a total area of 944 square miles (904 square miles of land, and 39 square miles of water), ranking 28th out of Oklahoma's 77 counties in terms of total area. The total population of Bryan County as of the 2010 Census was 42,416 persons, for a population density of 47 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 Bryan County. These are US-75, US-70, OK-22, OK-199, OK-78, OK-91, and OK-70E. The nearest interstate highway is I-35, approximately 49.5 miles to the west. The county also has an intricate network of county roadways.

Public transportation is provided by the Southern Oklahoma Rural Transportation System (SORTS, a service of Big Five Community Services) which operates a demand-response service in Bryan, Carter, Coal and Love counties. 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.

Durant Regional Airport is located just south of Durant. Its primary asphalt runway is 5,000 in length and average 137 aircraft operations per day. The nearest full-service commercial airport is Dallas-Fort Worth Airport, located approximately 98 miles southwest.

Educational Facilities

All of the county communities have public school facilities. Durant is served by Durant Public Schools. Durant Public Schools is comprised of a vocational school, three elementary schools, one middle school, and one high school. Durant is home to Southeastern Oklahoma State University (SOSU). SOSU offers a variety of undergraduate and postgraduate degree programs and has approximately 4,000 students.

Medical Facilities

Medical services are provided by Alliance Health Durant, an acute-care hospital offering emergency care, in and outpatient services, and a number of additional medical procedures. Additionally, Durant has multiple urgent care facilities that help care for the residents of the area. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

Durant Area Map



Demographic Analysis

Population and Households

The following table presents population levels and annualized changes in Bryan 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	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Durant	13,549	15,856	1.58%	17,255	1.71%	18,139	1.00%
Bryan County	36,534	42,416	1.50%	45,166	1.26%	47,866	1.17%
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 Bryan County was 42,416 persons as of the 2010 Census, a 1.50% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Bryan County to be 45,166 persons, and projects that the population will show 1.17% annualized growth over the next five years.

The population of Durant was 15,856 persons as of the 2010 Census, a 1.58% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Durant to be 17,255 persons, and projects that the population will show 1.00% annualized growth over the next five years.

The next table presents data regarding household levels in Bryan 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	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Durant	5,488	6,331	1.44%	6,830	1.53%	7,201	1.06%
Bryan County	14,422	16,838	1.56%	18,000	1.34%	19,114	1.21%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
Family Households	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Durant	3,310	3,651	0.99%	4,105	2.37%	4,346	1.15%
Bryan County	9,943	11,134	1.14%	11,926	1.38%	12,692	1.25%
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, Bryan County had a total of 16,838 households, representing a 1.56% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Bryan County to have 18,000 households. This number is expected to experience a 1.21% annualized rate of growth over the next five years.

As of 2010, Durant had a total of 6,331 households, representing a 1.44% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Durant to have 6,830 households. This number is expected to experience a 1.06% 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 Bryan County based on the U.S. Census Bureau's American Community Survey.

2013 Population by Race and Ethnicity				
Single-Classification Race	Durant		Bryan County	
	No.	Percent	No.	Percent
Total Population	16,282		43,079	
White Alone	11,873	72.92%	32,107	74.53%
Black or African American Alone	289	1.77%	720	1.67%
Amer. Indian or Alaska Native Alone	1,765	10.84%	4,501	10.45%
Asian Alone	155	0.95%	242	0.56%
Native Hawaiian and Other Pac. Isl. Alone	7	0.04%	7	0.02%
Some Other Race Alone	562	3.45%	1,457	3.38%
Two or More Races	1,631	10.02%	4,045	9.39%
Population by Hispanic or Latino Origin	Durant		Bryan County	
	No.	Percent	No.	Percent
Total Population	16,282		43,079	
Hispanic or Latino	986	6.06%	2,212	5.13%
<i>Hispanic or Latino, White Alone</i>	299	30.32%	483	21.84%
<i>Hispanic or Latino, All Other Races</i>	687	69.68%	1,729	78.16%
Not Hispanic or Latino	15,296	93.94%	40,867	94.87%
<i>Not Hispanic or Latino, White Alone</i>	11,574	75.67%	31,624	77.38%
<i>Not Hispanic or Latino, All Other Races</i>	3,722	24.33%	9,243	22.62%

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

In Bryan County, racial and ethnic minorities comprise 26.59% of the total population. Within Durant, racial and ethnic minorities represent 28.92% of the population.

Population by Age

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

Bryan County Population By Age								
	2010	Percent	2015	Percent	2020	Percent	2000 - 2015	2015 - 2020
	Census	of Total	Estimate	of Total	Forecast	of Total	Ann. Chng.	Ann. Chng.
Population by Age	42,416		45,166		47,866			
Age 0 - 4	2,830	6.67%	2,953	6.54%	3,117	6.51%	0.85%	1.09%
Age 5 - 9	2,716	6.40%	2,896	6.41%	3,076	6.43%	1.29%	1.21%
Age 10 - 14	2,710	6.39%	2,922	6.47%	3,014	6.30%	1.52%	0.62%
Age 15 - 17	1,657	3.91%	1,807	4.00%	1,945	4.06%	1.75%	1.48%
Age 18 - 20	2,255	5.32%	1,993	4.41%	2,064	4.31%	-2.44%	0.70%
Age 21 - 24	2,699	6.36%	2,625	5.81%	2,508	5.24%	-0.55%	-0.91%
Age 25 - 34	5,348	12.61%	6,093	13.49%	6,515	13.61%	2.64%	1.35%
Age 35 - 44	4,932	11.63%	5,181	11.47%	5,648	11.80%	0.99%	1.74%
Age 45 - 54	5,526	13.03%	5,410	11.98%	5,358	11.19%	-0.42%	-0.19%
Age 55 - 64	5,063	11.94%	5,409	11.98%	5,503	11.50%	1.33%	0.35%
Age 65 - 74	3,836	9.04%	4,609	10.20%	5,496	11.48%	3.74%	3.58%
Age 75 - 84	2,086	4.92%	2,385	5.28%	2,622	5.48%	2.72%	1.91%
Age 85 and over	758	1.79%	883	1.96%	1,000	2.09%	3.10%	2.52%
<i>Age 55 and over</i>	<i>11,743</i>	<i>27.69%</i>	<i>13,286</i>	<i>29.42%</i>	<i>14,621</i>	<i>30.55%</i>	<i>2.50%</i>	<i>1.93%</i>
<i>Age 62 and over</i>	<i>7,441</i>	<i>17.54%</i>	<i>8,617</i>	<i>19.08%</i>	<i>9,769</i>	<i>20.41%</i>	<i>2.98%</i>	<i>2.54%</i>
Median Age	37.0		37.5		38.0		0.27%	0.27%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Bryan County is 37.5 years. This compares with the statewide figure of 36.6 years. Approximately 6.54% of the population is below the age of 5, while 19.08% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.54% per year.

Durant 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	15,856		17,255		18,139			
Age 0 - 4	1,170	7.38%	1,216	7.05%	1,237	6.82%	0.77%	0.34%
Age 5 - 9	924	5.83%	1,199	6.95%	1,250	6.89%	5.35%	0.84%
Age 10 - 14	875	5.52%	1,001	5.80%	1,226	6.76%	2.73%	4.14%
Age 15 - 17	575	3.63%	709	4.11%	714	3.94%	4.28%	0.14%
Age 18 - 20	1,293	8.15%	990	5.74%	953	5.25%	-5.20%	-0.76%
Age 21 - 24	1,547	9.76%	1,249	7.24%	1,061	5.85%	-4.19%	-3.21%
Age 25 - 34	2,251	14.20%	2,858	16.56%	2,936	16.19%	4.89%	0.54%
Age 35 - 44	1,729	10.90%	1,950	11.30%	2,299	12.67%	2.43%	3.35%
Age 45 - 54	1,739	10.97%	1,797	10.41%	1,849	10.19%	0.66%	0.57%
Age 55 - 64	1,560	9.84%	1,690	9.79%	1,707	9.41%	1.61%	0.20%
Age 65 - 74	1,117	7.04%	1,381	8.00%	1,598	8.81%	4.33%	2.96%
Age 75 - 84	738	4.65%	823	4.77%	887	4.89%	2.20%	1.51%
Age 85 and over	338	2.13%	392	2.27%	422	2.33%	3.01%	1.49%
<i>Age 55 and over</i>	<i>3,753</i>	<i>23.67%</i>	<i>4,286</i>	<i>24.84%</i>	<i>4,614</i>	<i>25.44%</i>	<i>2.69%</i>	<i>1.49%</i>
<i>Age 62 and over</i>	<i>2,323</i>	<i>14.65%</i>	<i>2,711</i>	<i>15.71%</i>	<i>2,997</i>	<i>16.52%</i>	<i>3.14%</i>	<i>2.03%</i>
Median Age	31.9		32.9		34.0		0.62%	0.66%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Durant is 32.9 years. This compares with the statewide figure of 36.6 years. Approximately 7.05% of the population is below the age of 5, while 15.71% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.03% per year.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Durant		Bryan County	
	No.	Percent	No.	Percent
Total Families:	3,688		10,691	
Married-Couple Family:	2,559	69.39%	7,877	73.68%
With Children Under 18 Years	1,041	28.23%	3,062	28.64%
No Children Under 18 Years	1,518	41.16%	4,815	45.04%
Other Family:	1,129	30.61%	2,814	26.32%
Male Householder, No Wife Present	276	7.48%	704	6.58%
With Children Under 18 Years	134	3.63%	314	2.94%
No Children Under 18 Years	142	3.85%	390	3.65%
Female Householder, No Husband Present	853	23.13%	2,110	19.74%
With Children Under 18 Years	589	15.97%	1,245	11.65%
No Children Under 18 Years	264	7.16%	865	8.09%
<hr/>				
Total Single Parent Families	723		1,559	
Male Householder	134	18.53%	314	20.14%
Female Householder	589	81.47%	1,245	79.86%

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

As shown, within Bryan County, among all families 14.58% are single-parent families, while in Durant, the percentage is 19.60%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	15,928		42,626		3,702,515	
Under 18 Years:	3,537		10,031		933,738	
With One Type of Disability	254	7.18%	448	4.47%	33,744	3.61%
With Two or More Disabilities	39	1.10%	118	1.18%	11,082	1.19%
No Disabilities	3,244	91.72%	9,465	94.36%	888,912	95.20%
18 to 64 Years:	10,406		25,856		2,265,702	
With One Type of Disability	817	7.85%	2,109	8.16%	169,697	7.49%
With Two or More Disabilities	914	8.78%	2,077	8.03%	149,960	6.62%
No Disabilities	8,675	83.37%	21,670	83.81%	1,946,045	85.89%
65 Years and Over:	1,985		6,739		503,075	
With One Type of Disability	350	17.63%	1,287	19.10%	95,633	19.01%
With Two or More Disabilities	403	20.30%	1,550	23.00%	117,044	23.27%
No Disabilities	1,232	62.07%	3,902	57.90%	290,398	57.72%
Total Number of Persons with Disabilities:	2,777	17.43%	7,589	17.80%	577,160	15.59%

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

Within Bryan County, 17.80% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Durant the percentage is 17.43%. Compared with the rest of the state, the populations of Durant and Bryan County have higher percentages of persons with one or more disabilities.

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

2013 Population by Veteran and Disability Status

	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	11,607		31,811		2,738,788	
Veteran:	1,045	9.00%	3,214	10.10%	305,899	11.17%
With a Disability	269	25.74%	1,109	34.51%	100,518	32.86%
No Disability	776	74.26%	2,105	65.49%	205,381	67.14%
Non-veteran:	10,562	91.00%	28,597	89.90%	2,432,889	88.83%
With a Disability	2,160	20.45%	5,859	20.49%	430,610	17.70%
No Disability	8,402	79.55%	22,738	79.51%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Bryan County, the Census Bureau estimates there are 3,214 veterans, 34.51% of which have one or more disabilities (compared with 32.86% at a statewide level). In Durant, there are an estimated 1,045 veterans, 25.74% of which are estimated to have a disability.

Group Quarters Population

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

2010 Group Quarters Population

	Durant		Bryan County	
	No.	Percent	No.	Percent
Total Population	15,856		42,416	
Group Quarters Population	1,068	6.74%	1,134	2.67%
Institutionalized Population	304	1.92%	370	0.87%
Correctional facilities for adults	94	0.59%	94	0.22%
Juvenile facilities	10	0.06%	10	0.02%
Nursing facilities/Skilled-nursing facilities	200	1.26%	266	0.63%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	764	4.82%	764	1.80%
College/University student housing	595	3.75%	595	1.40%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	169	1.07%	169	0.40%

Source: 2010 Decennial Census, Table P42

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

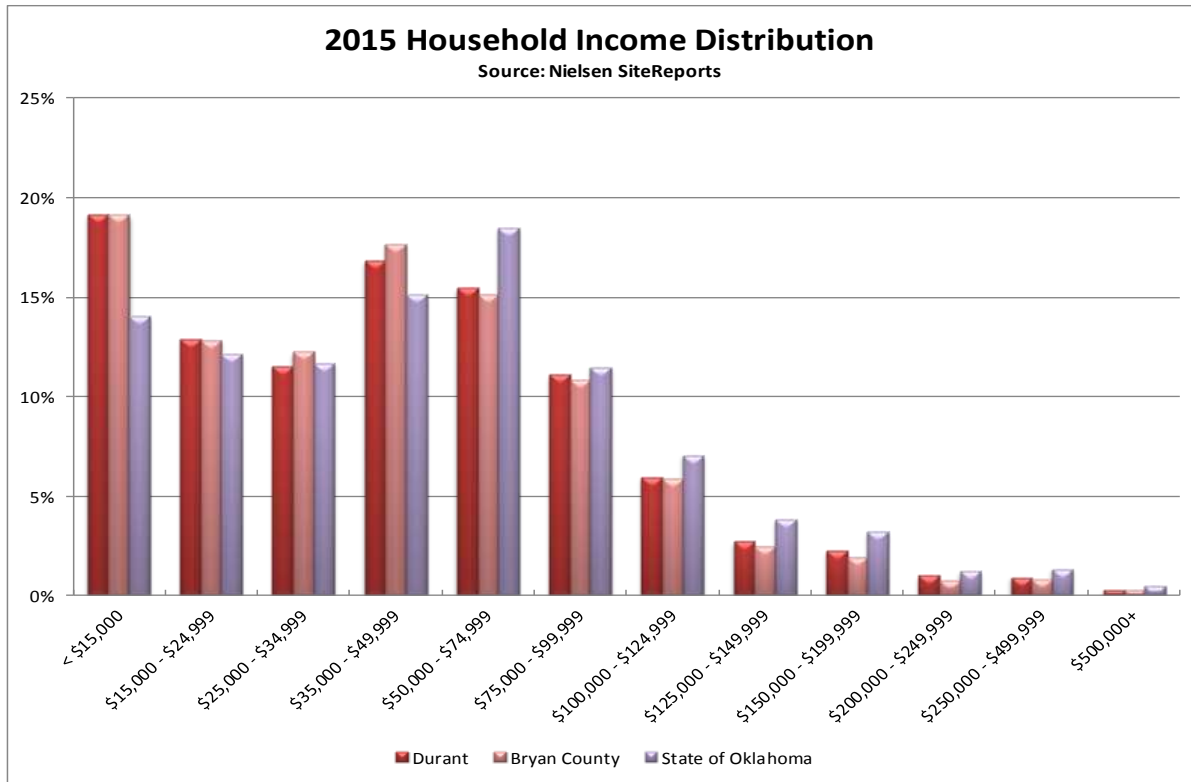
Household Income Levels

Data in the following chart shows the distribution of household income in Bryan 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						
	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	6,830		18,000		1,520,327	
< \$15,000	1,306	19.12%	3,441	19.12%	213,623	14.05%
\$15,000 - \$24,999	879	12.87%	2,305	12.81%	184,613	12.14%
\$25,000 - \$34,999	787	11.52%	2,206	12.26%	177,481	11.67%
\$35,000 - \$49,999	1,150	16.84%	3,177	17.65%	229,628	15.10%
\$50,000 - \$74,999	1,054	15.43%	2,723	15.13%	280,845	18.47%
\$75,000 - \$99,999	758	11.10%	1,949	10.83%	173,963	11.44%
\$100,000 - \$124,999	407	5.96%	1,059	5.88%	106,912	7.03%
\$125,000 - \$149,999	185	2.71%	450	2.50%	57,804	3.80%
\$150,000 - \$199,999	153	2.24%	349	1.94%	48,856	3.21%
\$200,000 - \$249,999	69	1.01%	139	0.77%	18,661	1.23%
\$250,000 - \$499,999	62	0.91%	149	0.83%	20,487	1.35%
\$500,000+	20	0.29%	53	0.29%	7,454	0.49%
Median Household Income	\$40,778		\$39,948		\$47,049	
Average Household Income	\$55,102		\$53,632		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Bryan County is estimated to be \$39,948 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Durant, median household income is estimated to be \$40,778. The income distribution can be better visualized by the following chart: as can be seen, Durant and Bryan County have notable higher percentages of persons with incomes less than \$15,000.



Household Income Trend

Next we examine the long-term growth of incomes in Bryan 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.

	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
Durant	\$25,328	\$40,778	3.02%	2.40%	0.62%
Bryan County	\$27,888	\$39,948	2.27%	2.40%	-0.13%
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 Bryan County and the State of Oklahoma as a whole saw negative growth in “real” median household income, once inflation is taken into account (though Durant saw positive real income growth over the same period). It should be noted that this trend is not unique to Oklahoma or



Bryan County, but rather a national trend. 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 Bryan 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	2013	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
	Census	ACS		Male Householder	Female Householder
Durant	22.08%	23.40%	132	33.58%	48.05%
Bryan County	18.38%	18.42%	4	33.76%	47.23%
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 Bryan County is estimated to be 18.42% by the American Community Survey. This is an increase of 4 basis points since the 2000 Census. Within Durant, the poverty rate is estimated to be 23.40%. 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 Bryan 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)
Bryan County	17,601	17,715	0.13%	6.3%	4.6%	-170
State of Oklahoma	1,650,748	1,776,187	1.48%	6.8%	4.4%	-240
United States (thsds)	139,497	149,349	1.37%	9.3%	5.3%	-400

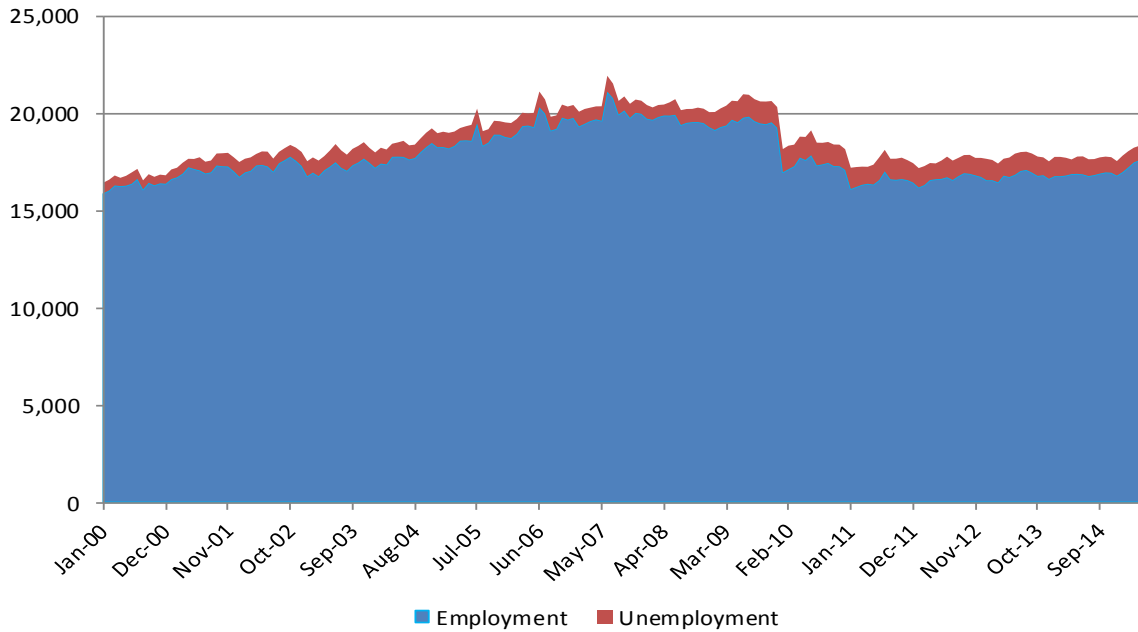
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Bryan County was 17,715 persons. Compared with figures from May 2010, this represents annualized employment growth of 0.13% per year. The unemployment rate in May was 4.6%, a decrease of -170 basis points from May 2010, which was 6.3%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Bryan County has mirrored these trends.

Employment Level Trends

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

Employment and Unemployment in Bryan County
January 2000 through May 2015



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

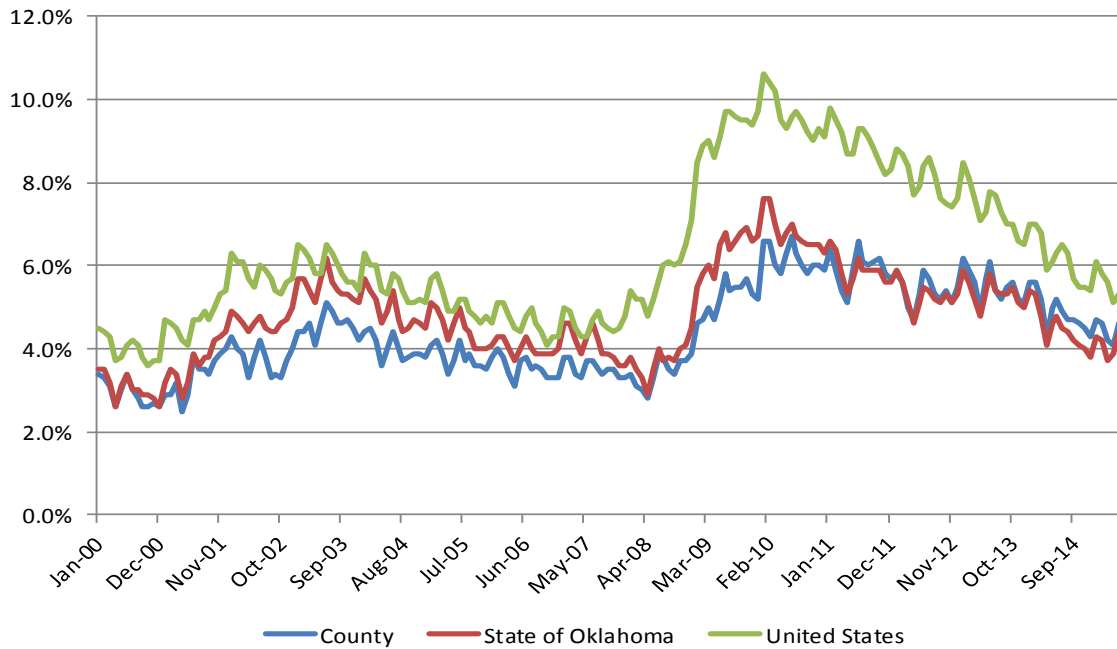
As shown, total employment levels have generally trended upward from 2000 through the 3rd quarter of 2008, when employment levels began to decline due to the national economic recession. Employment growth resumed in early 2011, and has continued to grow to its current level of 17,715 persons. The number of unemployed persons in May 2015 was 848, out of a total labor force of 18,563 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Bryan 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.



**Unemployment Rates in Bryan County, Oklahoma and the United States
January 2000 through May 2015**



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

As shown, unemployment rates in Bryan 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 4.6%. On the whole, unemployment rates in Bryan County track very well with statewide figures. Compared with the United States, unemployment rates in Bryan 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 Bryan 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.

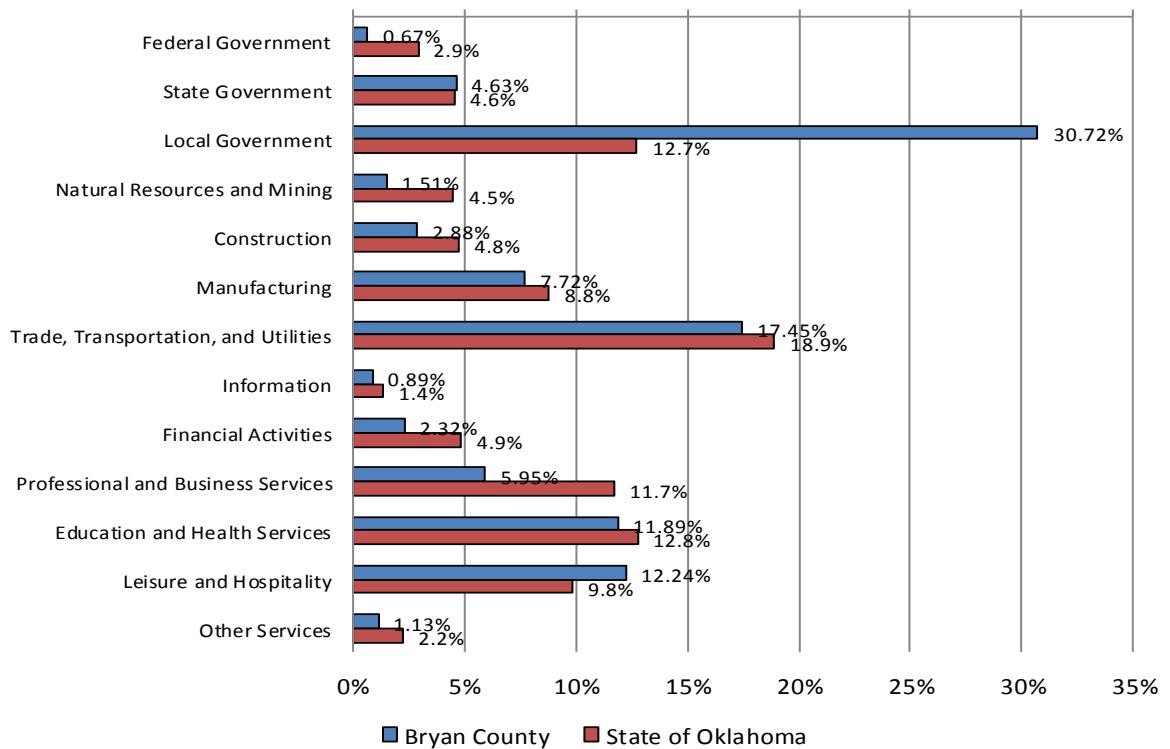


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	20	101	0.67%	\$50,384	0.34
State Government	13	699	4.63%	\$40,114	1.39
Local Government	55	4,633	30.72%	\$36,917	3.05
Natural Resources and Mining	19	228	1.51%	\$45,575	1.00
Construction	69	435	2.88%	\$34,469	0.65
Manufacturing	43	1,165	7.72%	\$36,200	0.87
Trade, Transportation, and Utilities	202	2,632	17.45%	\$30,313	0.91
Information	8	134	0.89%	\$43,756	0.44
Financial Activities	89	350	2.32%	\$36,761	0.41
Professional and Business Services	113	897	5.95%	\$44,386	0.43
Education and Health Services	119	1,793	11.89%	\$39,646	0.79
Leisure and Hospitality	82	1,846	12.24%	\$15,028	1.14
Other Services	41	171	1.13%	\$27,262	0.37
Total	872	15,083		\$34,044	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 (17.45%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$30,313 per year. The industry



with the highest annual pay is Natural Resources and Mining, with average annual pay of \$45,575 per year.

The rightmost column of the previous table provides location quotients for each industry for Bryan 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 (Bryan 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 Bryan County, among all industries the largest location quotient is in Local Government, with a quotient of 3.05 (this sector includes tribal government, including the Choctaw Nation). Among private employers, the largest is Leisure and Hospitality, with a quotient of 1.14.

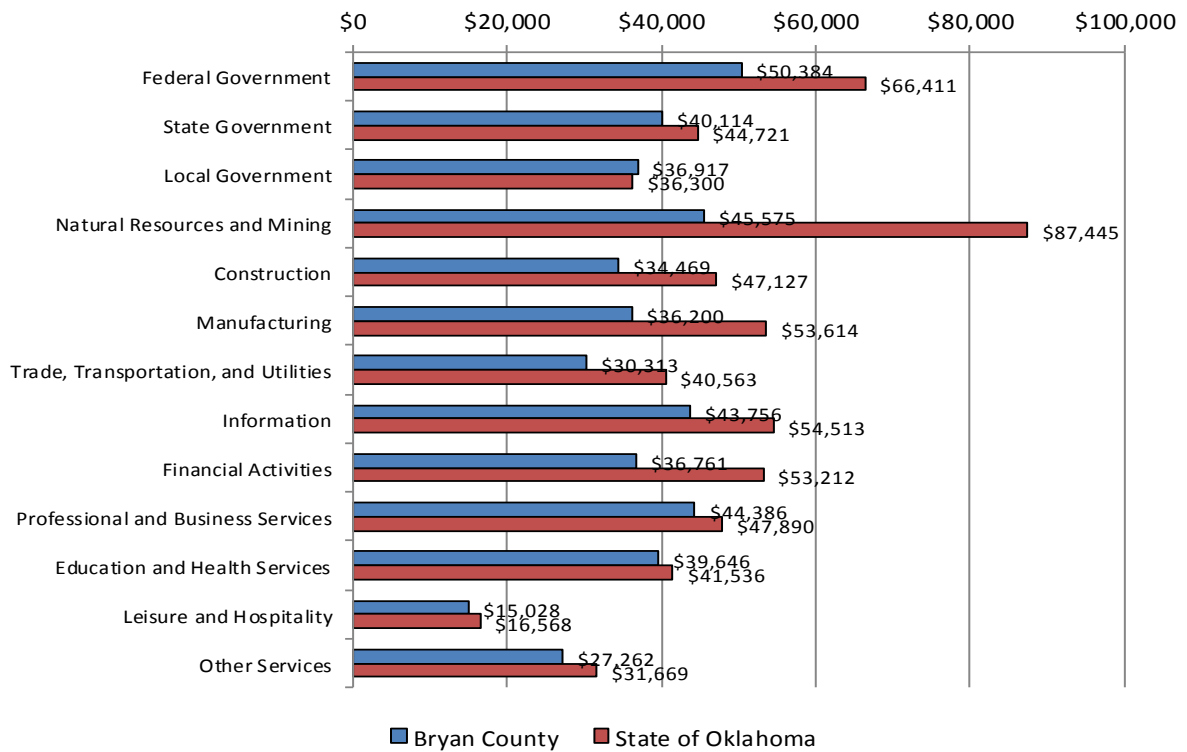
The next table presents average annual pay in Bryan County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Bryan County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$50,384	\$66,411	\$75,784	75.9%	66.5%
State Government	\$40,114	\$44,721	\$54,184	89.7%	74.0%
Local Government	\$36,917	\$36,300	\$46,146	101.7%	80.0%
Natural Resources and Mining	\$45,575	\$87,445	\$59,666	52.1%	76.4%
Construction	\$34,469	\$47,127	\$55,041	73.1%	62.6%
Manufacturing	\$36,200	\$53,614	\$62,977	67.5%	57.5%
Trade, Transportation, and Utilities	\$30,313	\$40,563	\$42,988	74.7%	70.5%
Information	\$43,756	\$54,513	\$90,804	80.3%	48.2%
Financial Activities	\$36,761	\$53,212	\$85,261	69.1%	43.1%
Professional and Business Services	\$44,386	\$47,890	\$66,657	92.7%	66.6%
Education and Health Services	\$39,646	\$41,536	\$45,951	95.4%	86.3%
Leisure and Hospitality	\$15,028	\$16,568	\$20,993	90.7%	71.6%
Other Services	\$27,262	\$31,669	\$33,935	86.1%	80.3%
Total	\$34,044	\$43,774	\$51,361	77.8%	66.3%

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, Bryan County has slightly higher average wages in local government, and lower average wages in all of the other employment sectors, notably so in natural resources and mining.

Working Families

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



Families by Employment Status and Presence of Children						
	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	3,688		10,691		961,468	
With Children <18 Years:	1,764	47.83%	4,621	43.22%	425,517	44.26%
Married Couple:	1,041	59.01%	3,062	66.26%	281,418	66.14%
Both Parents Employed	617	59.27%	1,868	61.01%	166,700	59.24%
One Parent Employed	398	38.23%	1,093	35.70%	104,817	37.25%
Neither Parent Employed	26	2.50%	101	3.30%	9,901	3.52%
Other Family:	723	40.99%	1,559	33.74%	144,099	33.86%
Male Householder:	134	18.53%	314	20.14%	36,996	25.67%
Employed	102	76.12%	230	73.25%	31,044	83.91%
Not Employed	32	23.88%	84	26.75%	5,952	16.09%
Female Householder:	589	81.47%	1,245	79.86%	107,103	74.33%
Employed	465	78.95%	872	70.04%	75,631	70.62%
Not Employed	124	21.05%	373	29.96%	31,472	29.38%
Without Children <18 Years:	1,924	52.17%	6,070	56.78%	535,951	55.74%
Married Couple:	1,518	78.90%	4,815	79.32%	431,868	80.58%
Both Spouses Employed	515	33.93%	1,602	33.27%	167,589	38.81%
One Spouse Employed	513	33.79%	1,461	30.34%	138,214	32.00%
Neither Spouse Employed	490	32.28%	1,752	36.39%	126,065	29.19%
Other Family:	406	21.10%	1,255	20.68%	104,083	19.42%
Male Householder:	142	28.98%	390	22.26%	32,243	25.58%
Employed	109	76.76%	232	59.49%	19,437	60.28%
Not Employed	33	23.24%	158	40.51%	12,806	39.72%
Female Householder:	264	65.02%	865	68.92%	71,840	69.02%
Employed	110	41.67%	350	40.46%	36,601	50.95%
Not Employed	154	58.33%	515	59.54%	35,239	49.05%
<i>Total Working Families:</i>	<i>2,829</i>	<i>76.71%</i>	<i>7,708</i>	<i>72.10%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children <18 Years:</i>	<i>1,582</i>	<i>55.92%</i>	<i>4,063</i>	<i>52.71%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children <18 Years:</i>	<i>1,247</i>	<i>44.08%</i>	<i>3,645</i>	<i>47.29%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Bryan County, there are 7,708 working families, 52.71% 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 Bryan County area are presented in the following table, as reported by the Durant Industrial Authority.

Major Employers in Bryan County

Company	No. Employees
Choctaw Nation of Oklahoma	6,500
Southeastern Oklahoma State University	900
PRC/Alorica	510
Medical Center of Southeastern Oklahoma	615
Durant Big Lots Distribution Center	500
Durant Public Schools	476
Wal-Mart Supercenter	431
Indian Nation Wholesale	286
Cardinal Glass FG	262
First United Bank	247
Eagle Suspensions	180
Roll Offs	93
Rustin Concrete	80
GAMCO	71
First Texoma National Bank	49
Sports City Café	55
Nichol's Dollar Saver	25

Source: Durant Industrial Authority

As can be seen, Bryan County has a wide variety of major employers, including tribal governments, health care, and a variety of manufacturers in numerous industries. The large variety of employers should provide Durant a degree of insulation from cyclical economic fluctuations, which will be observed in its total employment levels.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	7,083		17,576		1,613,364	
Less than 15 minutes	4,429	62.53%	7,268	41.35%	581,194	36.02%
15 to 30 minutes	1,343	18.96%	6,106	34.74%	625,885	38.79%
30 to 45 minutes	560	7.91%	2,288	13.02%	260,192	16.13%
45 to 60 minutes	161	2.27%	787	4.48%	74,625	4.63%
60 or more minutes	590	8.33%	1,127	6.41%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Bryan County, the largest percentage of workers (41.35%) travel fewer than 15 minutes to work. It appears most employees living in Bryan County are also employed in the area, and only a relatively small percentage commute to other labor markets.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work						
	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	7,226		17,974		1,673,026	
Car, Truck or Van:	6,560	90.78%	16,561	92.14%	1,551,461	92.73%
<i>Drove Alone</i>	<i>5,357</i>	<i>81.66%</i>	<i>13,926</i>	<i>84.09%</i>	<i>1,373,407</i>	<i>88.52%</i>
<i>Carpooled</i>	<i>1,203</i>	<i>18.34%</i>	<i>2,635</i>	<i>15.91%</i>	<i>178,054</i>	<i>11.48%</i>
Public Transportation	62	0.86%	62	0.34%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	24	0.33%	58	0.32%	3,757	0.22%
Bicycle	41	0.57%	47	0.26%	4,227	0.25%
Walked	200	2.77%	437	2.43%	30,401	1.82%
Other Means	196	2.71%	411	2.29%	14,442	0.86%
Worked at Home	143	1.98%	398	2.21%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

As shown, the vast majority of persons in Bryan County commute to work by private vehicle, with a small percentage of persons working from home. The percentage of persons who carpool is notably higher than the state as a whole.

Housing Stock Analysis

Existing Housing Units

The following table presents data regarding the total number of housing units in Bryan 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
Durant	6,082	7,202	1.70%	7,722	1.40%
Bryan County	16,715	19,586	1.60%	20,763	1.17%
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 Bryan County grew by 1.17% per year, to a total of 20,763 housing units in 2015. In terms of new housing unit construction, Bryan County outpaced Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure						
	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	7,188		19,628		1,669,828	
1 Unit, Detached	4,793	66.68%	13,570	69.14%	1,219,987	73.06%
1 Unit, Attached	205	2.85%	299	1.52%	34,434	2.06%
Duplex Units	299	4.16%	401	2.04%	34,207	2.05%
3-4 Units	237	3.30%	283	1.44%	42,069	2.52%
5-9 Units	451	6.27%	560	2.85%	59,977	3.59%
10-19 Units	433	6.02%	437	2.23%	57,594	3.45%
20-49 Units	237	3.30%	237	1.21%	29,602	1.77%
50 or More Units	375	5.22%	380	1.94%	30,240	1.81%
Mobile Homes	158	2.20%	3,445	17.55%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	16	0.08%	2,159	0.13%
Total Multifamily Units	2,032	28.27%	2,298	11.71%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Bryan County, 69.14% of housing units are single-family, detached. 11.71% of housing units are multifamily in structure (two or more units per building), while 17.63% of housing units comprise mobile homes, RVs, etc.

Within Durant, 66.68% of housing units are single-family, detached. 28.27% of housing units are multifamily in structure, while 2.20% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	6,237		16,575		1,444,081	
Owner Occupied:	2,766	44.35%	10,490	63.29%	968,736	67.08%
No Bedroom	11	0.40%	17	0.16%	2,580	0.27%
1 Bedroom	92	3.33%	340	3.24%	16,837	1.74%
2 Bedrooms	551	19.92%	2,032	19.37%	166,446	17.18%
3 Bedrooms	1,635	59.11%	6,366	60.69%	579,135	59.78%
4 Bedrooms	430	15.55%	1,550	14.78%	177,151	18.29%
5 or More Bedrooms	47	1.70%	185	1.76%	26,587	2.74%
Renter Occupied:	3,471	55.65%	6,085	36.71%	475,345	32.92%
No Bedroom	267	7.69%	353	5.80%	13,948	2.93%
1 Bedroom	595	17.14%	785	12.90%	101,850	21.43%
2 Bedrooms	1,330	38.32%	2,234	36.71%	179,121	37.68%
3 Bedrooms	1,170	33.71%	2,387	39.23%	152,358	32.05%
4 Bedrooms	104	3.00%	300	4.93%	24,968	5.25%
5 or More Bedrooms	5	0.14%	26	0.43%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Bryan County is 63.29%, while 36.71% of housing units are renter occupied. In Durant, the homeownership rate is 44.35%, while 55.65% of households are renters.

Housing Units Tenure and Household Income

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

Bryan County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	16,575	10,490	6,085	63.29%	36.71%
Less than \$5,000	644	245	399	38.04%	61.96%
\$5,000 - \$9,999	935	337	598	36.04%	63.96%
\$10,000-\$14,999	1,597	823	774	51.53%	48.47%
\$15,000-\$19,999	1,102	583	519	52.90%	47.10%
\$20,000-\$24,999	1,132	645	487	56.98%	43.02%
\$25,000-\$34,999	2,022	1,145	877	56.63%	43.37%
\$35,000-\$49,999	2,898	1,735	1,163	59.87%	40.13%
\$50,000-\$74,999	2,662	1,974	688	74.15%	25.85%
\$75,000-\$99,999	1,729	1,383	346	79.99%	20.01%
\$100,000-\$149,999	1,261	1,076	185	85.33%	14.67%
\$150,000 or more	593	544	49	91.74%	8.26%
Income Less Than \$25,000	5,410	2,633	2,777	48.67%	51.33%

Source: 2009-2013 American Community Survey, Table B25118

Within Bryan County as a whole, 51.33% of households with incomes less than \$25,000 are estimated to be renters, while 48.67% are estimated to be homeowners.

Durant Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	6,237	2,766	3,471	44.35%	55.65%
Less than \$5,000	281	50	231	17.79%	82.21%
\$5,000 - \$9,999	409	92	317	22.49%	77.51%
\$10,000-\$14,999	584	130	454	22.26%	77.74%
\$15,000-\$19,999	470	168	302	35.74%	64.26%
\$20,000-\$24,999	420	131	289	31.19%	68.81%
\$25,000-\$34,999	824	278	546	33.74%	66.26%
\$35,000-\$49,999	1,063	480	583	45.16%	54.84%
\$50,000-\$74,999	961	544	417	56.61%	43.39%
\$75,000-\$99,999	625	424	201	67.84%	32.16%
\$100,000-\$149,999	409	316	93	77.26%	22.74%
\$150,000 or more	191	153	38	80.10%	19.90%
Income Less Than \$25,000	2,164	571	1,593	26.39%	73.61%

Source: 2009-2013 American Community Survey, Table B25118

Within Durant, 73.61% of households with incomes less than \$25,000 are estimated to be renters, while 26.39% 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						
	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	6,237		16,575		1,444,081	
Owner Occupied:	2,766	44.35%	10,490	63.29%	968,736	67.08%
Built 2010 or Later	34	1.23%	131	1.25%	10,443	1.08%
Built 2000 to 2009	325	11.75%	1,862	17.75%	153,492	15.84%
Built 1990 to 1999	325	11.75%	1,671	15.93%	125,431	12.95%
Built 1980 to 1989	536	19.38%	1,942	18.51%	148,643	15.34%
Built 1970 to 1979	555	20.07%	2,211	21.08%	184,378	19.03%
Built 1960 to 1969	269	9.73%	870	8.29%	114,425	11.81%
Built 1950 to 1959	239	8.64%	680	6.48%	106,544	11.00%
Built 1940 to 1949	180	6.51%	370	3.53%	50,143	5.18%
Built 1939 or Earlier	303	10.95%	753	7.18%	75,237	7.77%
Median Year Built:		1977		1982		1977
Renter Occupied:	3,471	55.65%	6,085	36.71%	475,345	32.92%
Built 2010 or Later	61	1.76%	94	1.54%	5,019	1.06%
Built 2000 to 2009	869	25.04%	1,266	20.81%	50,883	10.70%
Built 1990 to 1999	253	7.29%	630	10.35%	47,860	10.07%
Built 1980 to 1989	562	16.19%	1,115	18.32%	77,521	16.31%
Built 1970 to 1979	621	17.89%	1,164	19.13%	104,609	22.01%
Built 1960 to 1969	304	8.76%	468	7.69%	64,546	13.58%
Built 1950 to 1959	259	7.46%	582	9.56%	54,601	11.49%
Built 1940 to 1949	221	6.37%	315	5.18%	31,217	6.57%
Built 1939 or Earlier	321	9.25%	451	7.41%	39,089	8.22%
Median Year Built:		1980		1981		1975
Overall Median Year Built:		1977		1981		1976

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

Within Bryan County, 20.23% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Durant the percentage is 20.67%.

65.89% of housing units in Bryan County were built prior to 1990, while in Durant the percentage is 70.07%. These figures compare with the statewide figure of 72.78%.

Substandard Housing

The next table presents data regarding substandard housing in Bryan 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	Inadequate Plumbing		Inadequate Kitchen		Uses Wood for Fuel	
	Units	Number	Percent	Number	Percent	Number	Percent
Durant	6,237	74	1.19%	107	1.72%	36	0.58%
Bryan County	16,575	187	1.13%	366	2.21%	428	2.58%
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 Bryan County, 1.13% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 2.21% 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. Compared with the rest of the state, the percentage of substandard housing units in Bryan County is relatively high, particularly among units with inadequate kitchens.

Vacancy Rates

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

2013 Housing Units by Vacancy						
	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	7,188		19,628		1,669,828	
Total Vacant Units	951	13.23%	3,053	15.55%	225,747	13.52%
For rent	439	46.16%	607	19.88%	43,477	19.26%
Rented, not occupied	84	8.83%	163	5.34%	9,127	4.04%
For sale only	17	1.79%	94	3.08%	23,149	10.25%
Sold, not occupied	9	0.95%	45	1.47%	8,618	3.82%
For seasonal, recreational, or occasional use	25	2.63%	991	32.46%	39,475	17.49%
For migrant workers	0	0.00%	24	0.79%	746	0.33%
Other vacant	377	39.64%	1,129	36.98%	101,155	44.81%
Homeowner Vacancy Rate	0.61%		0.88%		2.31%	
Rental Vacancy Rate	10.99%		8.85%		8.24%	

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

Within Bryan County, the overall housing vacancy rate is estimated to be 15.55%. The homeowner vacancy rate is estimated to be 0.88%, while the rental vacancy rate is estimated to be 8.85%.

In Durant, the overall housing vacancy rate is estimated to be 13.23%. The homeowner vacancy rate is estimated to be 0.61%, while the rental vacancy rate is estimated to be 10.99%.

Bryan County has a notably high percentage of housing units for seasonal, recreational or occasional use, which is due to the influence of Lake Texoma.

Building Permits

The next table presents data regarding new residential building permits issued in Durant. 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.

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

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	53	\$91,659	20	\$33,750
2005	63	\$99,794	45	\$39,489
2006	55	\$118,140	360	\$41,539
2007	54	\$136,458	116	\$29,836
2008	63	\$127,434	88	\$47,330
2009	46	\$107,693	18	\$51,000
2010	68	\$109,158	12	\$51,917
2011	66	\$109,356	36	\$75,812
2012	86	\$92,457	13	\$52,554
2013	55	\$120,052	30	\$39,000
2014	79	\$105,588	8	\$71,250

Source: United States Census Bureau Building Permits Survey

In Durant, building permits for 1,434 housing units were issued between 2004 and 2014, for an average of 130 units per year. 47.98% of these housing units were single family homes, and 52.02% consisted of multifamily units. The percentage of multifamily units permitted is relatively high, and suggests that new housing construction is more than meeting demand for rental housing units.

New Construction Activity**For Ownership:**

There has been substantial new home construction for ownership in Bryan County and Durant over the last several years. Though some has been on unplatted rural acreages, and rural subdivisions (particularly near Lake Texoma), much has been built in and immediately around Durant. Most new construction is in the western and northern areas of Durant, and has included many reasonably affordable homes priced under \$165,000. Subdivisions with new construction activity include Heritage Crossing, Country Estates, Wildwood Estates and Madison Ridge.

The average sale price of homes constructed after 2012 in the Durant area is \$189,844 or \$97.88 per square foot. Though this amount is somewhat more affordable than the average price of new homes in other areas of Oklahoma, it is still above what could be afforded by a household earning at or less than median household income for Bryan County, which is estimated to be \$39,948 in 2015.

For Rent:

There has been significant new rental housing construction in the Durant area over the last ten years, both market rate and affordable. A notable market rate complex completed in 2007 was High Meadow Apartments, which added 208 Class A apartments to the market. There have also been many affordable rental properties constructed over the last several years (typically financed with Affordable Housing Tax Credits, and in some cases HOME funding as well). These have been primarily for family

occupancy, and included Linden Woods (two phases, 73 units combined), Stonebrook Park (37 units), Timber Ridge (92 units), and Chambrooke Homes (40 scattered site single-family homes, for persons with special needs / disabilities). These have been all been well-received in terms of lease-up and occupancy, whether affordable or market rate.

Homeownership Market

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

Housing Units by Home Value

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

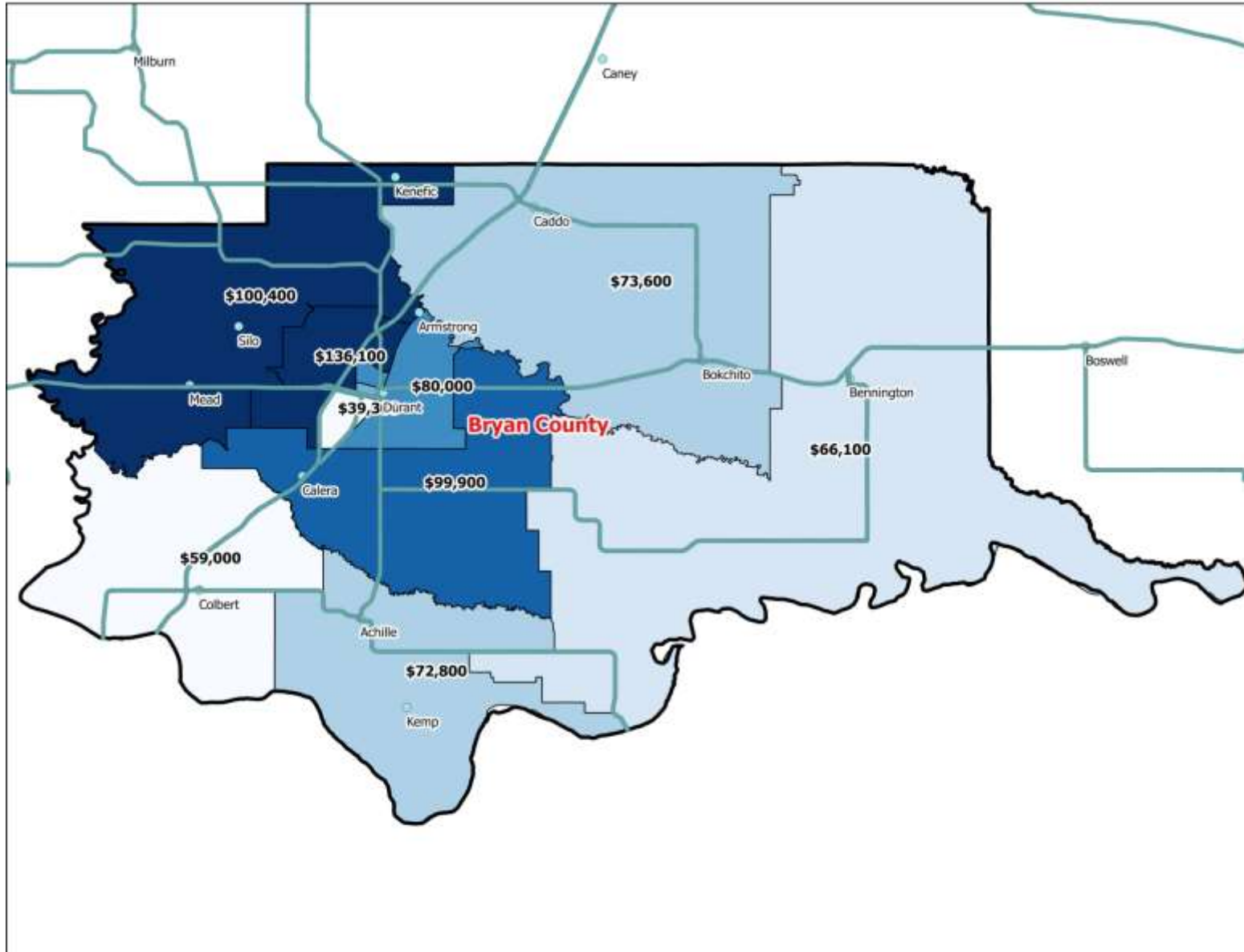
2013 Housing Units by Home Value						
	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	2,766		10,490		968,736	
Less than \$10,000	88	3.18%	323	3.08%	20,980	2.17%
\$10,000 to \$14,999	29	1.05%	278	2.65%	15,427	1.59%
\$15,000 to \$19,999	4	0.14%	400	3.81%	13,813	1.43%
\$20,000 to \$24,999	7	0.25%	239	2.28%	16,705	1.72%
\$25,000 to \$29,999	21	0.76%	184	1.75%	16,060	1.66%
\$30,000 to \$34,999	44	1.59%	302	2.88%	19,146	1.98%
\$35,000 to \$39,999	74	2.68%	253	2.41%	14,899	1.54%
\$40,000 to \$49,999	72	2.60%	586	5.59%	39,618	4.09%
\$50,000 to \$59,999	66	2.39%	628	5.99%	45,292	4.68%
\$60,000 to \$69,999	130	4.70%	655	6.24%	52,304	5.40%
\$70,000 to \$79,999	222	8.03%	635	6.05%	55,612	5.74%
\$80,000 to \$89,999	285	10.30%	858	8.18%	61,981	6.40%
\$90,000 to \$99,999	244	8.82%	480	4.58%	51,518	5.32%
\$100,000 to \$124,999	376	13.59%	1,257	11.98%	119,416	12.33%
\$125,000 to \$149,999	322	11.64%	870	8.29%	96,769	9.99%
\$150,000 to \$174,999	327	11.82%	749	7.14%	91,779	9.47%
\$175,000 to \$199,999	153	5.53%	437	4.17%	53,304	5.50%
\$200,000 to \$249,999	154	5.57%	537	5.12%	69,754	7.20%
\$250,000 to \$299,999	27	0.98%	301	2.87%	41,779	4.31%
\$300,000 to \$399,999	68	2.46%	256	2.44%	37,680	3.89%
\$400,000 to \$499,999	31	1.12%	149	1.42%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	55	0.52%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	27	0.26%	3,764	0.39%
\$1,000,000 or more	22	0.80%	31	0.30%	5,018	0.52%
Median Home Value:	\$106,400		\$88,900		\$112,800	

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

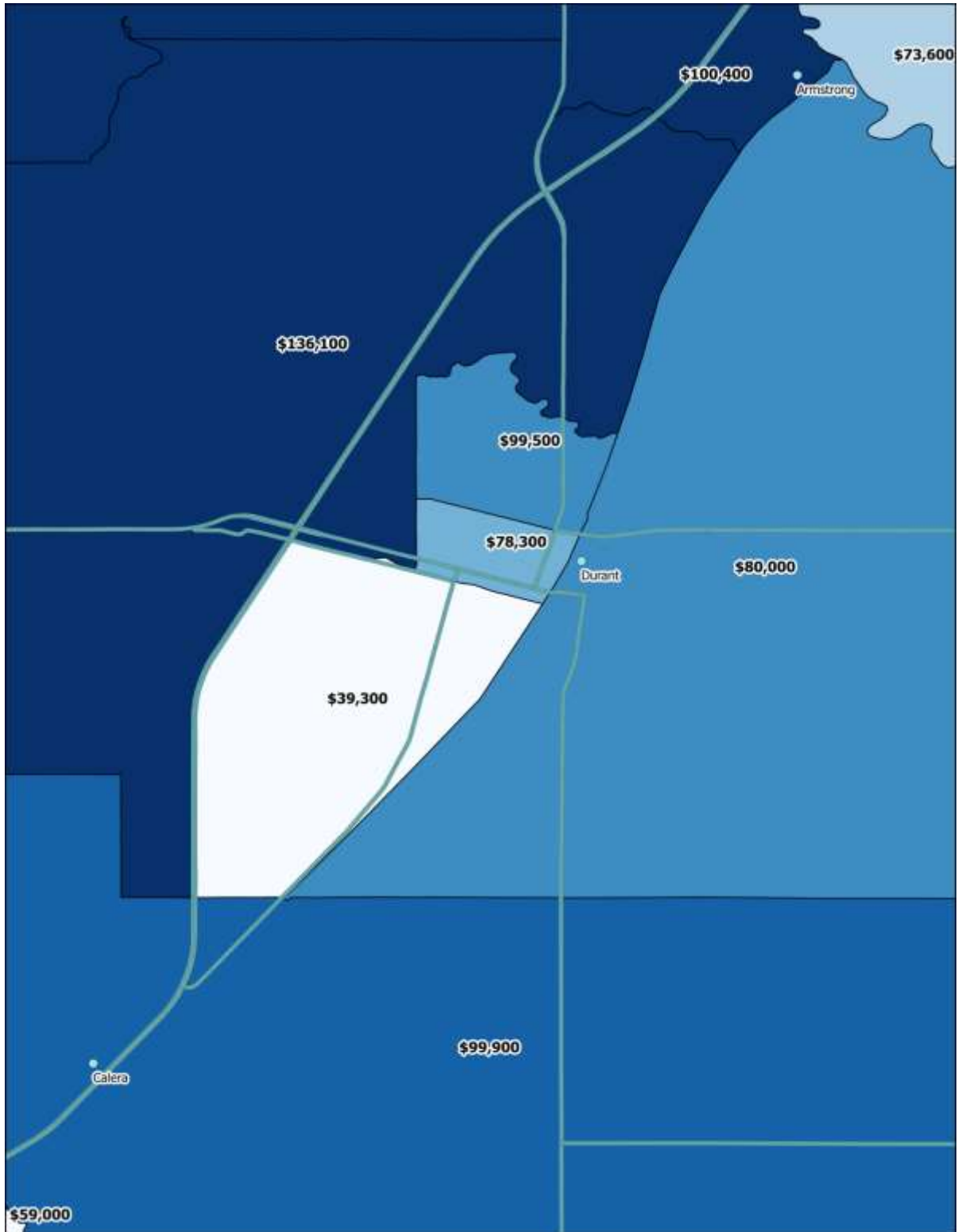
The median value of owner-occupied homes in Bryan County is \$88,900. This is -21.2% lower than the statewide median, which is \$112,800. The median home value in Durant is estimated to be \$106,400.

The geographic distribution of home values in Bryan County can be visualized by the following map. As can be seen, the highest home values are in the area just west of Durant, and bordering Lake Texoma, while the lowest home values are in the southern area of Durant.

Bryan County Median Home Values by Census Tract



Median Home Values by Census Tract – Durant Detail



Home Values by Year of Construction

The next table presents median home values in Bryan 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			
	Durant Median Value	Bryan County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	\$119,600	\$117,800	\$188,900
Built 2000 to 2009	\$163,400	\$141,000	\$178,000
Built 1990 to 1999	\$157,300	\$89,800	\$147,300
Built 1980 to 1989	\$127,400	\$83,200	\$118,300
Built 1970 to 1979	\$104,200	\$93,300	\$111,900
Built 1960 to 1969	\$84,500	\$85,000	\$97,100
Built 1950 to 1959	\$84,800	\$76,700	\$80,300
Built 1940 to 1949	\$84,200	\$64,900	\$67,900
Built 1939 or Earlier	\$77,200	\$72,000	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Durant Single Family Sales Activity

The next series of tables provides data regarding single family home sales activity in Durant. This data was furnished by County Records, Inc. from publicly available data. The data is separated by two, three and four bedroom homes, and then total data for all bedroom types.

Durant Single Family Sales Activity					
Two Bedroom Units					
Year	2011	2012	2013	2014	2015
# of Units Sold	18	24	23	16	18
Average Sale Price	\$39,694	\$52,000	\$51,087	\$57,906	\$46,500
Average Square Feet	881	838	971	937	773
Average Price/SF	\$45.06	\$62.05	\$52.61	\$61.80	\$60.16
Average Year Built	1962	1959	1958	1951	1960

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

Durant Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	2015
# of Units Sold	123	138	152	131	149
Average Sale Price	\$113,030	\$106,880	\$109,852	\$107,388	\$126,183
Average Square Feet	1,581	1,566	1,589	1,532	1,652
Average Price/SF	\$71.49	\$68.25	\$69.13	\$70.10	\$76.38
Average Year Built	1984	1988	1988	1986	1987

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

Durant Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	2015
# of Units Sold	69	63	83	108	90
Average Sale Price	\$106,142	\$142,268	\$115,616	\$121,683	\$135,097
Average Square Feet	1,984	2,097	1,832	1,984	1,953
Average Price/SF	\$53.50	\$67.84	\$63.11	\$61.33	\$69.17
Average Year Built	1969	1972	1969	1972	1970

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

Durant Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	2015
# of Units Sold	218	240	272	267	269
Average Sale Price	\$104,907	\$115,844	\$108,862	\$111,601	\$123,954
Average Square Feet	1,655	1,676	1,650	1,695	1,692
Average Price/SF	\$63.39	\$69.14	\$66.00	\$65.84	\$73.28
Average Year Built	1977	1981	1979	1978	1980

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

Between 2011 and 2015, the average sale price grew by 3.39% per year. The average sale price in 2015 was \$123,954 for an average price per square foot of \$73.28/SF. The average year of construction for homes sold in 2015 is estimated to be 1980. This data suggests that the housing market in Durant has been strengthening since 2011, which increasing sale prices and sale volume. Although the largest percentage of homes sold comprise three bedrooms, the number of four bedroom homes sold is notably high.

Foreclosure Rates

The next table presents foreclosure rate data for Bryan 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
Bryan County	0.9%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	60

* 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 Bryan County was 0.9% in May 2014. The county ranked 60 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 among the lowest foreclosure rates in Oklahoma, it is unlikely that foreclosures have had a significant impact on the local housing market.

Rental Market

This section will discuss supply and demand factors for the rental market in Bryan 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 Bryan 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						
	Durant		Bryan County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	3,471		6,085		475,345	
With cash rent:	3,294		5,382		432,109	
Less than \$100	4	0.12%	23	0.38%	2,025	0.43%
\$100 to \$149	34	0.98%	57	0.94%	2,109	0.44%
\$150 to \$199	31	0.89%	44	0.72%	4,268	0.90%
\$200 to \$249	9	0.26%	16	0.26%	8,784	1.85%
\$250 to \$299	41	1.18%	70	1.15%	8,413	1.77%
\$300 to \$349	81	2.33%	138	2.27%	9,107	1.92%
\$350 to \$399	61	1.76%	123	2.02%	10,932	2.30%
\$400 to \$449	185	5.33%	326	5.36%	15,636	3.29%
\$450 to \$499	301	8.67%	466	7.66%	24,055	5.06%
\$500 to \$549	234	6.74%	418	6.87%	31,527	6.63%
\$550 to \$599	332	9.56%	551	9.06%	33,032	6.95%
\$600 to \$649	445	12.82%	582	9.56%	34,832	7.33%
\$650 to \$699	215	6.19%	371	6.10%	32,267	6.79%
\$700 to \$749	197	5.68%	420	6.90%	30,340	6.38%
\$750 to \$799	210	6.05%	383	6.29%	27,956	5.88%
\$800 to \$899	357	10.29%	590	9.70%	45,824	9.64%
\$900 to \$999	241	6.94%	331	5.44%	34,153	7.18%
\$1,000 to \$1,249	300	8.64%	403	6.62%	46,884	9.86%
\$1,250 to \$1,499	3	0.09%	51	0.84%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	0	0.00%	10,145	2.13%
\$2,000 or more	13	0.37%	19	0.31%	5,121	1.08%
No cash rent	177	5.10%	703	11.55%	43,236	9.10%
Median Gross Rent		\$638		\$639		\$699

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

Median gross rent in Bryan County is estimated to be \$639, which is -8.6% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Durant is estimated to be \$638.

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

	Durant Median Rent	Bryan County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	\$748	\$775	\$933
Built 2000 to 2009	\$742	\$738	\$841
Built 1990 to 1999	\$642	\$610	\$715
Built 1980 to 1989	\$563	\$597	\$693
Built 1970 to 1979	\$565	\$576	\$662
Built 1960 to 1969	\$639	\$640	\$689
Built 1950 to 1959	\$640	\$642	\$714
Built 1940 to 1949	\$725	\$745	\$673
Built 1939 or Earlier	\$667	\$655	\$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 Bryan County is among housing units constructed after 2010, which is \$775 per month. In order to be affordable, a household would need to earn at least \$31,000 per year to afford such a unit.

Durant Rental Survey Data

The next table shows the results of our rental survey of Durant. The data is divided between market rate properties, and affordable properties of all types (project-based Section 8, Low-Income Housing Tax Credit, USDA Rural Development, etc.)

Durant Rental Properties - Affordable								
Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Larkspur Village	LIHTC	2006	1	N/A	662	\$330	\$0.498	0.00%
Larkspur Village	LIHTC	2006	1	N/A	662	\$350	\$0.529	0.00%
Larkspur Village	LIHTC	2006	1	N/A	662	\$390	\$0.589	0.00%
Larkspur Village	LIHTC	2006	2	N/A	878	\$420	\$0.478	0.00%
Larkspur Village	LIHTC	2006	2	N/A	878	\$440	\$0.501	0.00%
Larkspur Village	LIHTC	2006	2	N/A	878	\$490	\$0.558	0.00%
Timber Ridge	LIHTC	2008	1	N/A	636	\$425	\$0.668	7.00%
Timber Ridge	LIHTC	2008	2	N/A	904	\$525	\$0.581	7.00%
Timber Ridge	LIHTC	2008	3	N/A	1,034	\$625	\$0.604	7.00%
Stonebrook Park	LIHTC	2011	N/A	N/A	1,190	\$494	\$0.415	3.00%
Stonebrook Park	LIHTC	2011	N/A	N/A	1,190	\$494	\$0.415	3.00%
Stonebrook Park	LIHTC	2011	N/A	N/A	1,190	\$631	\$0.530	3.00%
Stonebrook Park	LIHTC	2011	N/A	N/A	1,316	\$500	\$0.380	3.00%
Stonebrook Park	LIHTC	2011	N/A	N/A	1,316	\$650	\$0.494	3.00%
Linden Woods	LIHTC	2011	N/A	N/A	1,350	\$494	\$0.366	0.00%
Linden Woods	LIHTC	2011	N/A	N/A	1,350	\$631	\$0.467	0.00%
Linden Woods	LIHTC	2011	N/A	N/A	1,553	\$544	\$0.350	0.00%
Linden Woods	LIHTC	2011	N/A	N/A	1,553	\$696	\$0.448	0.00%
High Meadow	Market Rate	2007	1	1	688	\$659	\$0.958	4.00%
High Meadow	Market Rate	2007	2	1	870	\$735	\$0.845	4.00%
High Meadow	Market Rate	2007	2	2	917	\$759	\$0.828	4.00%
High Meadow	Market Rate	2007	2	2	976	\$775	\$0.794	4.00%
High Meadow	Market Rate	2007	3	2	1,200	\$950	\$0.792	4.00%
Austin Townhomes	Market Rate	2003	2	2	1,100	\$895	\$0.814	0.00%
Austin Townhomes	Market Rate	2003	3	2	1,410	\$1,095	\$0.777	0.00%
Park Ridge of Durant	Other	2003	1	1	651	\$575	\$0.883	0.00%
Park Ridge of Durant	Other	2003	2	2	873	\$650	\$0.745	0.00%
Park Ridge of Durant	Other	2003	3	2	1,110	\$725	\$0.653	0.00%

The previous rent surveys encompass over six hundred rental units in seven complexes. These properties are located throughout the community and provide a good indication of the availability and rental structure of multifamily property, particularly for housing of relatively recent construction. Concessions such as free rent or no deposit were not evident in the competitive market survey. These inducements appear to have phased out over the market, and appear only sporadically at individual complexes to induce leasing activity in a particular unit type. Review of historical rental data indicates the comparable rental rates have increased in a predominant range of \$10 to \$20 per unit per month annually over the past 36 months. Occupancy levels in the Durant area have continued to increase to its present level in the upper 90% range. Rental rates also increased during this same period. The area should continue to show good rental rate and occupancy support due to proximity to the employment centers and limited number of new available units.

Based on the number of units identified as rentals by the 2010 Census, it is reasonable to assume that a significant number of single family residences are rentals as well as smaller complexes (under 20 units) not surveyed by this analyst.

Increasing occupancy and rental rates during the early to late 2000s supports the demand for new apartments in Durant. Based on the success of the available units, well diversified economy, and continued growth of the business base, it is apparent that additional supply will be needed in the future.

Rental Market Vacancy – Durant

The developments outlined previously report occupancy levels typically above 95%. These occupancy levels are typical of well-maintained and poorly maintained properties alike. The ability of older, physically deteriorating facilities to maintain high occupancy levels reflects the lack of superior alternatives in the Durant market. The overall market vacancy of rental housing units was reported at 10.99% by the Census Bureau as of the most recent American Community Survey: this figure appears low based on our own survey, and may be influenced by older rental units which are in less demand.

As noted above, the majority of complexes in Wagoner report occupancy levels above 95%. Although this analyst's survey does not include all rental units in Durant, it represents a reasonable market sample of available units. It is the opinion of this analyst that the overall vacancy rate will remain at minimal levels if no new units are added. It also appears that new moderately priced well managed apartment developments would be quickly absorbed and not have a significant negative impact on existing properties.



Park Ridge of Durant



Austin Townhomes



High Meadow Apartments



Prop Linden Woods Duplexes



Stonebrook Park



Timber Ridge



Larkspur Village

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 Bryan 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.

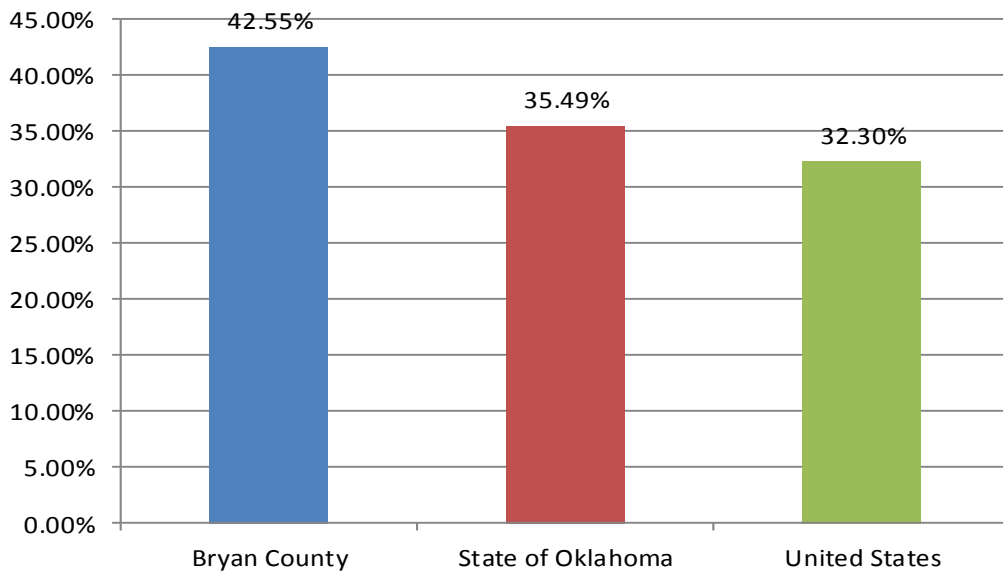
HUD Programs in Bryan County

Bryan 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	82	95%	\$11,195	\$302	\$313	49.07%
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	16	93%	\$9,896	\$216	\$319	40.39%
Summary of All HUD Programs	98	95%	\$11,173	\$262	\$353	42.55%
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 98 housing units located within Bryan County, with an overall occupancy rate of 95%. The average household income among households living in these units is \$11,173. Total monthly rent for these units averages \$615, with the federal contribution averaging \$353 (57.45%) and the tenant's contribution averaging \$262 (42.55%).

Percentage of Total Rent Paid by Tenant - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

The following table presents select demographic variables among the households living in units subsidized by HUD.



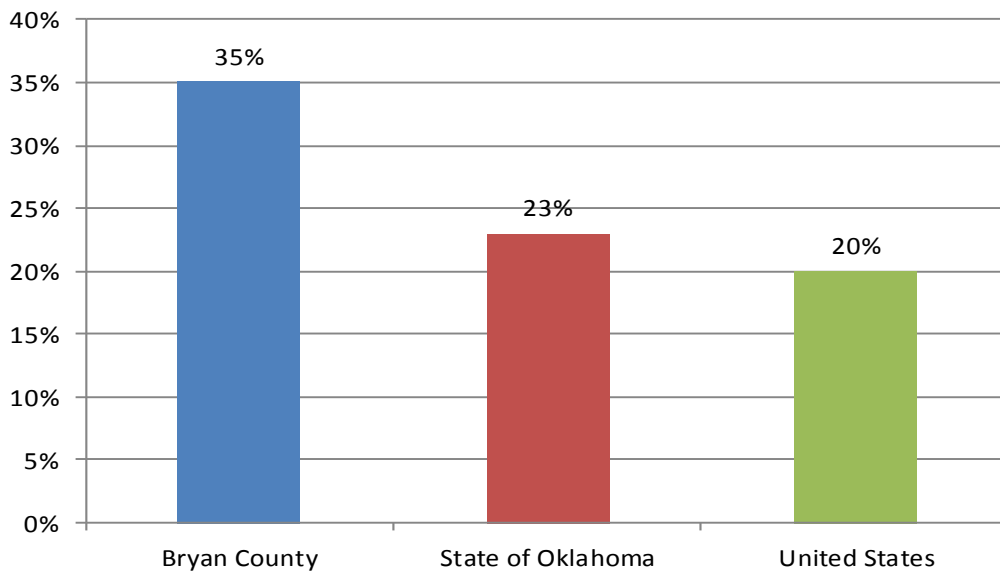
Demographics of Persons in HUD Programs in Bryan County

Bryan 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	82	27%	48%	39%	84%	10%
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	16	0%	6%	100%	6%	36%
Summary of All HUD Programs	98	10%	35%	69%	27%	7%
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

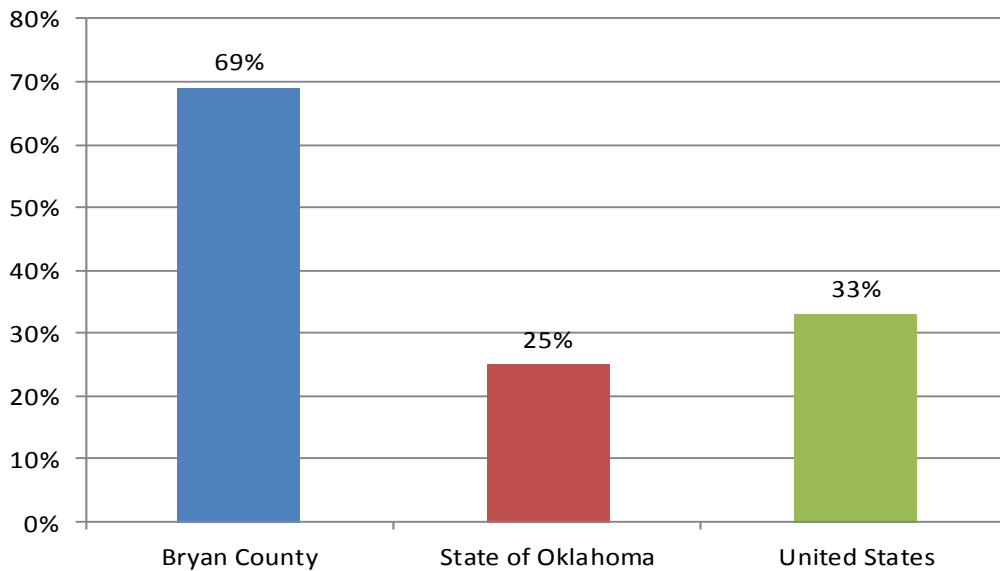
10% of housing units are occupied by single parents with female heads of household. 35% of households have at least one person with a disability. 69% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 27% have one or more disabilities. Finally, 7% of households are designated as racial or ethnic minorities.

Percentage of Households with Disabilities - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

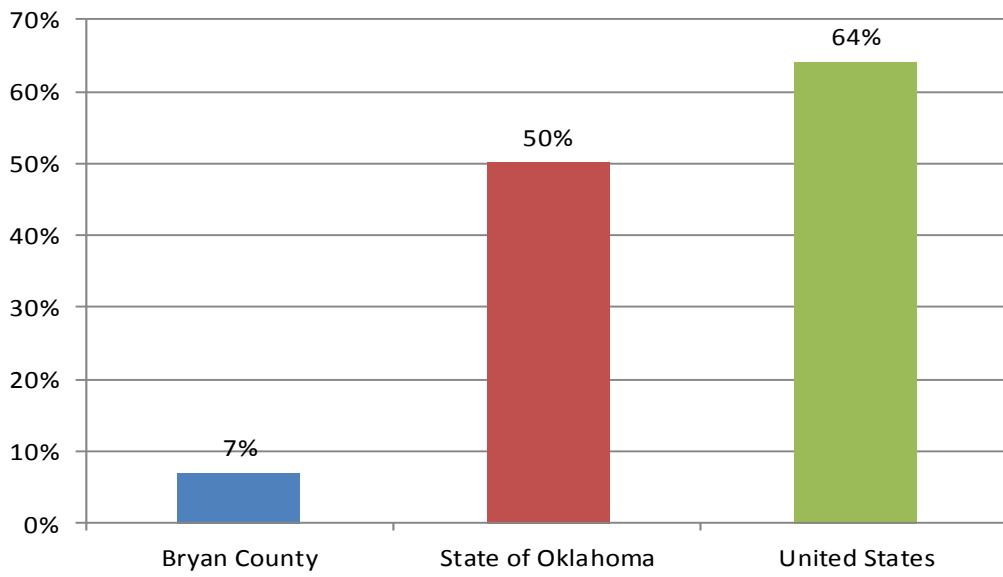
Percentage of Households Age 62+ - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households



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 Bryan 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 Bryan 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.

Bryan County : CHAS - Housing Cost Burden by HAMFI				
Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	890		1,150	
Cost Burden Less Than 30%	115	12.92%	220	19.13%
Cost Burden Between 30%-50%	280	31.46%	140	12.17%
Cost Burden Greater Than 50%	325	36.52%	660	57.39%
Not Computed (no/negative income)	170	19.10%	130	11.30%
Income 30%-50% HAMFI	1,275		1,065	
Cost Burden Less Than 30%	740	58.04%	260	24.41%
Cost Burden Between 30%-50%	290	22.75%	435	40.85%
Cost Burden Greater Than 50%	245	19.22%	365	34.27%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	1,655		1,185	
Cost Burden Less Than 30%	1,225	74.02%	845	71.31%
Cost Burden Between 30%-50%	350	21.15%	320	27.00%
Cost Burden Greater Than 50%	80	4.83%	25	2.11%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	1,145		505	
Cost Burden Less Than 30%	935	81.66%	450	89.11%
Cost Burden Between 30%-50%	150	13.10%	60	11.88%
Cost Burden Greater Than 50%	60	5.24%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	10,660		5,740	
Cost Burden Less Than 30%	8,520	79.92%	3,525	61.41%
Cost Burden Between 30%-50%	1,245	11.68%	1,040	18.12%
Cost Burden Greater Than 50%	725	6.80%	1,050	18.29%
Not Computed (no/negative income)	170	1.59%	130	2.26%

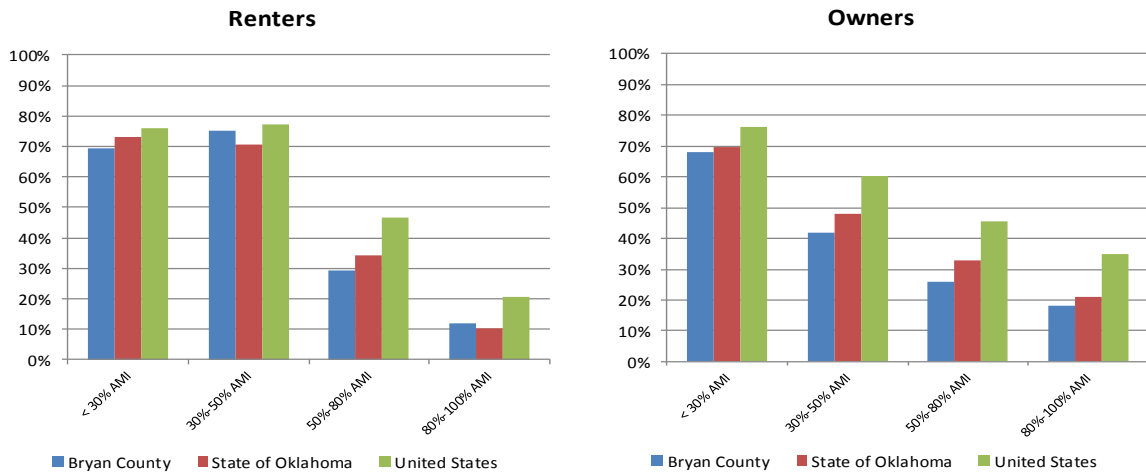
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

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 Bryan County with the State of Oklahoma as a whole, and the United States.

Bryan 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	890	67.98%	1,150	69.57%
Income 30%-50% HAMFI	1,275	41.96%	1,065	75.12%
Income 50%-80% HAMFI	1,655	25.98%	1,185	29.11%
Income 80%-100% HAMFI	1,145	18.34%	505	11.88%
All Incomes	10,660	18.48%	5,740	36.41%

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.



Bryan County : CHAS - HAMFI by Substandard Conditions / Overcrowding				
Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	890		1,150	
Between 1.0 and 1.5 Persons per Room	4	0.45%	30	2.61%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	10	1.12%	50	4.35%
Income 30%-50% HAMFI	1,275		1,065	
Between 1.0 and 1.5 Persons per Room	25	1.96%	40	3.76%
More than 1.5 Persons per Room	20	1.57%	30	2.82%
Lacks Complete Kitchen or Plumbing	40	3.14%	40	3.76%
Income 50%-80% HAMFI	1,655		1,185	
Between 1.0 and 1.5 Persons per Room	40	2.42%	30	2.53%
More than 1.5 Persons per Room	4	0.24%	15	1.27%
Lacks Complete Kitchen or Plumbing	40	2.42%	15	1.27%
Income 80%-100% HAMFI	1,145		505	
Between 1.0 and 1.5 Persons per Room	35	3.06%	15	2.97%
More than 1.5 Persons per Room	0	0.00%	20	3.96%
Lacks Complete Kitchen or Plumbing	15	1.31%	0	0.00%
All Incomes	10,660		5,740	
Between 1.0 and 1.5 Persons per Room	134	1.26%	215	3.75%
More than 1.5 Persons per Room	28	0.26%	85	1.48%
Lacks Complete Kitchen or Plumbing	125	1.17%	190	3.31%

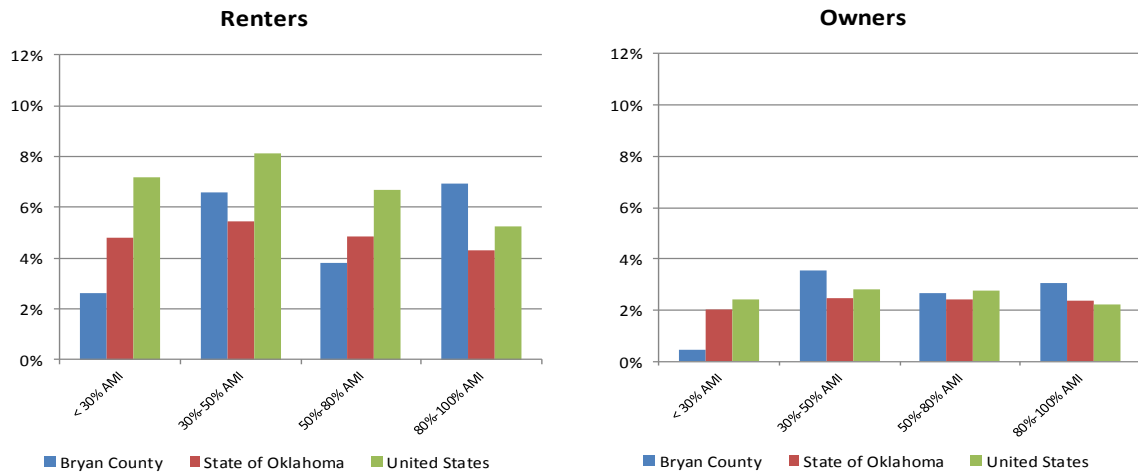
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

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 Bryan County, Oklahoma and the nation.

Bryan 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	890	0.45%	1,150	2.61%	1,150
Income 30%-50% HAMFI	1,275	3.53%	1,065	6.57%	1,065
Income 50%-80% HAMFI	1,655	2.66%	1,185	3.80%	1,185
Income 80%-100% HAMFI	1,145	3.06%	505	6.93%	505
All Incomes	10,660	1.52%	5,740	5.23%	5,740

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 Bryan County, the state and the nation.

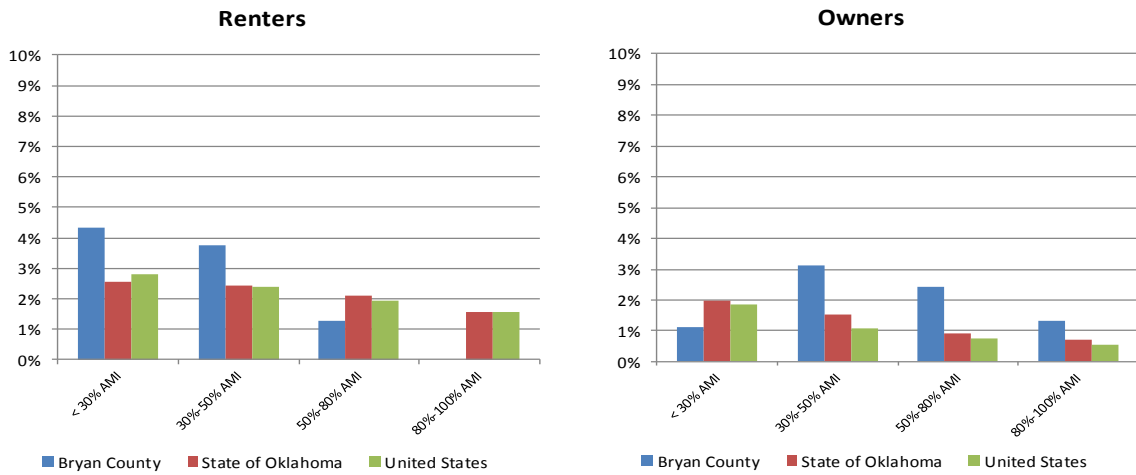
Bryan County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	890	1.12%	1,150	4.35%	
Income 30%-50% HAMFI	1,275	3.14%	1,065	3.76%	
Income 50%-80% HAMFI	1,655	2.42%	1,185	1.27%	
Income 80%-100% HAMFI	1,145	1.31%	505	0.00%	
All Incomes	10,660	1.17%	5,740	3.31%	

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.



Bryan County : CHAS - Housing Cost Burden by Household Type / HAMFI						
	Total	Owners			Renters	
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 30% HAMFI	890	599	67.30%	1,150	805	70.00%
Elderly Family	135	115	85.19%	4	0	0.00%
Small Family (2-4 persons)	185	120	64.86%	425	320	75.29%
Large Family (5 or more persons)	10	4	40.00%	20	20	100.00%
Elderly Non-Family	320	250	78.13%	165	75	45.45%
Non-Family, Non-Elderly	245	110	44.90%	535	390	72.90%
Income 30%-50% HAMFI	1,275	534	41.88%	1,065	795	74.65%
Elderly Family	195	85	43.59%	65	15	23.08%
Small Family (2-4 persons)	255	125	49.02%	265	220	83.02%
Large Family (5 or more persons)	45	4	8.89%	55	50	90.91%
Elderly Non-Family	510	200	39.22%	385	275	71.43%
Non-Family, Non-Elderly	270	120	44.44%	295	235	79.66%
Income 50%-80% HAMFI	1,655	438	26.47%	1,185	339	28.61%
Elderly Family	440	75	17.05%	85	30	35.29%
Small Family (2-4 persons)	490	184	37.55%	505	90	17.82%
Large Family (5 or more persons)	100	19	19.00%	105	40	38.10%
Elderly Non-Family	325	65	20.00%	85	4	4.71%
Non-Family, Non-Elderly	300	95	31.67%	405	175	43.21%
Income 80%-100% HAMFI	1,145	209	18.25%	505	60	11.88%
Elderly Family	355	55	15.49%	20	10	50.00%
Small Family (2-4 persons)	420	90	21.43%	305	35	11.48%
Large Family (5 or more persons)	70	35	50.00%	40	0	0.00%
Elderly Non-Family	105	10	9.52%	15	15	100.00%
Non-Family, Non-Elderly	195	19	9.74%	125	0	0.00%
All Incomes	10,660	1,968	18.46%	5,740	2,084	36.31%
Elderly Family	2,315	354	15.29%	234	55	23.50%
Small Family (2-4 persons)	4,255	634	14.90%	2,510	675	26.89%
Large Family (5 or more persons)	750	66	8.80%	370	110	29.73%
Elderly Non-Family	1,600	545	34.06%	685	384	56.06%
Non-Family, Non-Elderly	1,745	369	21.15%	1,940	860	44.33%

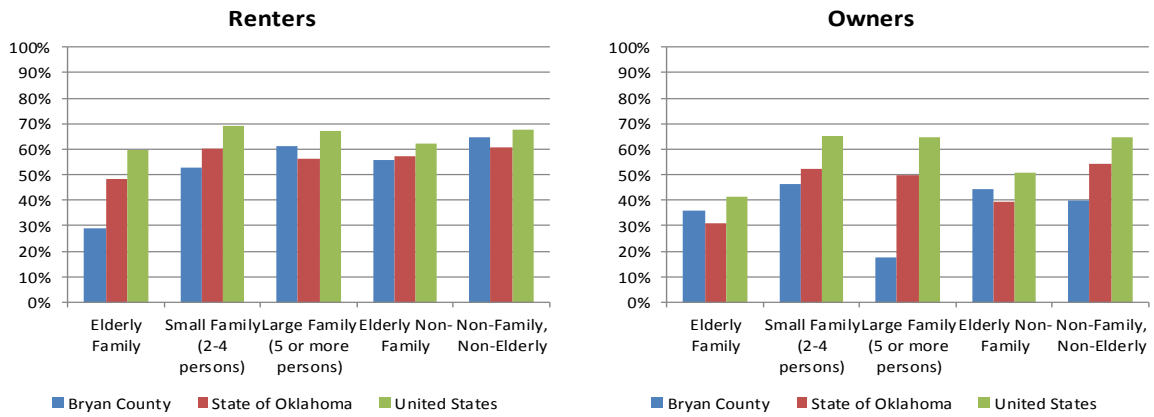
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Bryan County : Households under 80% AMI by Cost Burden

Household Size/Type	Total	Owners		Renters	
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 80% HAMFI	3,820	1,571	41.13%	3,400	57.03%
Elderly Family	770	275	35.71%	154	29.22%
Small Family (2-4 persons)	930	429	46.13%	1,195	52.72%
Large Family (5 or more persons)	155	27	17.42%	180	61.11%
Elderly Non-Family	1,155	515	44.59%	635	55.75%
Non-Family, Non-Elderly	815	325	39.88%	1,235	64.78%

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).



Bryan 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	890	605	67.98%	1,150	830	72.17%
Elderly Family	135	115	85.19%	4	0	0.00%
Small Family (2-4 persons)	185	120	64.86%	425	320	75.29%
Large Family (5 or more persons)	10	10	100.00%	20	20	100.00%
Elderly Non-Family	320	250	78.13%	165	75	45.45%
Non-Family, Non-Elderly	245	110	44.90%	535	415	77.57%
Income 30%-50% HAMFI	1,275	610	47.84%	1,065	865	81.22%
Elderly Family	195	85	43.59%	65	15	23.08%
Small Family (2-4 persons)	255	125	49.02%	265	225	84.91%
Large Family (5 or more persons)	45	45	100.00%	55	55	100.00%
Elderly Non-Family	510	220	43.14%	385	300	77.92%
Non-Family, Non-Elderly	270	135	50.00%	295	270	91.53%
Income 50%-80% HAMFI	1,655	505	30.51%	1,185	404	34.09%
Elderly Family	440	80	18.18%	85	30	35.29%
Small Family (2-4 persons)	490	190	38.78%	505	125	24.75%
Large Family (5 or more persons)	100	50	50.00%	105	70	66.67%
Elderly Non-Family	325	80	24.62%	85	4	4.71%
Non-Family, Non-Elderly	300	105	35.00%	405	175	43.21%
Income Greater than 80% of HAMFI	6,835	500	7.32%	2,340	445	19.02%
Elderly Family	1,545	80	5.18%	80	10	12.50%
Small Family (2-4 persons)	3,325	240	7.22%	1,320	170	12.88%
Large Family (5 or more persons)	590	60	10.17%	190	95	50.00%
Elderly Non-Family	450	30	6.67%	50	30	60.00%
Non-Family, Non-Elderly	925	90	9.73%	705	140	19.86%
All Incomes	10,655	2,220	20.84%	5,740	2,544	44.32%
Elderly Family	2,315	360	15.55%	234	55	23.50%
Small Family (2-4 persons)	4,255	675	15.86%	2,515	840	33.40%
Large Family (5 or more persons)	745	165	22.15%	370	240	64.86%
Elderly Non-Family	1,605	580	36.14%	685	409	59.71%
Non-Family, Non-Elderly	1,740	440	25.29%	1,940	1,000	51.55%

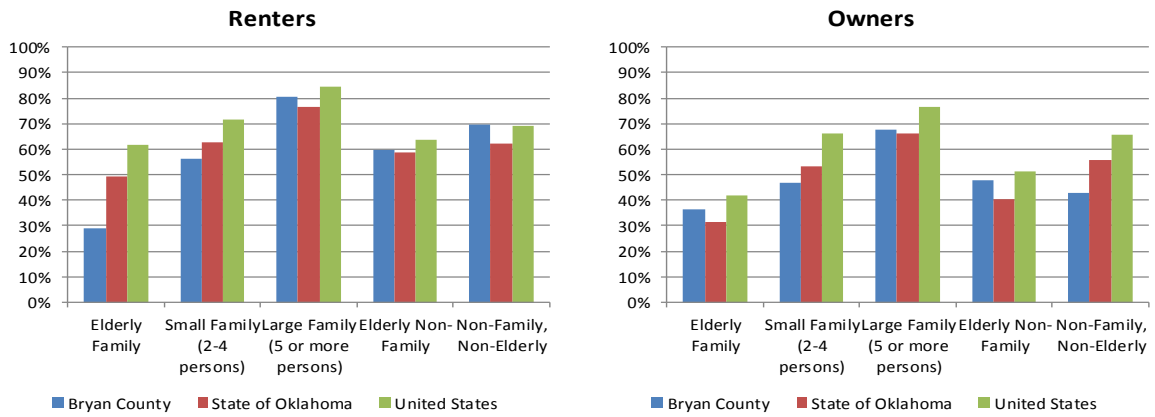
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Bryan County : Households under 80% AMI by Housing Problems

Household Size/Type	Total	Owners		Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	3,820	1,720	45.03%	3,400	61.74%
Elderly Family	770	280	36.36%	154	29.22%
Small Family (2-4 persons)	930	435	46.77%	1,195	56.07%
Large Family (5 or more persons)	155	105	67.74%	180	80.56%
Elderly Non-Family	1,155	550	47.62%	635	59.69%
Non-Family, Non-Elderly	815	350	42.94%	1,235	69.64%

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 Bryan 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.”



Bryan County : CHAS - Housing Problems by Race / Ethnicity and HAMFI						
Income, Race / Ethnicity	Total	Owners			Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	890	605	68.0%	1,150	825	71.7%
White alone, non-Hispanic	725	490	67.6%	800	530	66.3%
Black or African-American alone	10	0	0.0%	15	15	100.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	84	60	71.4%	154	130	84.4%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	55	45	81.8%	24	10	41.7%
Other (including multiple races)	24	10	41.7%	154	135	87.7%
Income 30%-50% HAMFI	1,275	610	47.8%	1,065	860	80.8%
White alone, non-Hispanic	1,010	475	47.0%	810	640	79.0%
Black or African-American alone	4	4	100.0%	10	10	100.0%
Asian alone	20	20	100.0%	0	0	N/A
American Indian alone	70	30	42.9%	105	95	90.5%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	35	0	0.0%	40	40	100.0%
Other (including multiple races)	140	80	57.1%	105	80	76.2%
Income 50%-80% HAMFI	1,655	505	30.5%	1,185	400	33.8%
White alone, non-Hispanic	1,380	400	29.0%	900	260	28.9%
Black or African-American alone	45	20	44.4%	25	15	60.0%
Asian alone	15	15	100.0%	0	0	N/A
American Indian alone	95	45	47.4%	80	25	31.3%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	4	0	0.0%	50	30	60.0%
Other (including multiple races)	115	30	26.1%	135	70	51.9%
Income 80%-100% HAMFI	1,140	215	18.9%	505	95	18.8%
White alone, non-Hispanic	930	195	21.0%	340	50	14.7%
Black or African-American alone	8	4	50.0%	20	0	0.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	50	0	0.0%	60	15	25.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	0	0	N/A	20	0	0.0%
Other (including multiple races)	155	20	12.9%	70	30	42.9%
All Incomes	10,655	2,215	20.8%	5,740	2,525	44.0%
White alone, non-Hispanic	8,780	1,730	19.7%	4,245	1,730	40.8%
Black or African-American alone	87	28	32.2%	125	40	32.0%
Asian alone	50	35	70.0%	0	0	N/A
American Indian alone	629	170	27.0%	458	269	58.7%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	234	45	19.2%	234	130	55.6%
Other (including multiple races)	894	220	24.6%	694	360	51.9%

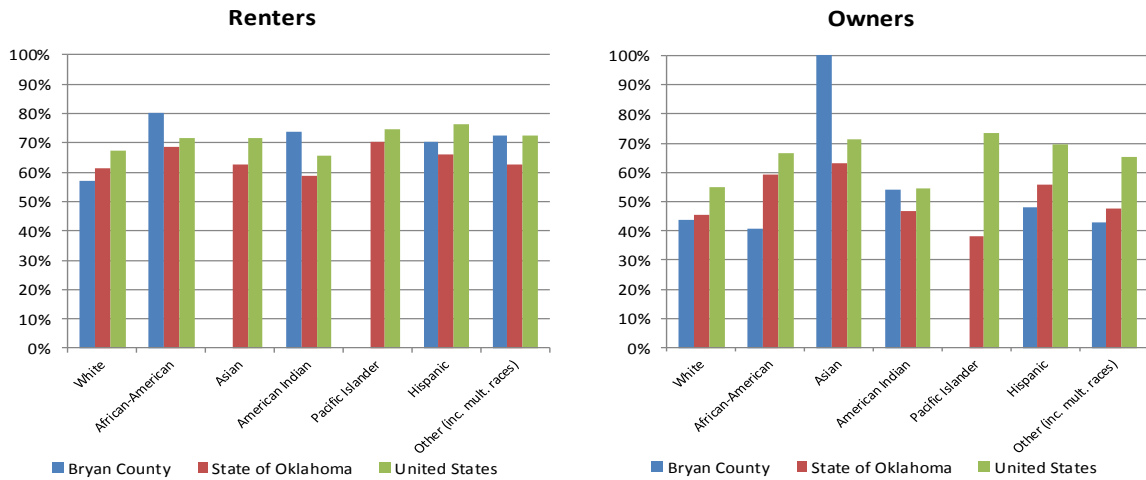
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

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

Household Size/Type	Total	Owners		Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	3,820	1,720	45.03%	3,400	61.32%
White alone, non-Hispanic	3,115	1,365	43.82%	2,510	56.97%
Black or African-American alone	59	24	40.68%	50	80.00%
Asian alone	35	35	100.00%	0	N/A
American Indian alone	249	135	54.22%	339	73.75%
Pacific Islander alone	0	0	N/A	0	N/A
Hispanic, any race	94	45	47.87%	114	70.18%
Other (including multiple races)	279	120	43.01%	394	72.34%

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 Bryan County. The greatest needs are among households with incomes less than 50% of Area Median Income. Several other areas of note:

- Among households with incomes less than 50% of Area Median Income, there are 1,600 renter households that are cost overburdened, and 1,140 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 365 renter households that are cost overburdened, and 650 homeowners that are cost overburdened.



- 80.0% of African American renters with incomes less than 80% of Area Median Income have one or more housing problems, and 73.75% of Native American renters with incomes less than 80% of Area Median Income have one or more housing problems.
- 100% of Asian homeowners have one or more housing problems.

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 Bryan County						
Year	2015	2016	2017	2018	2019	2020
Household Estimates	18,000	18,217	18,438	18,660	18,886	19,114
Owner %: 63.29%	11,392	11,529	11,669	11,810	11,952	12,097
Renter %: 36.71%	6,608	6,688	6,769	6,851	6,933	7,017
Total New Owner Households					705	
Total New Renter Households					409	

Based on an estimated household growth rate of 1.21% per year, Bryan County would require 705 new housing units for ownership, and 409 units for rent, over the next five years. Annually this equates to 141 units for ownership per year, and 82 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 Bryan 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 Bryan 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.

Bryan County: 2015-2020 Housing Needs by Income Threshold					
	Owner	Renter			
	Subset %	Subset %	Owners	Renters	Total
Total New Demand: 2015-2020	100.00%	100.00%	705	409	1,114
Less than 30% AMI	8.35%	20.03%	59	82	141
Less than 50% AMI	20.31%	38.59%	143	158	301
Less than 60% AMI	24.37%	46.31%	172	189	361
Less than 80% AMI	35.83%	59.23%	253	242	495

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.

Bryan 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	36.73%	16.01%	259	65	324
Elderly less than 30% AMI	4.27%	2.94%	30	12	42
Elderly less than 50% AMI	10.88%	10.78%	77	44	121
Elderly less than 60% AMI	13.06%	12.94%	92	53	145
Elderly less than 80% AMI	18.06%	13.75%	127	56	184

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.

Bryan 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)	34.73%	36.06%	245	147	392
Disabled less than 30% AMI	4.41%	11.85%	31	48	80
Disabled less than 50% AMI	9.71%	19.69%	68	81	149
Disabled less than 60% AMI	11.66%	23.62%	82	97	179
Disabled less than 80% AMI	16.47%	25.52%	116	104	221

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.

Bryan 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%	705	409	1,114
Total Veteran Demand	10.10%	10.10%	71	41	113
Veterans with Disabilities	3.49%	3.49%	25	14	39
Veterans Below Poverty	0.82%	0.82%	6	3	9
Disabled Veterans Below Poverty	0.24%	0.24%	2	1	3

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).

Bryan County: 2015-2020 Housing Needs for Working Families

	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	705	409	1,114
Total Working Families	46.50%	46.50%	328	190	518
Working Families with Children Present	24.51%	24.51%	173	100	273

Population Subset Conclusions

Based on population and household growth over the next five years, a total of 1,114 housing units will be needed in Bryan County over the next five years. Of those units:

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

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

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

Special Topics

Bryan County Disaster Resiliency Assessment

The purpose of this section is to assess at the county level key components of disaster resiliency. Housing location and quality as well as planning activities can help reduce impacts from disaster events and allow for faster recovery. Disasters can include tornadoes, extreme weather, high winds, as well as man-made events. These events may largely be inevitable, but the ability to reduce damage and casualties as well recovery can be improved with good planning.

C.0 Comprehensive Plans & Hazard Mitigation Plans

There are 7 key cities within Bryan County (Durant, Caddo, Calera, Colbert, Bokchito, Bennington, Mead). The Choctaw Nation Headquarters is also located within the City of Durant.

Bryan County

Comprehensive plans are the guiding documents for cities of various sizes to address key aspects of their community from land use, transportation, environment, housing, and economic development.

No comprehensive plan for the City of Durant was acquired. However some data related to development and building codes was found on the Durant City website and in the city Code of Ordinances and can be found below. This information is highlighted in the public policy section.

- [http://library.amlegal.com/nxt/gateway.dll/Oklahoma/durant/durantoklahomacodeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal: Durant_ok](http://library.amlegal.com/nxt/gateway.dll/Oklahoma/durant/durantoklahomacodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal: Durant_ok)
- <http://durant.org/page/communitydevelopment>

The other key plan for a city to manage, mitigate and plan for recovery related to disasters is a **Hazard Mitigation Plan** (or Emergency Management Plan). Often low density counties, the Hazard Mitigation Plan is done at the county level, though some cities may augment the county plan with a city plan.

No HMP was found for Bryan County (or the City of Durant). However, the county does have an identified emergency management director. The city website does have an Emergency Management page with safety recommendations for common hazards in Bryan County. These include: earthquake, flood, lightning, tornado, wildfire, and winter weather.

Choctaw Nation

According to a 2014 Choctaw Publication, "In 2012 the Nation hired a full time Emergency Manager and began to expand the development of the program. As of July this year the Nation has developed a joint Continuity of Operations/Continuity of Government or COO/COG plan, emergency communications plan, and is updating our Emergency Operations Plan or EOP. In addition the Nation will be developing several other plans to meet our needs and FEMA requirements (e.g., warning notification, public assistance administration, donation/volunteer management, other needs assistance, strategic development, and debris management)."

C.2.1.1. Historical Data on Natural Disasters and Other Hazards

Data on historical damages and casualties is typically collected as part of a **Hazard Mitigation Plan** preparation to determine the appropriate planning measures and actions to take before and after an event.

Choctaw Nation

According to a 2014 Choctaw Nation Publication, found at:

<http://www.indian.senate.gov/sites/default/files/upload/files/7.30.14%20SCIA%20Witness%20Testimony%20-%20Matt%20Gregory%20-%20Choctaw.pdf>

“Throughout our history the Choctaw Nation has been plagued by significant disasters that disrupt our lives. According to the National Climatic Data Center, between 1950 and 2014, Choctaw Nation communities experienced 336 tornado events, with 48 deaths, and a total of \$73 million in damages. In the last decade alone, Choctaw Nation communities lived through more than 1,450 events from all hazards and suffered damage totaling nearly \$37 million, half of which was associated with 16 ice storms. NOAA data shows the following historic data on disaster events for the county.”

“The 2007 winter ice storm had a significant impact on the citizens of Pittsburg and surrounding counties. 28,399 power outages were reported lasting for approximately two weeks. The Choctaw Nation responded immediately and worked with city, county, and state agencies to help those in need.”

“In April 2011 an EF3 tornado (winds measuring between 136-165 mph) struck the town of Tushka, just 26 miles from our Choctaw Tribal Headquarters, killing two people and injuring 40. The Choctaw Nation had many tribal members, employees, and neighbors deeply affected by this storm. The Choctaw Nation again responded immediately and had support on the ground within hours after the storm hit. At one point there were 100+ volunteers working in the area.”

Flooding

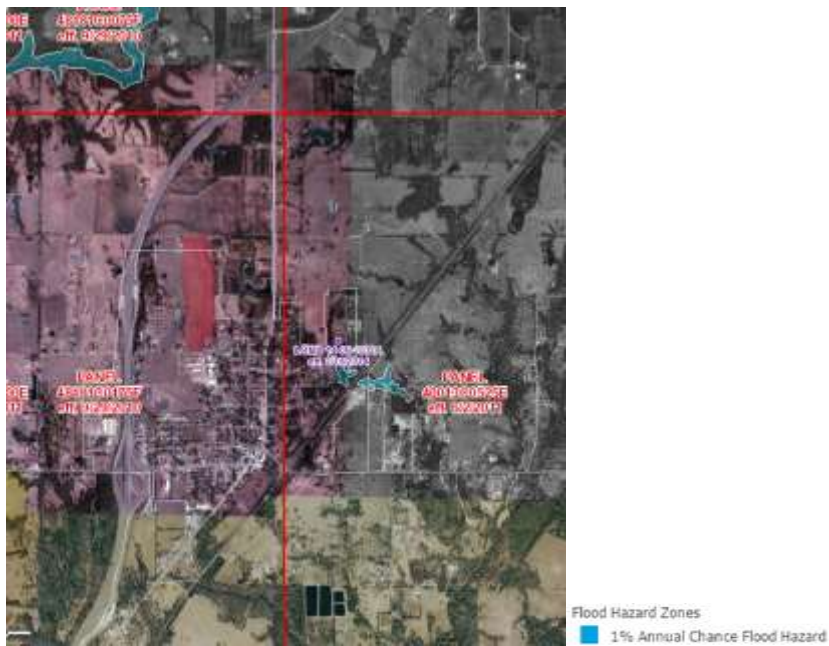
All parts of the county may be subject to flash flooding, freeze-thaw flooding and extreme precipitation that can cause flooding, unrelated to the streams and rivers. Development in the floodplain that has caused repeated damages should be avoided in the future. In fact development in the floodplain altogether should be avoided as part of development practices in any city or town.

Durant



FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Colbert



FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Town of Caddo



FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Bokchito



FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Bennington



FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Kemp



FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Hendrix



FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

Kenefic



FEMA's National Flood Hazard Layer <http://fema.maps.arcgis.com/>

NOAA data shows the following historic data on disaster events for the county:

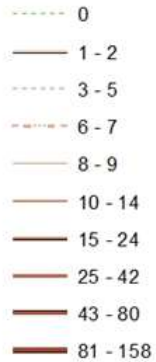
Historic data on tornados between 1950-2014 there are 28 tornados documented. There were 14 injuries that occurred connected to these tornados, with 4 of those injuries happening in the 1971 tornado. There were 3 fatalities connected to tornadoes during this time period, all of which occurred in same 1957 tornado. Property losses between 1950-1996 ranged from \$902,501.00 to \$9,025,050.00. (The accounting methods used for losses changed in 1996.) The losses estimated between 1996-2014 was \$0.

Social Vulnerability - Impacts on Housing & Disaster Resiliency

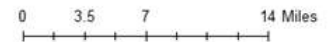
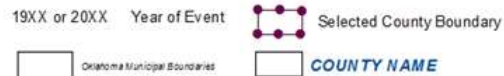
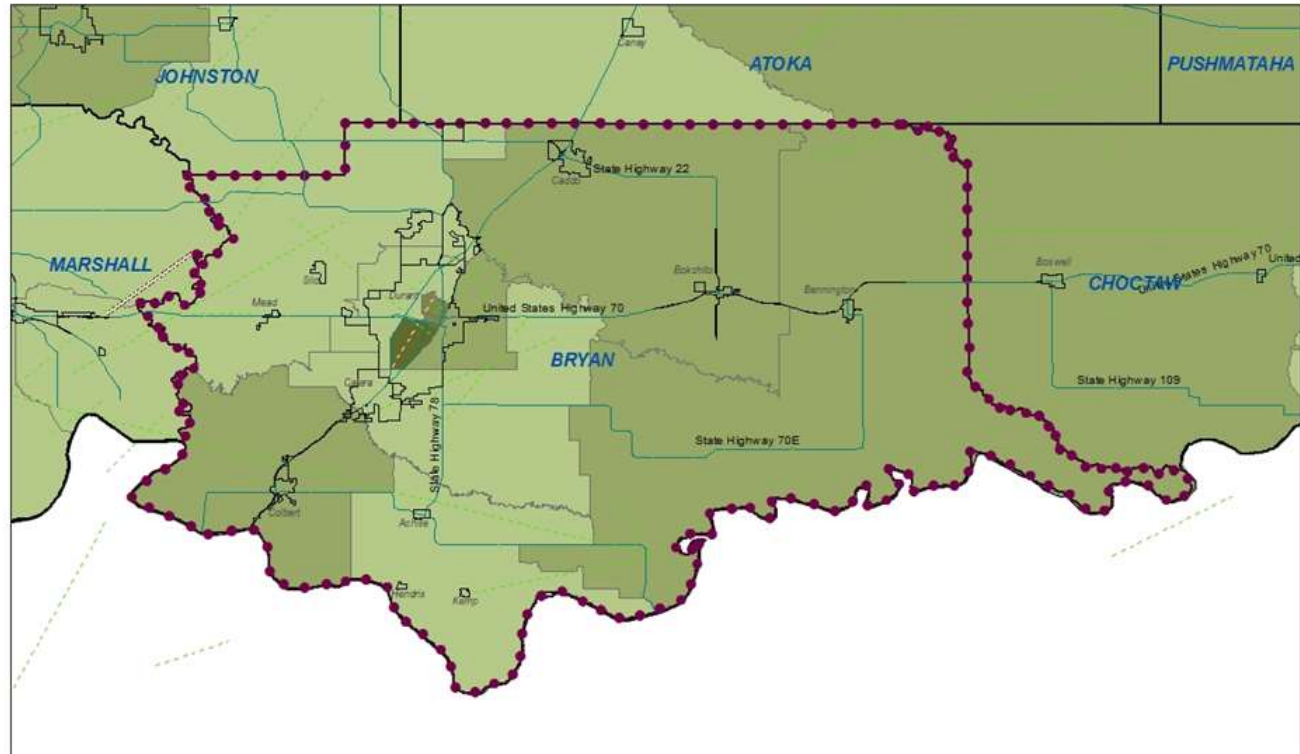
Tornado Events 1950 - 2014

Bryan County

of fatalities associated with event



Social Vulnerability Index



Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2009-2013 American Community Survey, Tables B11003, B01001, B17001, B08301, B25044, B25041, B25042, B02001, B03002, B26001, B25036, B17001, B25043, S1501, B23025 & B06007

Social Vulnerability - Impacts on Housing & Disaster Resiliency

Tornado Events 1950 - 2014

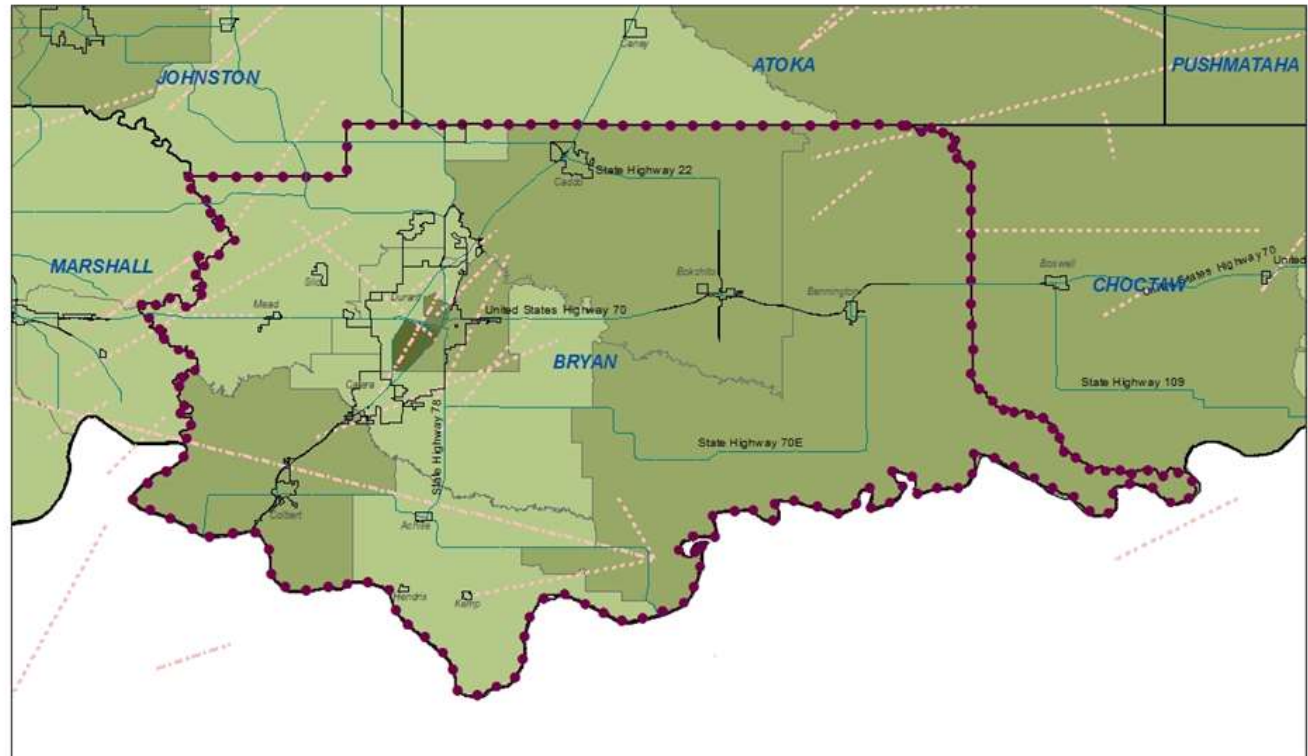
Bryan County

of injuries associated with event

- 0 - 2
- 3 - 8
- 9 - 21
- 22 - 42
- 43 - 68
- 69 - 106
- 107 - 212
- 213 - 583
- 584 - 1150
- 1151 - 1740

Social Vulnerability Index

- 1.614549 - 2.616235
- 2.616236 - 3.237072
- 3.237073 - 3.854933
- 3.854934 - 4.661284
- 4.661285 - 6.459169



19XX or 20XX Year of Event

Selected County Boundary

Oklahoma Municipal Boundaries

COUNTY NAME



0 3.5 7 14 Miles

Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2009-2013 American Community Survey, Tables B11003, B01001, B17001, B08301, B25044, B25042, B25042, B02001, B03002, B26001, B25036, B17001, B25043, S1501, B23025 & B06007

Social Vulnerability - Impacts on Housing & Disaster Resiliency

Tornado Events 1950 - 2014

Bryan County

Tornado prior to 1996
\$ losses associated with event

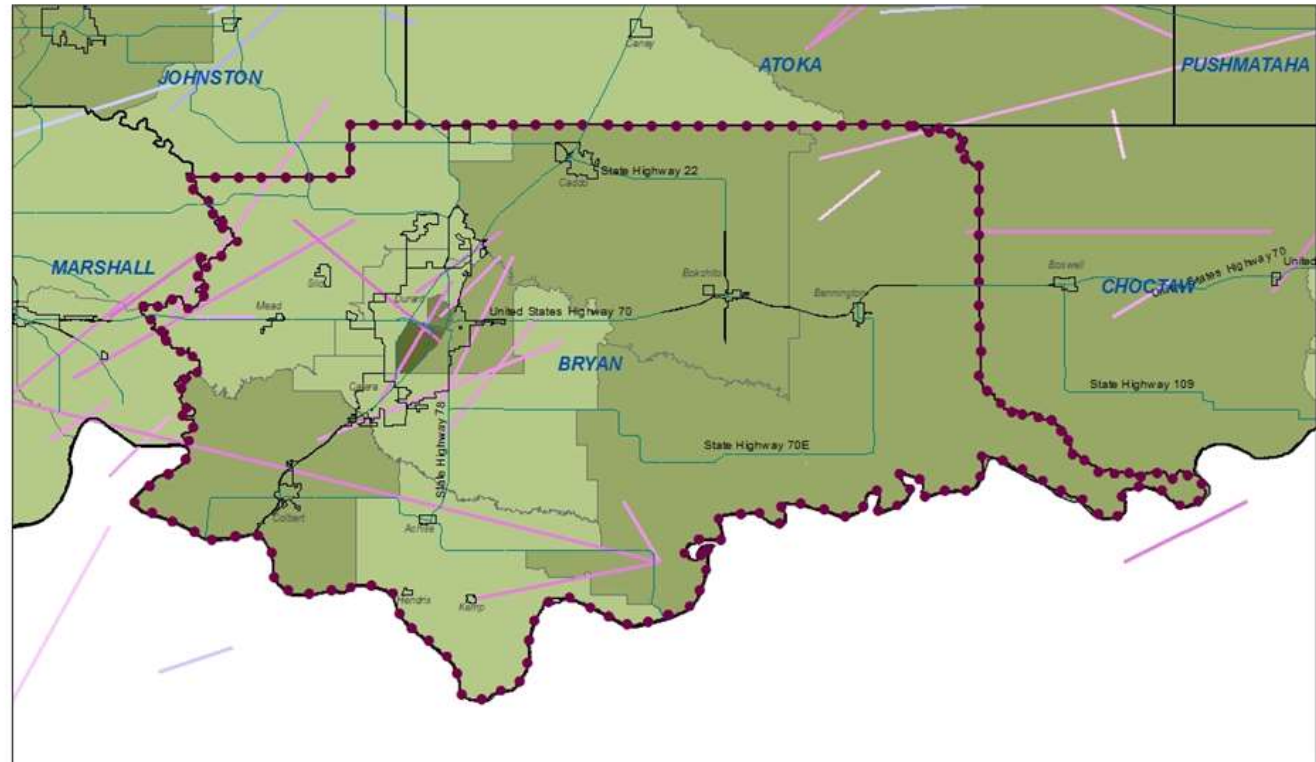
- >\$50
- \$50-\$500
- \$500-\$5,000
- \$5,000-\$50,000
- \$50,000-\$500,000
- \$500,000-\$5,000,000
- \$5,000,000-\$50,000,000
- \$5000,000,000

Tornadoes after 1996
\$ in millions in losses associated with event
(accounting categories changed in 1996)

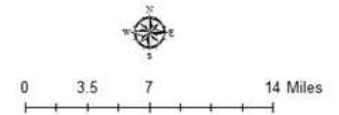
- 0.00 - 0.91
- 0.92 - 3.20
- 3.21 - 8.50
- 8.51 - 13.11
- 13.12 - 125.34
- 125.35 - 370.00
- 370.01 - 1000.00
- 1000.01 - 2800.10

Social Vulnerability Index

- 1.614549 - 2.616235
- 2.616236 - 3.237072
- 3.237073 - 3.854933
- 3.854934 - 4.661284
- 4.661285 - 6.459169



19XX or 20XX Year of Event ●—● Selected County Boundary
 Oklahoma Municipal Boundaries COUNTY NAME



Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2009-2013 American Community Survey, Tables B11003, B01001, B17001, B08501, B25044, B25001, B25042, B02001, B03002, B26001, B25036, B17001, B23043, S1501, B23025 & B06007

C.2.1.2; C.2.1.6; C.2.1.7; C.2.1.8 Shelters from Disaster Event

Bryan County

An online storm shelter registry for Bryan County was found. See the following link:
<http://www.durantemergencymgt.org/shelter-registration.html>

However no data was found regarding public shelters for disaster events.

Choctaw Nation

According to the Choctaw Nation website, the Nation has implemented a storm shelter/safe room program and funded 1,136 shelters for elder and special needs tribal members

C.2.1.3 Public Policy and Governance to Build Disaster Resiliency

Bryan County

According to the Durant, OK City website:

“..All construction within the City of Durant conforms to the International Building Codes that the city had adopted as ordinance.”

“Ensures that all property within the Federal designated floodplain, within the City of Durant conforms to the 44CFR (Code of Federal Regulations) City Ordinance as well as State Law.”

The following language comes from the City of Durant Code of Ordinances:

Regarding flood management-

“New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), shall be elevated a minimum of two foot above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this division as proposed in § 151.04(C)(1), is satisfied.”

Choctaw Nation

According to a 2014 Choctaw Nation Publication, “The Choctaw Nation is an active member of the Oklahoma Emergency Management Association (OEMA) and of the Inter-Tribal Emergency Management Coalition (ITEMC). ITEMC was developed to allow tribes to coordinate and share information regarding disaster response and preparedness activities. ITEMC has worked very closely with the State of Oklahoma and FEMA Region VI to bring training opportunities and vital information to the tribes regarding hazard mitigation and preparedness activities.”

The Choctaw Nation has completed several mitigation projects, including the following activities (<http://www.choctawnation.com/news-room/press-room/media-releases/when-catastrophe-strikes-responses-to-natural-disasters-in-indian-country/>):

- Installed generators at several critical facilities;

- Developed a public information campaign;
- Implemented a storm shelter/safe room program and funded 1,136 shelters for elder and special needs tribal members;
- Purchased equipment for the delivery of supplies;
- Established a GIS department;
- Developed an EOP and response team;
- Secured equipment for our Public Safety division for disaster response; and
- Secured an off-site solution for data backup and recovery.

C.2.1.4 Local Emergency Response Agency Structure

Bryan County

The structure for response and to address any perceived vulnerabilities in the county should be included in the Hazard Mitigation Plan. No HMP was acquired for Bryan County. However, according to the City of Durant: 2014 Community Profile, the city has 1 Director, 1 Assistant Director, 1 Safety Officer, and 22 volunteers for emergency management. This data can be found at: <http://www.ok-durant.org/files/profiles/16/Community%20Profile%202014.pdf>

Choctaw Nation

The Choctaw Nation is an active member of the Oklahoma Emergency Management Association (OEMA) and of the Inter-Tribal Emergency Management Coalition (ITEMC). ITEMC was developed to allow tribes to coordinate and share information regarding disaster response and preparedness activities. ITEMC has worked very closely with the State of Oklahoma and FEMA Region VI to bring training opportunities and vital information to the tribes regarding hazard mitigation and preparedness activities.

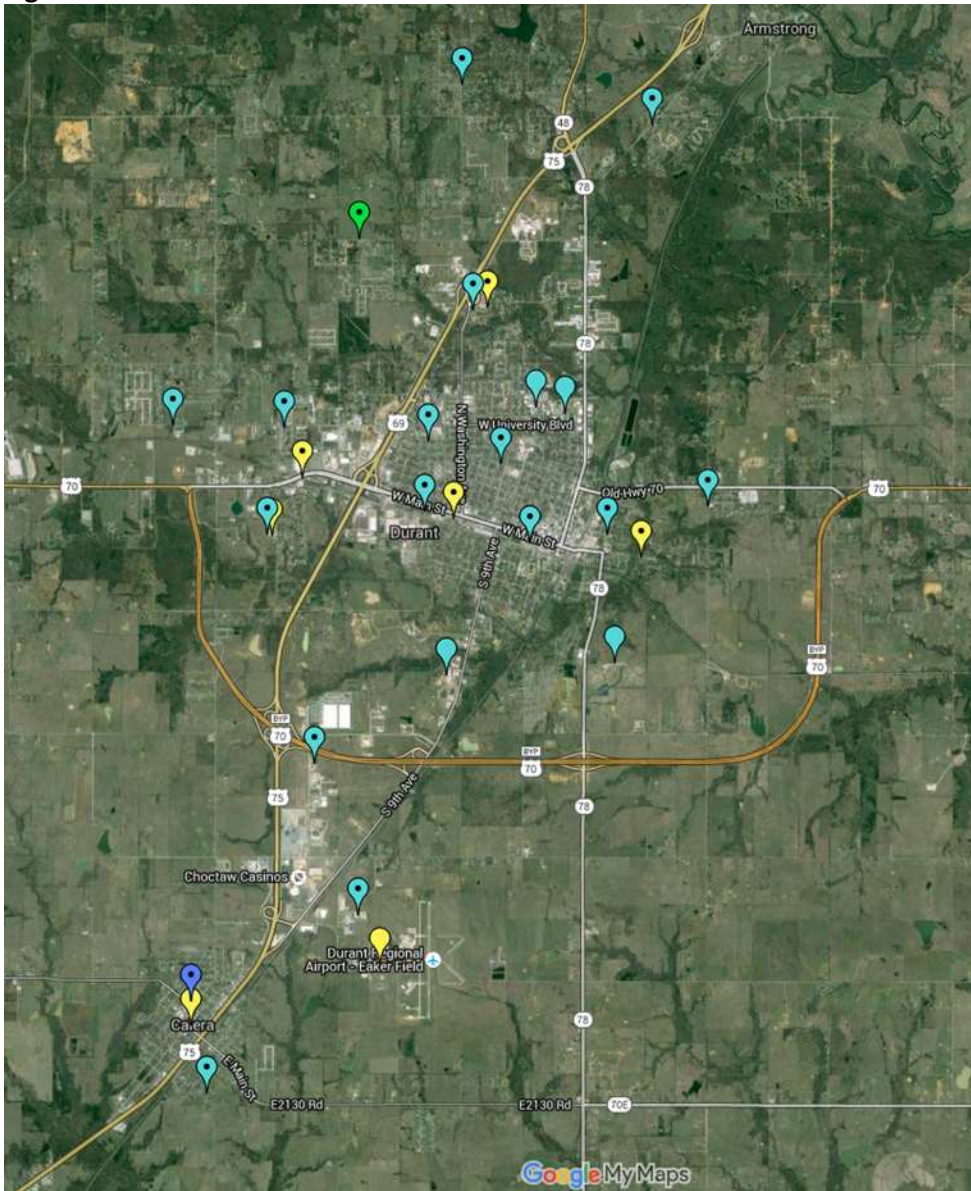
C.2.1.5 Threat & Hazard Warning Systems

The identified Threat & Hazard Warning Systems for Bryan County include:

- Sirens (31 sirens identified in Bryan County; including 1 in Colbert, 3 in Calera, and 2 in Caddo. Open Source via: <https://www.google.com/maps/d/viewer?mid=zfPHcYksmyVQ.k2QUg3PZTBbU&hl=en>)
- Emergency Broadcast System (Emergency Management frequency for real-time storm tracking. The Frequency is 156.240 narrow band FM analog on a conventional repeater.)
- Social Media (maintains Facebook page for Durant/Bryan County Emergency Management updates and notices)
- Phone notification (Black Board Connect emergency notification system for land lines and cells phones. As of July 2011 the county had over 4,000 households signed up- according to: http://www.kxii.com/home/headlines/Durant_emergency_notification_system_now_online_1_25923353.html)

Note: Southeastern University does have capability for text alerts however these are not typically used for severe weather.

Figure 1

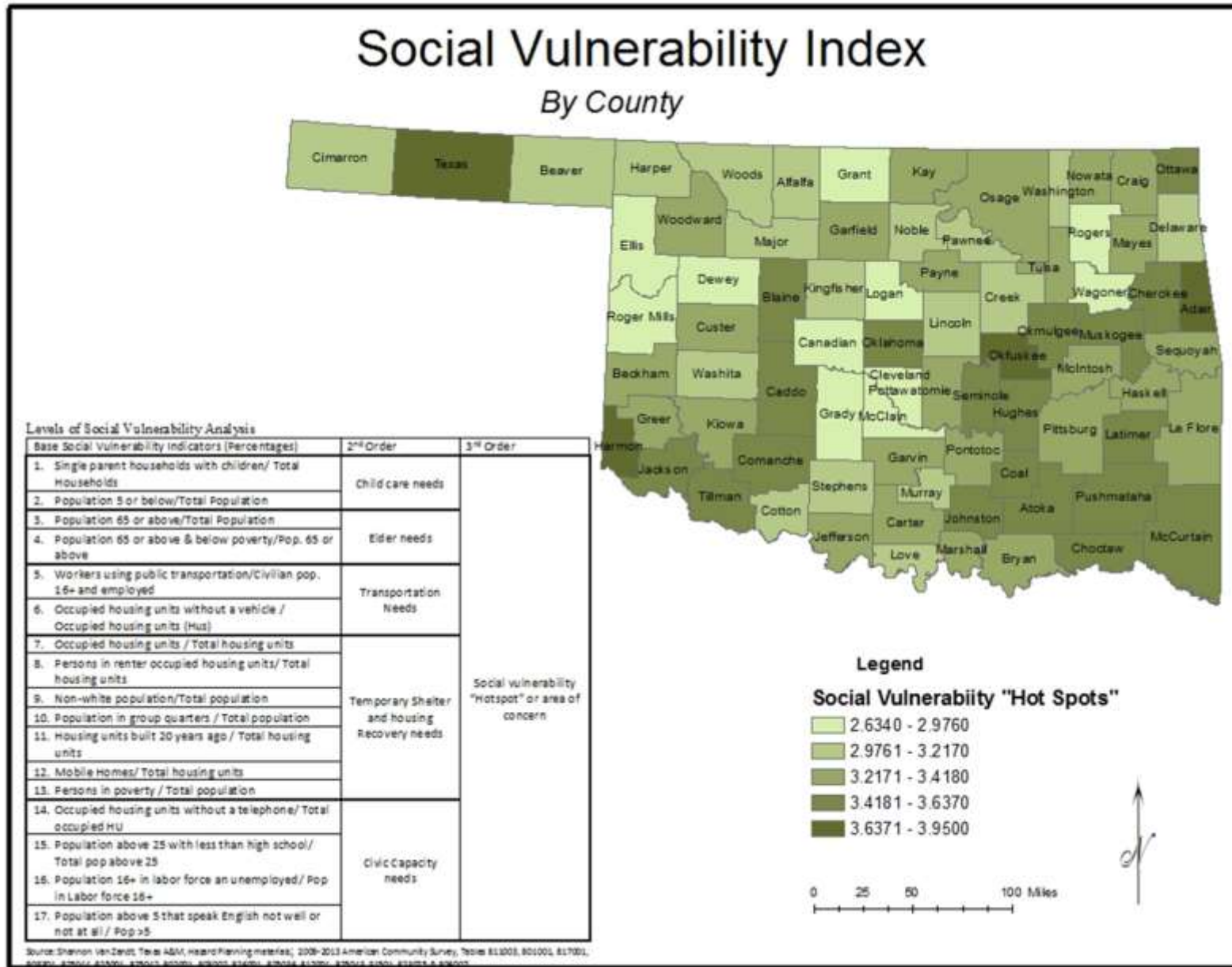


Social Vulnerability

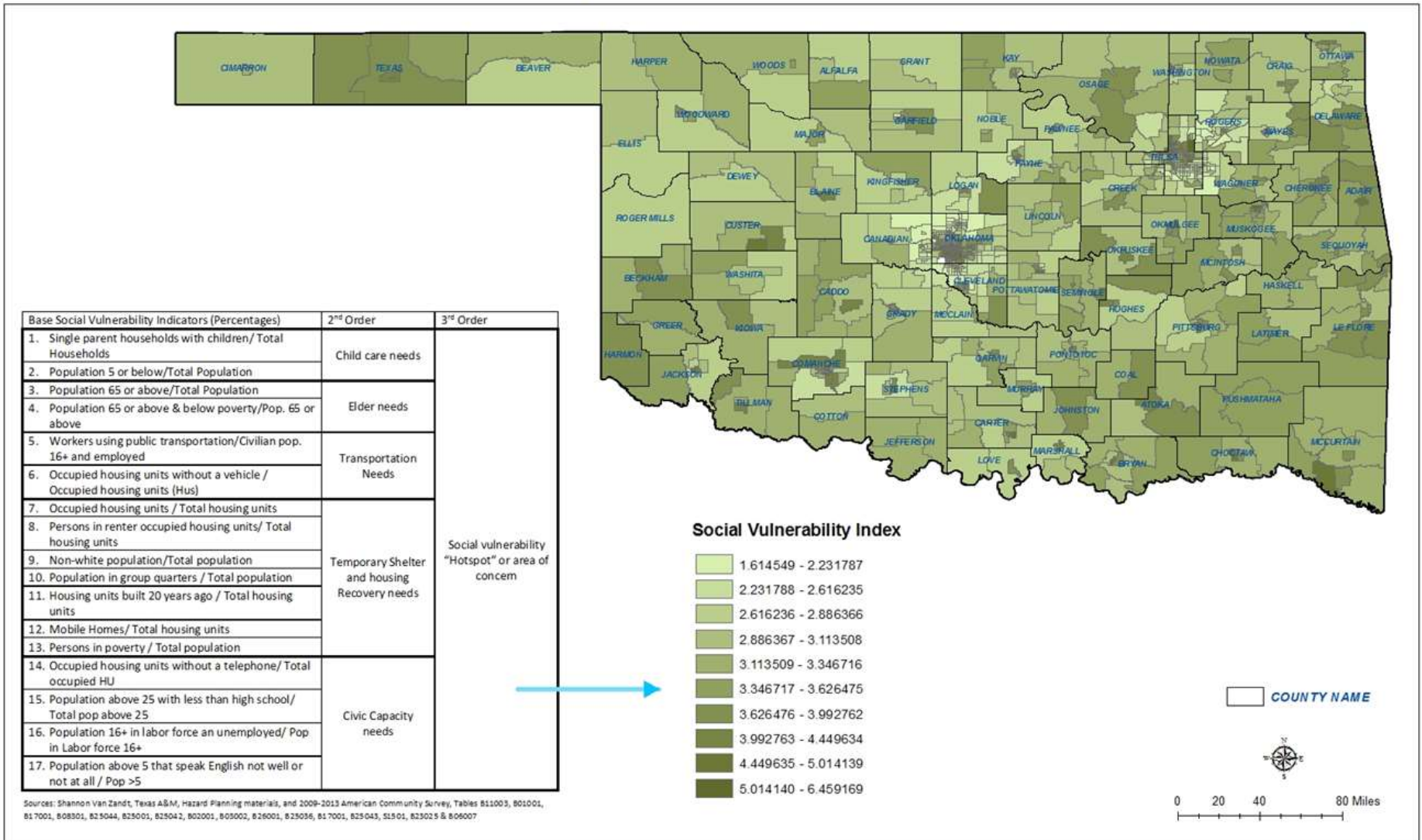
Based on the research work done by the Texas A&M University Hazard Reduction and Recovery Center, an added component is being included in this section. Social vulnerability can place households at a further disadvantage during and after a disaster. This analysis is assessing for the county the levels of social vulnerability based on demographic indicators to highlight 'hotspots' or counties that have higher social vulnerability. That combined with Hazard Mitigation Plans – or lack thereof – can highlight places where additional work is needed to reduce impacts on households.

Social Vulnerability Analysis - Bryan County		
Base Social Vulnerability Indicators (%)	2nd Order	3rd Order
1.) Single Parent Households	14.58%	0.214
2.) Population Under 5	6.79%	(Child Care Needs)
3.) Population 65 or Above	16.20%	0.276
4.) Population 65 or Above Poverty Rate	11.40%	(Elder Needs)
5.) Workers Using Public Transportation	0.34%	0.07
6.) Occupied Housing Units w/o Vehicle	6.67%	(Transportation Needs)
7.) Housing Unit Occupancy Rate	84.45%	2.525 (Temporary Shelter and Housing Recovery Needs)
8.) Rental Occupancy Rate	36.71%	
9.) Non-White Population	26.59%	
10.) Population in Group Quarters	2.79%	
11.) Housing Units Built Prior to 1990	65.89%	
12.) Mobile Homes, RVs, Vans, etc.	17.63%	
13.) Poverty Rate	18.42%	
14.) Housing Units Lacking Telephones	4.60%	0.317 (Civic Capacity Needs)
15.) Age 25+ With Less Than High School Diploma	17.00%	
16.) Unemployment Rate	8.83%	
17.) Age 5+ Which Cannot Speak English Well or Not At All	1.29%	
3.402 Social Vulnerability 'Hotspot' or Area of Concern		

Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2009-2013 American Community Survey, Tables B11003, B01001, B17001, B08301, B25044, B25001, B25042, B02001, B03002, B26001, B25036, B17001, B25043, S1501, B23025 & B06007



Social Vulnerability - Impacts on Housing & Disaster Resiliency



Social Vulnerability - Impacts on Housing & Disaster Resiliency

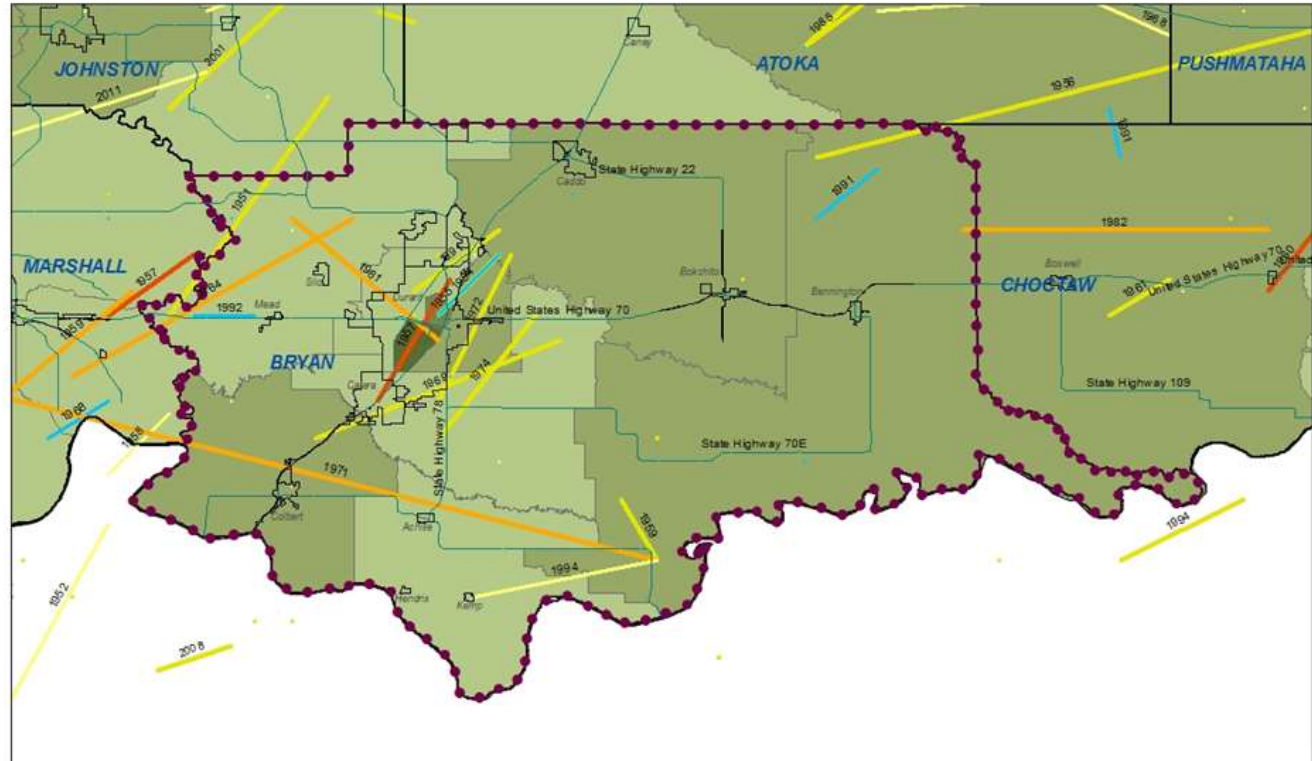
Tornado Events 1950 - 2014

Bryan County

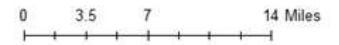
Tornado Magnitude



Social Vulnerability Index



19XX or 20XX Year of Event
 Selected County Boundary
 Oklahoma Municipal Boundaries
 COUNTY NAME



Sources: Shannon Van Zandt, Texas A&M, Hazard Planning materials, and 2009-2013 American Community Survey, Tables B11003, B01001, B17001, B08301, B25044, B25001, B25042, B02001, B03002, B26001, B25036, B17002, B25043, S1501, B23025 & B06007



Social vulnerability combined with the devastating impacts of a natural or man-made disaster can compound a household's ability to recover and in fact can place those individuals at an even greater gap or disadvantage prior to the event (Shannon Van Zandt, Texas A&M, Hazard Planning).

This county falls above average per this index for social vulnerability when comparing as a county to other counties in the state. Looking at the census tract level, the Durant area and eastern portion of the county have elevated social vulnerability scores.

Recommendations for this county:

- Update HMP for Bryan County; the county should pursue funding/grants for the development of an HMP and have the plan approved by the state and FEMA. The county should also continually maintain and update the HMP.
- Special efforts to strengthen building codes related to tornadoes and natural disasters should be considered for all building codes; such as the suggestion of using "hurricane clips" in new residential development.
- Bryan County should pursue funding/grants for public storm shelters.
- Planning for shelters from disaster events for multifamily, HUD and LIHTC units, in addition to all housing in the community should be incorporated with any effort to increase housing.

Homelessness

By Continuum of Care

Oklahoma is comprised of eight Continuums of Care (CoC). These entities manage the provision of services to the homeless, among other functions. By definition, CoCs involve nonprofit homeless providers; victim service providers; faith-based organizations; governments; businesses; advocates; public housing agencies; school districts; social service providers; mental health agencies; hospitals; universities; affordable housing developers; law enforcement and other organizations that serve the homeless and those at risk of becoming homeless (Continuum of Care Network pamphlet, 2015). These entities are governed by a community plan that helps them deliver services to the homeless and/or to prevent a return to the homeless. CoCs provide a variety of services aimed at outreach, engagement and assessment, including emergency shelter, rapid re-housing, transitional housing, and permanent housing, among others (Continuum of Care Network pamphlet, 2015).

The data below describes the characteristics of those receiving or eligible for the CoC in which Bryan County is located. This data is collected by the CoCs on last day of January each year and reported on an annual basis. It is currently the best source of data available at the State level of understanding the demographics of these populations.

OK 507 Southeastern Oklahoma

OK 507 represents McCurtain, Choctaw, Pushmataha, Bryan, Carter, Love, Pontotoc, Coal, Murray, Johnson, Atoka, Marshall, Pittsburg, Latimer, LeFlore, Haskell, McIntosh, Hughes, Okfuskee, Okmulgee, and Muskogee counties. There is a high rate of homelessness in this region, most of which seek shelter in small towns and rural areas. The majority of the homeless in this CoC are classified as chronically homeless (73). There are also a significant number of homeless that are mentally ill (49) and chronic substance abusers (50). The location of a correctional facility in this area may contribute to the disproportionate number of homeless in the CoC.

<i>OK 507 Southeastern OK Regional</i>	Emergency Shelter(sheltered)	Transitional Housing(sheltered)	Unsheltered	Total
Households without children	121	10	70	201
Households with at least 1 adult & 1 child	32	1	20	53
Households with only children	0	0	0	0
total homeless households	153	11	90	254
Persons in households without children	126	10	104	240
persons age 18-24	19	1	23	43
persons over age 24	107	9	81	197
Persons in households with at least 1 adult & 1 child	86	3	113	202
children under age 18	49	2	46	97
persons age 18-24	9	0	23	32
persons over 24	28	1	44	73
persons in households with only 1 children	0	0	0	0
Total homeless persons	212	13	217	442
Subpopulations	Sheltered		Unsheltered	Total
Chronically Homeless	23		50	73
Chronically Homeless Individuals	13		40	53
Chronically Homeless Persons in Families	10		10	20
Severely Mentally Ill	20		29	49
Chronic Substance Abuse	25		25	50
Veterans	8		13	21
HIV/AIDS	1		2	3
Victims of Domestic Violence	26		3	29

CoC Number: OK-507**CoC Name: Southeastern Oklahoma Regional CoC****Summary of all beds reported by Continuum of Care:**

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	54	145	206	0	351	0	3	n/a	0	0
Emergency Shelter	53	142	189	0	331	0	3	n/a	0	0
Transitional Housing	1	3	17	0	20	n/a	n/a	n/a	0	0
Permanent Housing	19	71	23	0	94	n/a	n/a	2	32	0
Permanent Supportive Housing*	15	58	21	0	79	n/a	n/a	2	32	0
Rapid Re-Housing	4	13	2	0	15	n/a	n/a	n/a	0	0
Grand Total	73	216	229	0	445	0	3	2	32	0

COC Conclusion

Each of the CoC's represents a unique area. It's important to note that the Point In Time data serves as a baseline. It is likely that the homeless population is much larger than counted. Generally, the State's homeless population is over the age of 24. In some areas of the State, there is a disproportionately high rate of homeless youth. More detailed exploration is necessary to understand the reasons which led them to this State and the needs of homeless youth. Domestic violence victims comprise a significant portion of the homeless population in the State. In some areas, the presence of social service providers for this subpopulation has reduced homeless rates. The same is true with respect to homeless veterans. As anticipated, the majority of the homeless population across the state can be classified as: mentally ill, chronically homeless, and chronic substance abusers. The needs of these difficult to house homeless must remain a priority across the State.

A Snap Shot of Homelessness in the State

Point in Time data was last collected on January 29, 2015 across the State. On that date, counts revealed a homeless populations of more than 3,000 residents. The majority of those counted (2,603 individuals) were classified as households without children. The majority of this group lives in emergency shelters (1,652) or transitional housing (376) with 575 classified as unsheltered.

The number of households with children is seemingly small totaling 343. The vast majority of those in this classification live at emergency shelters (201) or transitional housing (104) with only 38 classified as unsheltered. Homeless service providers in Oklahoma City and Tulsa emphasized that this group was likely undercounted across the State because they are less visible than other categories of homeless. They emphasized that emergency shelters, as presently designed, do not meet the needs of families with children in terms of both privacy and safety.

The Point in Time data reveals less than 100 households comprised of only children. Of these 74 counted households, 35 live in emergency shelters and 39 are unsheltered. This population is likely significantly undercounted as youth who are homeless typically seek to avoid identification for fear of being returned to their homes. These young people often have specific needs for supportive services that are difficult to deliver because the population remains unseen. Homeless advocates in the State hold up Tulsa as a good example of the State for serving homeless youth. OKC's Be the Change is also a leader in identifying and providing needed service to homeless youth in the metropolitan region. The problem of homeless youth is not just isolated to large urban areas. Mid-sized and smaller cities also look for innovative ways to service. Cities like El Reno and Enid have their own drop in centers for homeless youth. Social networks in smaller cities fill similar functions.

Oklahoma City public schools also tracks homeless students within the district. There are homeless students attending 78 elementary and middle schools in Oklahoma City. This data suggests that the majority of the city's homeless students are African American or Hispanic. There are 664 homeless African American students, 724 homeless Hispanic students, and 254 homeless Caucasian students. There are ten high schools in OKC that have reported having homeless students. Douglass and Capitol Hill high schools have the highest homeless student populations. Douglass has 50 homeless African American students. Capitol Hill has 49 homeless Hispanic students. The majority of these students can be classified as "couch homeless" or doubled up, meaning that they are finding

shelter with extended family members, friends, and other non-relatives for a brief amount of time due to hardship.

The majority of Oklahoma's homeless population is over 24 years old. This classification system is not particularly useful in helping to assess the number and needs of the elderly population, which is reported to be a substantial subset of this population.

The Point in Time data categorizes the homeless population into two categories: Hispanic/Latino and Non-Hispanic/Non-Latino. The lion's share of homeless in Oklahoma are Non-Hispanic/Non-Latino (3,528). In Oklahoma City, 62% of the homeless served are classified a Caucasian. Twenty-five percent of the homeless population is African American. Seven percent of the homeless in OKC identify as Native American. Less than one percent of those identified as homeless in OKC are Asian. By contrast, a relative small fraction of the State's homeless population is Hispanic/Latino. The Point in Time data identified a relatively small Hispanic homeless population, including less than 250 individuals. This follows OKC counts that identify 7% of the city's homeless population as Hispanic. Homeless advocates in OKC indicate that social networks, including churches and extended families, keep the number of homeless in the Hispanic population proportionately lower than their Non-Hispanic/Non-Latino counterparts. However, these individual likely classify as "couch homeless" and are in a continued state of being vulnerable to becoming homeless.

The PIT data indicates that are more homeless males (2,237) than females (1,535). This follows national trends. Care should be taken when interpreting this data, as women are less likely to participate in Point in Time counts. There is a growing population of homeless in Oklahoma that identifies as transgender. PIT data identified 5 individuals identifying as transgender. This population is likely much higher and will continue to grow due to family and national attitudes about this population. Transgender populations may require special housing accommodations, especially in the emergency shelter context, to provide for their social and emotional needs.

Another group of homeless individuals that merits special consideration in the distribution of resources is those identified as having special needs. This classification includes persons with "physical, mental or behavioral disabilities, persons with HIV/AIDS and/or persons with alcohol or drug addictions. The Point in Time data estimates that there are nearly 1300 homeless persons with special needs in OKC alone.

The Point in Time data is coarse and does not do an effectively track homeless populations with specific needs, such as those persons who are homeless and living with HIV/AIDS. This special population of homeless is likely growing in Oklahoma. According to the Oklahoma State Department of Health there were an estimated 5,375 cases of persons living with HIV/AIDS by the end of 2013. There were a total of 437 newly diagnosed HIV/AIDS cases in 2013 for the state of Oklahoma. The vast majority of populations living with HIV/AIDS (nearly 72%) reside in urban areas. In OKC alone, the Point in Time data identified at least 25 homeless individuals living with HIV/AIDS. This is likely an undercount. Based on this information and anecdotal data from homeless service providers, special effort must be made to understand the housing, medical, and supportive services needs of homeless persons living with HIV/AIDS.

Shelter is crucial for homeless persons with HIV/AIDS in the management of this illness. However, traditional shelter setting(s) may not be suitable to house this population. Those with suppressed immune systems are vulnerable to the spread of infectious diseases which may be present in open shelters. In addition, shelter personnel may not be properly trained in handling AIDS related issues. For these reasons, as well as resources made available by the federal government, homeless persons living with HIV/AIDS are often given housing choice vouchers, created by HOPWA, so that they secure housing on the private market. This can be challenging in constrained rental markets like Norman, for example, where affordable housing options are limited. It is estimated that more than 60 individuals living in OKC with HIV/AIDS are homeless because they have been unable to find a landlord that will accept their housing choice voucher.

State Name: Oklahoma**Point-in Time Date: 1/29/2015****Summary by household type reported:**

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children ¹	1,652	376	575	2,603
Households with at least one adult and one child ²	201	104	38	343
Households with only children ³	35	0	39	74
Total Homeless Households	1,888	480	652	3,020

Summary of persons in each household type:

Persons in households without children¹	1,676	397	623	2,696
Persons Age 18 to 24	214	61	110	385
Persons Over Age 24	1,462	336	513	2,311
Persons in households with at least one adult and one child²	595	293	108	996
Children Under Age 18	373	176	57	606
Persons Age 18 to 24	40	29	13	82
Persons Over Age 24	182	88	38	308
Persons in households with only children³	38	0	47	85
Total Homeless Persons	2,309	690	778	3,777

Demographic summary by ethnicity:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Hispanic / Latino	154	43	52	249
Non-Hispanic / Non-Latino	2,155	647	726	3,528
Total	2,309	690	778	3,777

Demographic summary by gender:

Female	1,004	272	259	1,535
Male	1,302	416	519	2,237
Transgender	3	2	0	5
Total	2,309	690	778	3,777

Rural Areas

Homelessness in the rural areas of the State is much more difficult to calculate. Given the population density of the State, the majority of services that serve the homeless are concentrated in urban and semi-urban areas. Even if beds are available, many rural homeless lack knowledge about the services or a means to travel to receive the same. As a part of this study, OU students were dispatched into the 77 counties in the State to, among other issues, attempt to understand the degree to which there is rural homelessness in the State. Their qualitative inquiries yielded very little data, in part, because rural homeless is difficult to identify and often ignored. For the purposes of this report, a literature review was prepared on the topic of rural homelessness in the United States. The goals of this academic review is to assist policymakers and service providers in the State in uncovering the dimensions of this illusive population.

In the U.S., the rural homeless population is predominantly Caucasian. This population is comprised of single mothers, widowed wives and husbands, divorced and separated men and women, and young people. A study examining rural homelessness in Ohio found that nearly 40% of those who classify as homeless were divorced, separated, or widowed (First, Richard J., John C. Rife, and Beverly G. Toomey, 1994, pg. 101). Ohio's rural homeless were also relatively young. Close to 80% of homeless population in this study was between the ages of 18 and 39 years old (First et al, 1994, pg. 101). Rural homelessness is often less visible than urban homelessness because these populations commonly take shelter are at a friend's house, in their vehicles, or on abandoned properties. These populations can also be found on "...campgrounds or in hollows, desert canyons, farmers' fields, state parks, and highway rest areas" (Milbourne and Cloke, 2006, pg. 17).

The causes of rural homelessness mirror, in most ways, the plight of the urban homeless. The study of homelessness in rural Ohio revealed family problems and substance abuse issues as primary causes of rural homelessness. The incidence of homelessness resulting from situations of domestic violence is high in rural areas (Cummins et al, 1998). Substance abuse issues are a common cause for homelessness in rural America. The literature reveals that this population tends to be homeless because they have isolated themselves from family and people who want to help (First et al, 1994). In the case of both domestic violence and substance abuse, it is often difficult for these individuals to find shelter and the supportive services they require in rural areas where options are limited, if available at all. The thought of moving to an urban area to find both shelter and supportive services is sometimes not considered at all by these vulnerable populations.

Rural areas are also more prone to the kind of poverty that puts individuals and families at risk for homelessness. The number of people living at or below the poverty line in rural places is higher than anywhere else in the United States (Moore, 2001). The statement "rural homelessness is a microcosm of national economic and political developments" cannot be truer for American rural communities (Vissing, 1996, pg. 103). The disinvestment of small towns and their inability to attract long-term sustainable business development, cripples a small town's economy. In effect, this is a main contributor for why poverty is such a common theme for rural communities. As a result, the State should carefully consider its investments in rural Oklahoma. While there is a need for shelter in these places, the construction of this housing type should be weighed with long term opportunities for employment in the area.

It is not surprising that rural areas typically lack both emergency shelters and temporary housing options. Services that provide temporary housing and provide relief and support services for those who cannot find food are virtually nonexistent in rural communities across the United States (Moore, 2001). Sheltering the homeless is undercapitalized in rural areas because communities do not see a concentration of homeless individuals (Vissing, 1996, pg. 146). As a result, the homeless must satisfice where they are. For instance, for families who are homeless, some of them use a friend's house to store clothes or to seek shelter, while some receive assistance from churches (Cummins et al, 1998). Others migrate to urban areas where services are available and more accessible (Rollinson, Paul A., and John T. Pardeck, 2006).

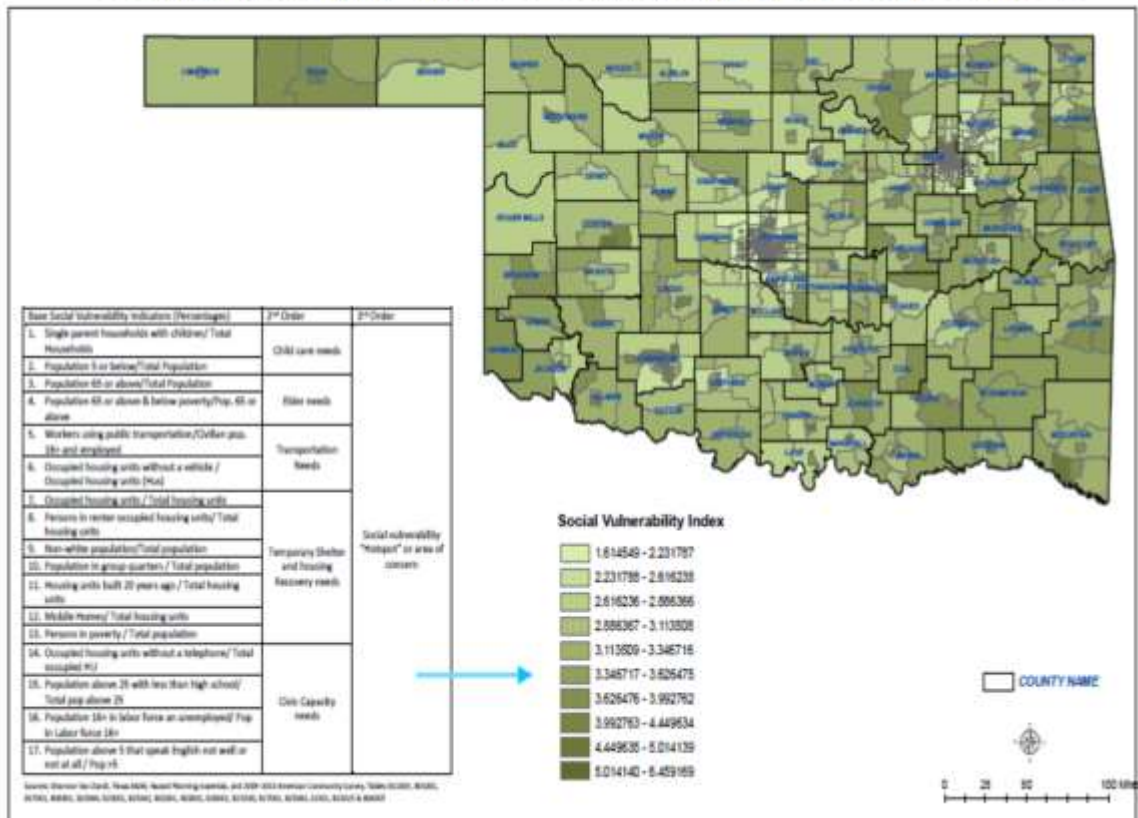
The absence of affordable housing in rural areas is a root cause of homelessness (Levinson, David, and Marcy Ross, 2007). In fact, it was noticed that many of the people were receiving monetary assistance or previously had some money saved up to spend on housing, but these measures were not enough to keep them afloat (First et al, 1994, pg. 101). Housing costs rise in rural areas typically rise as a result of competition for a limited amount of housing stock. In some rural areas, low income families are spending 70% of their household incomes on housing, sometimes substandard housing (Vissing, 1996, pg. 124). As Levinson et al explain, "housing costs are lower but so are incomes, with the result of placing a heavier rent burden in the community" (Levinson, David, and Marcy Ross, 2007, pg. 45). Renters in rural communities, as a result, are far more susceptible to becoming homeless than their urban or suburban counterparts because they do not have the financial safety net sometimes associated with homeownership (Fitchen, 1991, pg. 193).

While this brief review of the literature describes the state of homelessness across rural America, many of the lessons learned are easily translated to an Oklahoma context. The condition and supply of affordable housing units is relatively poor in many rural portions of the State. Rent burden, as more fully characterized in the Consolidated Housing Affordability Strategy (CHAS) section of this report, is high. This leaves families living and working in relatively weak economies vulnerable to homelessness. Once homeless, supportive services in these areas are relatively limited, especially for the chronically homeless, those with substance abuse problems, and victims of domestic violence. Services available to these populations in urban areas may not be attractive to individuals and families who are accustomed to life in rural communities. Where practicable, more consideration must be given to providing supportive services and temporary and permanent housing to homeless populations wishing to remain in rural areas.

At Risk For Homelessness

Poverty is the primary factor that places Oklahoma families at risk of being homeless. There are many factors experienced by those living in poverty which leave residents more or less vulnerable to homelessness. For the purposes of this study, a social vulnerability index has been constructed to measure the likelihood or risk that residents living in poverty might find themselves homeless. This index includes factors such as single headed households, concentration of young and elderly residents, the reliance on public transportation, private vehicle availability, racial composition, housing type, presence or absence of a telephone in the household, amongst other factors. This index is additive and seeks to understand the collective impact of these factors in estimating the vulnerability of a local population. While employed in more significant detail in the section of this report focusing on disaster resiliency, this tool is useful in identifying areas of the State where populations may be most vulnerable to homelessness. The index utilized in this section is different from the one crafted in the Disaster Resiliency chapter of this report in that it estimates social vulnerability at the county level, rather than by census tract. The decision to study vulnerability to homelessness at the county level was made to help policymakers understand, more generally, where resources and economic interventions are most necessary to stave off the potential effects of homelessness. This maps presents vulnerability to homelessness on the county level, depicting the most vulnerable counties in dark green.

Social Vulnerability - Impacts on Housing & Disaster Resiliency



The Oklahoma families most likely at risk are those living in public and subsidized housing. They live below the poverty line. Even those who are employed, remain vulnerable to homeless because an unexpected expense, like a medical emergency, threatens their ability to pay for their share of rent owed or utilities. A missed payment can easily lead to eviction and homeless.

Through the U.S. Department of Housing and Urban Development, Oklahoma service providers have been vested with more than 24,000 housing choice vouchers. Their spatial distribution is outlined below. Of significance is the size of the waiting lists for public housing units and housing choice vouchers in cities across the State. These individuals are the most vulnerable to being homeless.

		Authorized Vouchers	Public Housing Waiting List	Voucher waiting list
Ada	OK024	110	Unknown	Unknown
Bristow	OK033	87	Unknown	Unknown
Broken Bow	OK006	217	Unknown	Unknown
Fort Gibson	OK118	44	Unknown	Unknown
Henryetta	OK142	115	Unknown	Unknown
Hugo	OK044	178	14	56
Lawton	OK005	92	Unknown	Unknown
McAlester	OK062	73	118	36
Miami	OK027	243	126	179
Muskogee	OK099	843	Unknown	230
Norman	OK139	1,185	Unknown	313
Oklahoma City	OK002	4,219	830	8021
Oklahoma HFA	OK901	10,708	Unknown	11,155
Ponca City	OK111	134	70	148
Seminole	OK032	189	53	44
Shawnee	OK095	497	320	623
Stillwater	OK146	656	550	420
Stilwell	OK067	29	Unknown	Unknown
Tecumseh	OK148	31	90	171
Tulsa	OK073	4,808	4951	5859
Wewoka	OK096	154	Unknown	
Oklahoma		24,612		

Findings and Recommendations

There remains a significant homeless population in the urban and rural areas of Oklahoma. This population is very likely significantly undercounted in the Point In Time data. Local homeless advocates and service providers are highly aware of this undercount and are using innovative tools to find and serve the homeless. One example of these extra efforts to identify homeless populations is the data being collected by schools about the number of youth who are homeless or “couch” homeless. In this study, the research team also considered those families living at the economic margins and makes the case for the need for funding to support the housing needs of those that live a pay check or two from being homeless.

Those living with HIV/AIDS tend to underreport their status and needs. Given the cost of medical care these individuals face, the need for permanent and stable housing is critical. Housing providers must work to ensure that there are enough units for this undercounted population. Working with county health care providers, OHFA is much more likely to accurately estimate the size and needs of this population of homeless and potentially homeless persons. Special care must be taken to ascertain the barriers these individuals face when using vouchers to secure housing in the marketplace.

Victims of domestic violence require housing and supportive services across the State. CoCs with high supportive services tend to better accommodate the housing needs of these population. Cleveland County provides a good model for the State. However, many homeless victims of domestic violence live in rural areas that are underserved. Efforts must be undertaken to work with social services providers, schools, churches, and the police to help identify these individuals and to lead them to available housing and supportive services.

While not mentioned in the PIT data, estimates must be prepared to calculate the number and needs of homeless populations with felonies. In particular, there has been a rise nationally in the number of homeless sex offenders. Zoning regulations and discrimination from the private market has pushed many registered sex offenders to the periphery of many communities. This population must not be forgotten by policymakers.

The size of the homeless veteran population is decreasing as a result of national initiatives to end homelessness for veterans in Oklahoma. The needs of homeless veterans appear to be highest in areas of the State near VA facilities. Permanent housing should be constructed at a higher rate in these areas to meet demand. Care should be taken to make certain that the housing constructed is built to meet the psychological needs of veterans, particularly those suffering from PTSD.

Rural homelessness, in general, is a challenge to assess and characterize. The rate of homelessness in rural areas is most likely much higher than annual counts demonstrate. The majority of rural homeless likely find shelter out of public view. Some may shelter in their cars, in undeveloped areas or in the homes of those who allow them to stay. They are not likely to find their way to urban areas given their lack of transportation options and preferences for rural living. Programs that are developed to provide housing for the rural homeless must be developed to allow sheltering in place where possible.

Waiting lists for public housing and section 8 vouchers are high across the State. This is not uncommon to Oklahoma. However, when we are considering the size of the population that is at risk to homelessness, these waiting lists are an important factor to consider. Resources should be spent in a manner which is preventative so that these individuals' and families' needs are met before they become homeless.

The absence of affordable housing alternatives across some parts of the State is the largest threat to homelessness. In markets that are constrained by an aging housing stock or those that are rapidly growing, individuals and families who live on the economic margins are at risk for becoming homeless. Communities must work to ensure that zoning regulations promote the development of housing types serving all income levels, including the construction of affordable housing to meet the needs of the presently homeless and those at risk for becoming the same. Funding distributions should be targeted to communities with the highest needs who are willing to do what is necessary to meet the needs of the homeless and those at risk for the same.

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Fair Housing

Summary

Fair housing addresses discrimination in the provision of housing as well as discrimination in access to opportunities provided by the location of affordable housing. Recent actions by the United States Department of Housing and Urban Development (HUD) and the United States Supreme Court focus our attention on localized access to opportunity.

These findings are intended to aid the Oklahoma Housing Finance Agency (OHFA) determine the location of new affordable housing in relation to vulnerable populations and explore ways to expand the opportunities available to help communities of existing affordable housing achieve self-sufficiency.

Key Findings:

- 70% of affordable housing units are located in census tracts marked by poverty
- 62% of affordable housing is located in census tracts where a majority of the residents are not white
- 13% of affordable housing units have no access to transit services and 56% have access to limited service, on-demand transit
- 2.6% of affordable housing units have limited access to a hospital
- 7.8% of affordable housing units are located in food deserts

Recommendations:

Continued efforts to improve the quality of life for affordable housing residents and reduce discrimination associated with affordable housing will likely need to include strategies that integrate new affordable housing as well as support existing communities of affordable housing. This will likely include public policies and funding designed to integrate low-income and workforce housing into a more diverse set of communities. Additionally, those living existing affordable housing communities need increased opportunities to stay in place, become self-sufficient, and participate in determining the future of their neighborhood. OHFA may consider partnering with other state, non-profit, and for-profit agencies to explore strategies for helping communities thrive economically, socially, and environmentally.

What is Fair Housing?

Fair housing addresses discrimination in the provision of housing as well as discrimination in access to opportunities provided by the location of affordable housing. On one hand, this protects the ability of individuals to obtain housing regardless of personal characteristics such as race, skin color, national origin, gender, familial status, or disability. It also focuses attention on more subtle forms of discrimination that cluster low-income housing in ways that inhibit the ability of communities to access services and amenities that support self-sufficiency and autonomy.

Recent actions by the United States Department of Housing and Urban Development (HUD) and the United States Supreme Court focus our attention on localized access to opportunity. In 2014, HUD released the Affirmatively Furthering Fair Housing (AFFH) rule for public comment. The draft rule

“directs HUD’s program participants to take significant actions to overcome historic patterns of segregation, achieve truly balanced and integrated living patterns, promote fair housing choice, and foster inclusive communities that are free from discrimination” (HUD 2015). In 2015, the United States Supreme Court provided legal support for actions taken to remedy patterns that impede the upward mobility and opportunity of low-income individuals and communities. In the case of *Texas Department of Housing and Community Affairs v. The Inclusive Communities Project* the court reiterated the need to address disparate impacts in considering the location of affordable housing and reinforced the importance of AFFH (Bostic 2015). Housing discrimination from this perspective is not only felt by individual residents, it can also be the result of actions that work to limit the opportunities to improve the quality of life in local communities.

Approach

In Oklahoma, a combination of federal and state programs work to support the opportunities provided to individuals and families who rest safely and comfortably in an apartment or home. Here we use publicly available data for units that are part of the Low Income Housing Tax Credit (LIHTC) Program, the Rural Rental Housing Loans, or OHFA administered programs such as Oklahoma Affordable Housing Tax Credit (AHTC), the HOME investment partnership program, the Section 8 Housing Choice Voucher Program, and multi-family bonds. Collectively, these programs represent state efforts to assist individuals who are unable to afford housing.

Indicators of disparate impact vary but seem to contingent upon the contextual characteristics of a particular neighborhood. In an effort to help communities investigate and understand community level disparate impacts, HUD created a Fair Housing Assessment Tool (http://www.huduser.gov/portal/affht_pt.html#affh). The assessment tool includes measures on indicators of disparate impacts based on the clustering of potentially vulnerable populations, including:

- Race/Ethnicity of Residents
- National Origin of Residents
- English Proficiency of Residents
- Job Accessibility
- Transit Accessibility
- Level of Poverty
- Environmental Exposure (e.g. pollution, crime, food, health care, etc.)
- Disability

This report uses the Fair Housing Assessment Tool in conjunction with readily available data to initiate a more thorough investigation of the potential for disparate impacts in the state. The findings are intended to aid the Oklahoma Housing Finance Agency regarding future location of new fair housing in relation to vulnerable populations and the future opportunities available to help communities of existing affordable housing achieve self-sufficiency.

Data

Data for this report are compiled from a variety of sources including the United States Census, the University of Oklahoma Center for Spatial Analysis, and primary data collected as part of ongoing research efforts at the University of Oklahoma. Data are aggregated into census tracts and reported statewide as well as by county (see Appendix 1).

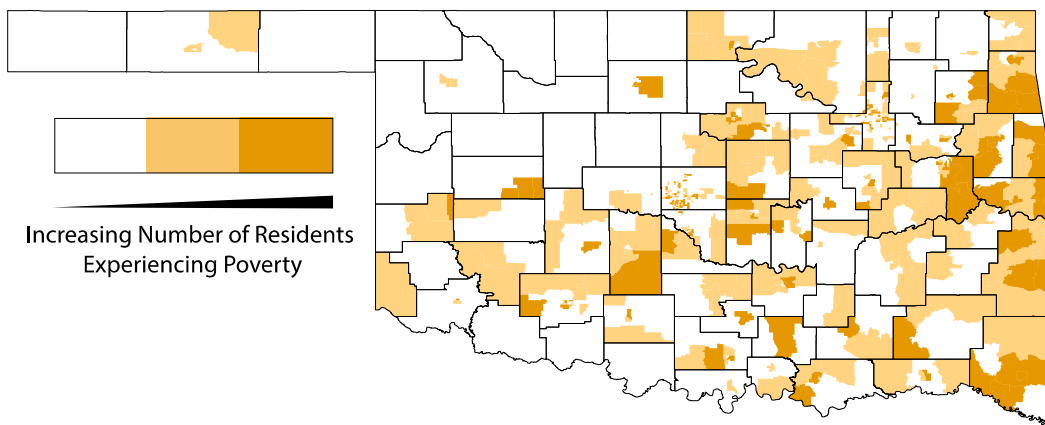
1. Urban/Rural

A majority of the affordable housing in Oklahoma is situated in rural communities. Urban communities including Edmond, Lawton, Norman, Oklahoma City, and Tulsa are home to just over 1/3 of the affordable housing units in the state.

	Total Affordable Housing Units	Situated an Urban Setting	Situated in a Rural Setting
OHFA	35,292	11,699 (33.1%)	23,593 (66.9%)
515	5,384	0	5,384 (100%)
LIHTC	23,537	8,255 (35.1%)	15,282 (64.9%)
Total	64,213	19,954 (31.1%)	44,259 (68.9%)

2. Poverty

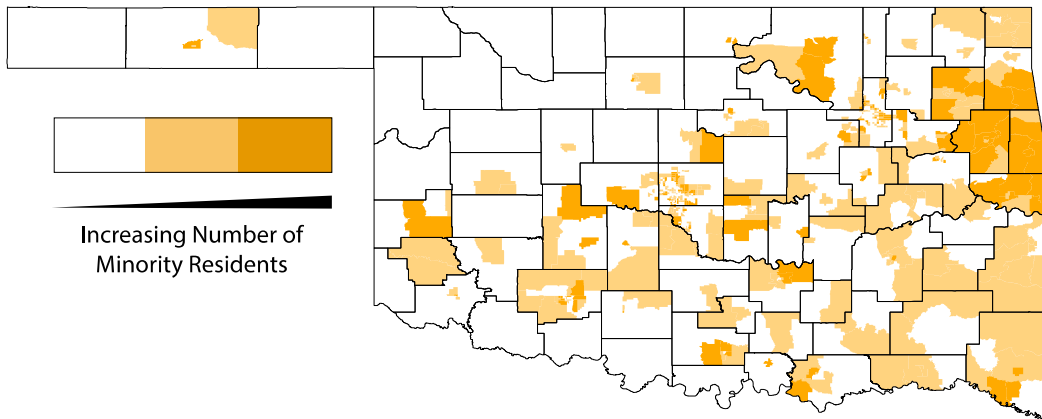
Approximately 70% of affordable housing units in Oklahoma are located in census tracts where the number of residents living in poverty is above the state average. About half of these units are located in areas of extreme poverty, where the number of individuals who are economically vulnerable exceeds 994, more than one standard deviation (411) from the mean (583).



	Total Affordable Housing Units	Situated in Poverty	Situated in Extreme Poverty
OHFA	35,292	12,295 (34.8%)	12,464 (35.3%)
515	5,384	2,093 (38.9%)	1,839 (34.2%)
LIHTC	23,537	7,483 (31.8%)	8,924 (38.0%)
Total	64,213	21,796 (33.9%)	23,227 (36.2%)

3. Non-white Enclaves

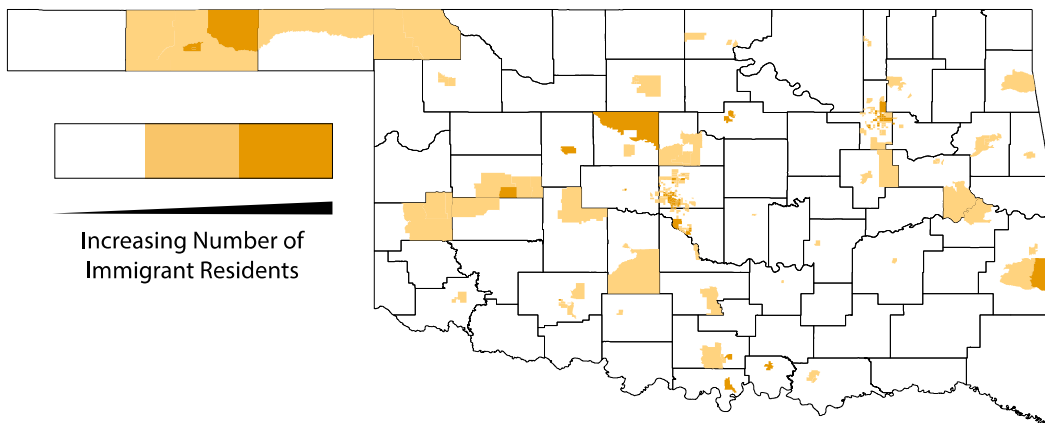
Just over 60% of affordable housing units in Oklahoma are located in census tracts where a majority of the residents are non-white. With just fewer than 24% of the total affordable housing units in census tracts heavily populated with residents who are not white – identified as census tracts where the number of non-white residents is more than 1,595 - one standard deviation (653) greater than the mean (542).



	Total Affordable Housing Units	Situated in Majority Non-White Community	Situated in Heavily Non-White Community
OHFA	35,292	12,814 (36.3%)	7,907 (22.4%)
515	5,384	2,229 (41.4%)	1,288 (23.9%)
LIHTC	23,537	10,285 (43.7%)	5,677 (24.1%)
Total	64,213	25,328 (39.4%)	14,872 (23.2%)

4. Immigrant Enclaves

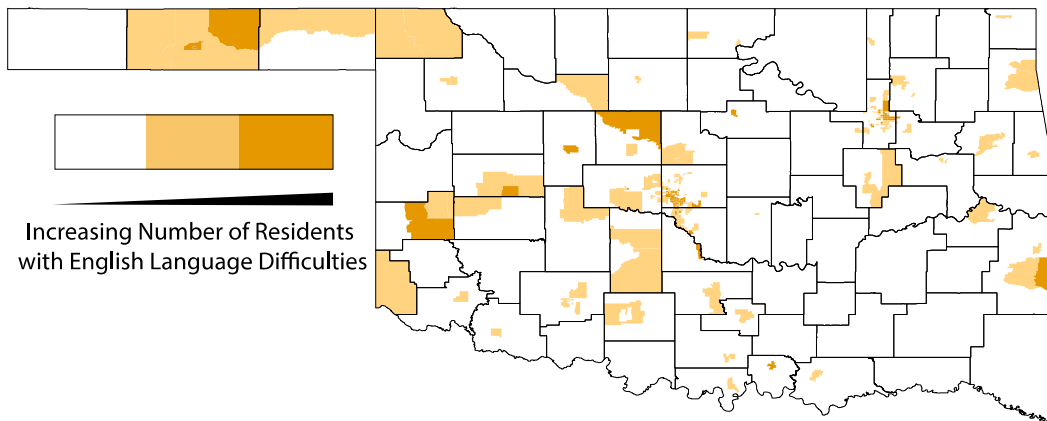
One-third of affordable housing units in Oklahoma are located in census tracts where more than the average number of residents are immigrants. About half of these units are located in areas dense with immigrants, where the number of individuals who are not citizen exceeds 349, more than one standard deviation (219) from the mean (130).



	Total Affordable Housing Units	Situated in Immigrant Enclave	Situated in Heavily Immigrant Enclave
OHFA	35,292	8,114 (23.0%)	3,358 (9.5%)
515	5,384	1,017 (18.9%)	159 (3.0%)
LIHTC	23,537	5,457 (23.2%)	3,364 (14.3%)
Total	64,213	14,588 (22.7%)	6,881 (10.7%)

5. Limited English Proficiency

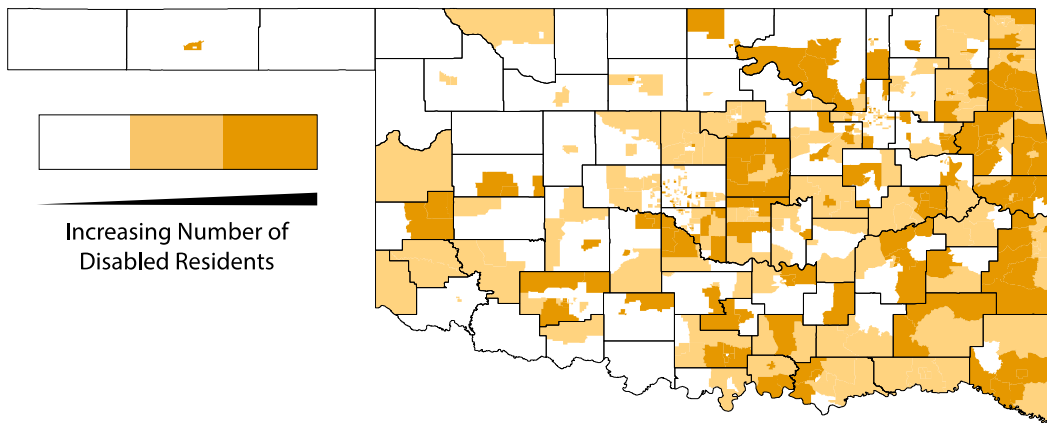
Almost 17,000 existing affordable housing units in Oklahoma are located in census tracts where more residents than average do not speak English very well. A little more than half of these units are located in areas dense with individuals with limited English proficiency, where the number of individuals who speak English less than very well exceeds 380, more than one standard deviation (240) from the mean (140).



	Total Affordable Housing Units	Community with more than average number of Limited English Speakers	Community dense with limited English Speakers
OHFA	35,292	6,250 (17.7%)	3,122 (8.8%)
515	5,384	799 (14.8%)	240 (4.5%)
LIHTC	23,537	4,034 (17.1%)	3,475 (14.8%)
Total	64,213	11,083 (17.3%)	6,837 (10.6%)

6. Disability

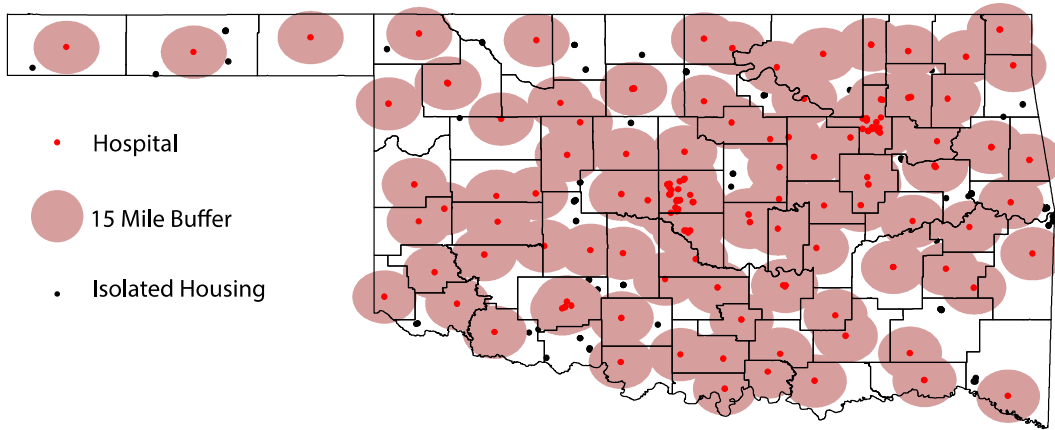
Almost 60% of existing affordable housing units in Oklahoma are located in census tracts where more residents than average have a disability. A little more than half of these units are located in areas dense with individuals with a disability, where the number of individuals who are disabled is greater than 831, more than one standard deviation (289) from the mean (542).



	Total Affordable Housing Units	Community with more than average number of Disabled Residents	Community dense with Disabled Residents
OHFA	35,292	10,098 (28.6%)	10,722 (30.4%)
515	5,384	1,686 (31.3%)	2,594 (48.8%)
LIHTC	23,537	7,074 (30.1%)	6,289 (26.7%)
Total	64,213	18,858 (29.4%)	19,605 (30.5%)

7. Hospitals

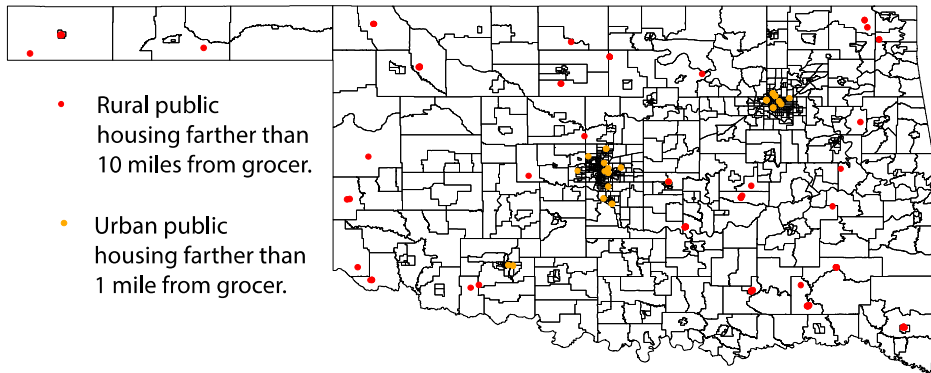
There are no affordable housing units more than 30 miles from a hospital. Approximately 2.6% of affordable housing units are farther than 15 miles from the nearest hospital. As indicated by the larger percentage of Rural Rental Housing Loan units, most of these are located in rural areas.



	Total Affordable Housing Units	More than 15 miles to nearest hospital	More than 30 miles to nearest hospital
OHFA	35,292	628 (1.8%)	0
515	5,384	500 (9.3%)	0
LIHTC	23,537	532 (2.3%)	0
Total	64,213	1,660 (2.6%)	0

8. Grocery Stores

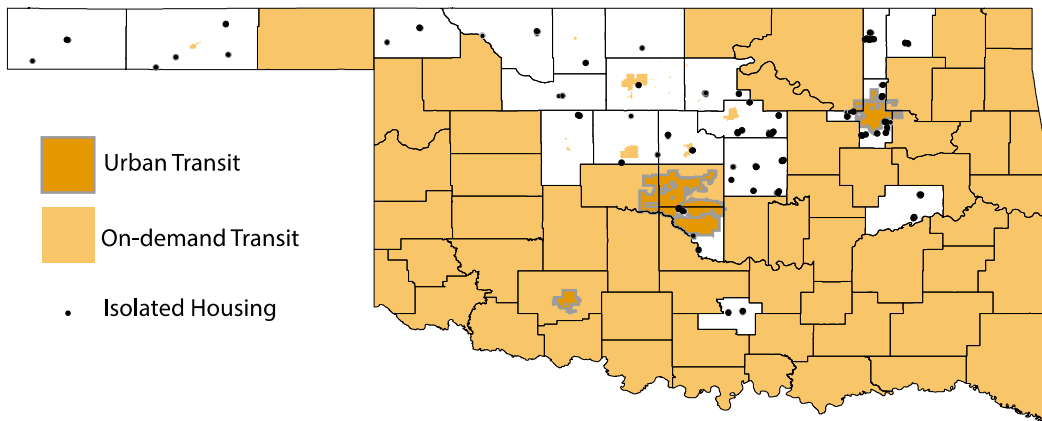
Approximately 7.8% of affordable housing units are in areas that are classified as food deserts. According to the United States Department of Agriculture, food deserts exist in urban environments further than 1 mile from a grocery store and in rural environments further than 10 miles from a grocery store (<https://apps.ams.usda.gov/fooddeserts/foodDeserts.aspx>).



	Total Affordable Housing Units	Urban > 1 Mile from nearest Grocer	Rural > 10 miles to nearest Grocer
OHFA	35,292	1,493 (4.2%)	1,097 (3.1%)
515	5,384	0	466 (8.7%)
LIHTC	23,537	1,175 (5.0%)	769 (3.3%)
Total	64,213	2,668 (4.2%)	2,332 (3.6%)

9. Transit

A little over 69% of affordable housing in Oklahoma is located in a census tract with limited or no access to transit services. This includes 8,367 affordable housing units in areas that lack public transit services all together as well as 36,363 units that are situated in areas that have on-demand transportation services that often have limited operation times and may only serve elderly and disabled populations or those going to a medical appointment.



	Total Affordable Housing Units	No Transit	Urban Transit	On-Demand Transit
OHFA	35,292	4,035 (11.4%)	11,265 (31.9%)	19,992 (56.6%)
515	5,384	767 (14.2%)	0	4,617 (85.8%)
LIHTC	23,537	3,565 (15.1%)	8,217 (34.9%)	11,755 (49.9%)
Total	64,213	8,367 (13.0%)	19,482 (30.3%)	36,363 (56.6%)

What does this mean for Oklahoma?

This report suggests a number of possible ways forward for the Oklahoma Housing Finance Agency as it continues to support quality low-income and workforce housing for residents of the state. Across a number of indicators of opportunity, affordable housing in the state clusters in ways that raise concerns about the opportunities available to affordable housing residents in comparison to other residents.

Continued efforts to improve the quality of life for affordable housing residents and reduce discrimination associated with affordable housing will likely need to include strategies that integrate new affordable housing as well as support existing communities of affordable housing. This will likely include public policies and funding designed to integrate low-income and workforce housing into a more diverse set of communities. Additionally, those living existing affordable housing communities need increased opportunities to stay in place, become self-sufficient, and participate in determining the future of their neighborhood. OHFA may consider partnering with other state, non-profit, and for-profit agencies to explore strategies for helping communities thrive economically, socially, and environmentally.

Moving ahead, Oklahoma should be wary of a narrowly focused vision focused solely on the problems of existing affordable housing and the integration of these residents into other communities. The relocation of residents harkens back to the physical and social destruction brought about by urban renewal. Such an approach pits efforts to enhance existing affordable housing through community development against efforts to build a more integrated and diverse society (Goetz 2015). Rather, Oklahoma has the opportunity to work closely with local municipalities to improve the conditions of current affordable housing communities while simultaneously advancing integration of low-income and workforce housing through the construction in new settings.

For future new development, a number of case studies and emerging scholarship on the importance of neighborhood effects provide guidance on possible ways forward for Oklahoma. For instance, in El Paso, Texas a public private partnership between the Housing Authority of the City of El Paso and private developers led to the development of a mixed income housing development. Eastside Crossings (<http://www.hacep.org/about-us/eastside-crossings>) provides 74 traditional affordable housing units, 79 affordable housing units, and 45 market rate units in partnership with the Texas Department of Housing and Community Affairs (Housing Authority of El Paso 2015). In Sacramento, partnership between private developers and the Capital Area Redevelopment Authority resulted in the adaptive reuse of a building listed on the National Register of Historic Buildings into affordable Housing (Vellinga 2015). Located in a dense, walkable, transit-oriented community, the Warehouse Artist Lofts (<http://www.rstreetwal.com>) are home to 116 units, 86 of which are affordable and 13,000 square feet of ground floor retail.

For existing affordable housing, strategies exist to help enhance localized opportunities and build a culture of community participation around housing. Across the nation, there is a need to refocus the discussion away from the deficits found in many communities to look for closely at opportunities (Lens 2015) and to think about the consequences of physical, social, and economic isolation (Clarke, Morenoff, Debbink, Golberstein, Elliott, & Lantz, 2014.).

The Oklahoma Housing Finance Agency may need to collaborate more closely with other governmental agencies to develop comprehensive strategies that not only improve existing housing but also work toward enhancing access to food, recreation, amenities, jobs, and quality schools. By doing so, OHFA could help build the social and physical resiliency of these communities so that residents would be empowered to choose for themselves whether or not they want to stay and be part of their existing community or move elsewhere in search of a better quality of life. A set of tools for doing some of this work is available through Policy Link (<http://www.policylink.org/equity-tools/equitable-development-toolkit/about-toolkit>). For those who are relocated due to circumstances that make staying in place impossible, intensive case management may be required to ensure that these residents avoid pitfalls and thrive in a new environment (Theodos, Popkin, Guernsey, & Getsinger, 2010). But evidence continues to suggest that stability, particularly in the lives of children, is an essential part of ensuring that everyone has the opportunity to succeed and thrive (HUD 2014).

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Data Sources

2014 American Community Survey Estimates

- Poverty: ACS_13_5YR_S1701 > HC02_EST_VC01 > Below poverty level; Estimate; Population for whom poverty status is determined
- Non-white enclaves: ACS_13_5YR_BO2001 > HD01_VD02 > [Total Population] - Estimate; Total: - White alone
- Immigrant enclaves: ACS_13_5YR_BO5001 > HD01_VD06 > Estimate; Total: - Not a U.S. citizen
- Limited English Proficiency: ACS_13_5YR_S1601 > HC03_EST_VC01 > Percent of specified language speakers - Speak English less than "very well"; Estimate; Population 5 years and over
- Disability: ACS_13_5YR_S1810 > HC02_EST_VC01 > with a disability; estimate; total civilian noninstitutionalized population

University of Oklahoma Center for Spatial Analysis: Data Warehouse

- Hospital locations as of 2008 derived from Oklahoma State Department of Health, Health Care Information Division.

University of Oklahoma Division of Regional and City Planning

- Grocery store locations retrieved from Internet search conducted by faculty and student research assistants at the University of Oklahoma.
- Transit locations retrieved from Oklahoma Department of Transportation (<http://www.okladot.state.ok.us/transit/pubtrans.htm>) and geocoded by faculty and student research assistants at the University of Oklahoma.

Appendix 1: County affordable housing Summaries

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Community of Immigrants	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Adair	676	676	676	0	0	177	0	0	0
Alfalfa	93	0	0	0	0	0	93	0	23
Atoka	145	121	0	0	0	0	24	145	24
Beaver	0	0	0	0	0	0	0	0	0
Beckham	343	87	228	0	228	315	0	28	0
Blaine	169	0	0	127	127	0	24	0	42
Bryan	1,005	538	501	0	0	501	0	0	0
Caddo	658	292	387	0	0	292	95	0	0
Canadian	1,655	0	248	0	0	0	48	24	0
Carter	1,040	373	938	189	0	972	24	24	24
Cherokee	1,359	986	412	0	0	436	0	13	0
Choctaw	433	312	0	0	0	0	0	0	0
Cimarron	69	0	0	0	0	0	8	69	69
Cleveland	2,389	1,080	194	758	648	601	0	214	718
Coal	71	0	0	0	0	71	0	0	0
Comanche	1,214	200	182	0	0	225	123	151	24
Cotton	114	0	0	0	0	0	114	0	0
Craig	290	0	0	0	0	157	0	72	0
Creek	1,359	163	163	0	0	670	0	0	0
Custer	255	78	0	0	0	172	0	0	0
Delaware	712	695	285	0	0	712	28	0	0
Dewey	75	0	0	0	0	0	16	0	0
Ellis	39	0	0	0	0	0	0	0	0
Garfield	824	683	127	0	0	0	0	52	50

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Immigrant Enclaves	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Garvin	557	0	0	0	0	265	0	0	0
Grady	758	71	0	0	0	621	71	0	0
Grant	8	0	0	0	0	0	8	8	8
Greer	100	0	0	0	0	0	0	0	0
Harmon	62	0	0	0	0	0	0	2	0
Harper	50	0	0	0	0	0	14	36	50
Haskell	63	0	0	0	0	0	0	0	0
Hughes	341	0	0	0	0	0	0	76	0
Jackson	322	18	18	0	18	0	30	30	0
Jefferson	36	0	0	0	0	0	0	0	0
Johnston	517	493	0	0	0	493	0	0	0
Kay	1,001	196	168	0	0	344	0	0	0
Kingfisher	153	0	0	8	8	0	8	8	40
Kiowa	143	0	0	0	0	0	0	0	0
Latimer	220	0	0	0	0	220	0	0	0
Le Flore	1,050	204	0	0	0	573	166	0	0
Lincoln	705	143	0	0	0	705	42	0	705
Logan	629	0	0	0	0	300	0	0	158
Love	62	0	0	62	0	0	0	0	0
Major	76	0	0	0	0	0	0	0	76
Marshall	134	0	109	109	109	109	0	0	0
Mayes	546	382	218	0	0	382	0	0	0
McClain	346	55	0	0	47	299	0	0	0
McCurtain	767	767	746	0	0	767	57	315	0
McIntosh	488	0	0	0	0	169	0	0	488

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Community of Immigrants	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Murray	224	95	0	0	0	224	0	0	224
Muskogee	1,572	642	59	0	0	44	48	0	0
Noble	387	0	0	0	0	0	42	30	345
Nowata	229	0	0	0	0	185	0	0	229
Okfuskee	214	169	0	0	0	213	0	1	0
Oklahoma	11,497	3,920	3,518	2,445	2,641	456	0	1,202	25
Okmulgee	663	303	227	0	0	127	0	0	0
Osage	1,544	538	700	0	0	1,391	42	0	0
Ottawa	409	0	0	0	0	96	0	84	0
Pawnee	65	0	0	0	0	0	37	20	0
Payne	1,797	1,209	0	120	120	648	0	0	971
Pittsburg	1,268	0	50	0	0	284	16	16	0
Pontotoc	810	311	286	0	0	336	0	0	0
Pottawatomie	1,715	1,009	587	0	0	954	0	284	0
Pushmataha	381	234	0	0	0	381	147	381	0
Roger Mills	14	0	0	0	0	0	0	14	0
Rogers	973	0	0	0	0	0	36	0	0
Seminole	426	76	75	0	0	75	0	123	0
Sequoyah	1,449	922	922	0	0	726	243	0	0
Stephens	841	0	0	0	0	310	12	0	0
Texas	816	0	372	782	782	372	60	6	75
Tillman	114	0	0	0	0	0	0	0	0
Tulsa	9,868	4,750	1,807	2,281	2,109	1,419	0	1,441	2,220
Wagoner	1,094	691	461	0	0	701	0	0	0
Washington	1,262	0	108	0	0	108	0	0	1,262
Washita	189	0	0	0	0	0	0	0	0

County	Total Units	Units at Risk for Poverty	Units in mostly Non-white Enclaves	Units in Community of Immigrants	Units in Limited English Neighborhood	Units nearer Elevated Number of Disabled	Units farther than 15 miles to Hospital	Units located in a Food Desert	Units that lack readily available Transit
Woods	65	0	0	0	0	0	2	0	65
Woodward	161	0	0	0	0	0	0	60	0

Lead-Based Paint Hazards

Findings / Health and Well-being

Lead is known to be highly toxic particularly to young children 5 years of age and under. Excessive exposure results in reduced intelligence, impaired hearing, reduced stature and a host of other negative health effects. It is well documented that a common source of lead exposure for children is lead-based paint in older housing along with the dust and soil it generates. Children are exposed to lead-based paint most commonly by directly eating paint chips or indirectly by ingesting lead-contaminated house dust or soil through normal hand-to-mouth contact.

For purposes of this analysis, the federal definition of “lead-based paint hazard” at 24 CFR Part 35.86 was applied. Under this definition, lead-based paint hazard is defined as, “...any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.”

It is noteworthy estimates presented can only be stated as dwellings that “potentially” have LBP hazards because there are no real-time surveys or studies of residential structures built prior to 1978. However, there have been previous estimations provided in the state’s Consolidated Plan.

Statewide Findings

Using methodology which will be discussed later in this section, we have estimated the number of housing units in Oklahoma with lead-based paint hazards as defined in 24 CFR Part 35.86. Our estimates are shown in the following table.

Lead-Based Paint Hazards in Oklahoma		
	Number	Percent
Total Housing Units	1,432,730	
Total Housing Units with Lead-Based Paint Hazards	240,229	16.8%
Owner-Occupied Units w/LBP Hazards	159,861	66.5%
Renter-Occupied Units w/LBP Hazards	80,368	33.5%
Housing Units w/LBP Hazards Occupied by Low-to-Moderate Income Households	113,931	47.4%
Housing Units w/LBP Hazards with Children < 6 Years of Age Present	37,426	15.6%
Housing Units w/LBP Hazards Occupied by LMI Households and Children < 6 Years of Age Present	19,761	52.8%

Sources: American Healthy Homes Survey Table 5-1 & CHASTables 12 & 13

As shown, we estimate that there are 240,229 housing units in Oklahoma containing lead-based paint hazards, representing 16.8% of Oklahoma’s total housing stock. 66.5% of those units are owner-occupied, while 33.5% are renter-occupied. Of the 240,229 housing units containing lead-based paint hazards, 113,931 units, or 47.4%, are occupied by households with low-to-moderate incomes as defined by HUD. Among all housing units with lead-based paint hazards, 37,426 units have children under the age of six present, and 52.8% of those units, or 19,761 units total, are households with low-to-moderate incomes. Exhibits 2 through 6, found at the end of this section, graphically summarize our statewide findings at a county level.

Disaster Resiliency/ Economy and Society, Infrastructure and Environment

While communities strive to address lead-based paint hazards through education and removal when detected in connection with federally funded local housing rehabilitation initiatives, hazard detection and mitigation may have special considerations in terms of disaster resiliency.

Many disasters are accompanied by widespread damage to residential structures often times scattering building material debris across the landscape necessitating removal by heavy equipment and disposal in landfills. When building materials contaminated with lead-based paint become part of non-contaminated debris disposal, it presents an environmental hazard that can span well beyond recovery and rebuilding efforts.

Leadership and Strategy

Given the albeit large but finite number of potential housing units with lead hazards, the state and local communities may wish to consider initiatives aimed at reducing and/or eventually eliminating residential lead-based paint hazards, particularly in housing occupied by low and moderate income households with young children present. One such initiative could be the use of the state's various federal and state housing programs' competitive funding selection criteria. By designing rating criteria that specifically awards points to applicants that purposefully seek out properties within counties known to have higher percentages of lead hazards, housing developers along with those engaged in rehabilitation may be incentivized to engage in hazard mitigation.

State and local governments may wish to capitalize on the results of this study by using the data to support competitive applications to the Federal Home Loan Bank Topeka's Affordable Housing Program funding for owner occupied rehabilitation which, among other competitive rating criteria, awards points for the "Abatement of Hazardous Environmental Conditions". Similarly, this report's data may be used to document hazards and need in applications for competitive health care grants offered at the federal level.

Similar to initiatives undertaken by USHUD, the state may want to consider undertaking a real-time sample survey of homes built prior to 1978 across the state's community sizes and counties to more accurately ascertain the extent of the hazard and/or conducting real-time surveys of LBP Risk Assessors licensed by the ODEQ.

Survey of Previous Lead-based Paint Studies

Using a combination of US Census Bureau and US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy data and age of housing stock built prior to 1980, the Oklahoma Department of Commerce's, "State of Oklahoma Five-Year E-Consolidated Plan FY 2014 – 2018" estimated 59% of the owner occupied and 65% of the renter occupied housing had the potential of containing lead-based paint. To address lead paint hazards, the Consolidated Plan recommended assessment of hazard presence be conducted at the point dwelling rehabilitation is undertaken and that nonprofits advise persons receiving federal rehabilitating assistance regarding the dangers of lead exposure.

At the national level, between 1998 and 2000, USHUD Office of Health Homes and Lead Hazard Control staff and the National Institute of Environmental Health Sciences conducted a real-time

random sampling of 831 permanently occupied housing units (multifamily, single family and mobile homes) taken from all 50 states and the District of Columbia. The results indicated an estimated 38 million (39% of the 96 million total housing units) of the nation's housing units had lead-based paint hazards. Of that total, 24 million had significant lead hazards with 1.2 million of those units occupied by low income families. It was further estimate that 35% of all low income housing had lead-based paint hazards. The study also noted the prevalence of lead-based paint increases with age of housing. However, most painted surfaces, even in older homes don't have lead paint. Geography was found to be related to the incidence of lead-based paint with the Northeast and Midwest having 2 times the prevalence of lead paint than the South and West. Finally, the study recommends "public-private sector resources be directed units posing the greatest risk" as a preventive measure to avoid lead poisoning.

In April 2011, the U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control updated its 1998-2000 nationwide report in its publication, "American Healthy Homes Survey, Lead and Arsenic Findings". This report, conducted from June 2005 through March 2006, estimated 37.1 million homes (34.9%) out of a total of 106 million total housing units have lead-based paint somewhere in the building. Of the 65.6 million homes built before 1978, 34.4 million (52%) have lead-based paint. The study reaffirmed the previous finding that the prevalence of lead-based paint is higher in the Northeast and Midwest parts of the United States than South and West. It also confirmed earlier finding that the incidence of lead-based paint increases with age of housing with 86% of the homes built prior to 1940 containing lead. An estimated 3.6 million homes with children less than 6 years of age have lead-based paint hazards of which 1.1 million are low income households. Of the 16.8 million homes with children under the age of 6, 5.7 million (34%) have lead-based paint, about the same incidence of lead-based paint in all homes.

In June 2006, the Oklahoma State Department of Health's Childhood Lead Poisoning Prevention Program (OCLPPP) received a 5-year project grant "Oklahoma Childhood Lead Poisoning Prevention Program Focusing in High Risk Groups". That program focused on communities evidencing high numbers of children 6-72 months of age who are at high risk for lead poisoning.

In order to more effectively target high-risk areas and populations, the OCLPPP identified 21 high-risk target area (HRTA) zip codes (see Exhibit #1) located within Oklahoma, Tulsa, Muskogee, Jackson, Okmulgee, Ottawa, Kay, Garfield, and Hughes counties. These 21 zip codes were narrowed from a list of 57 zip codes out of the state's approximately 700 zip codes that with populations of 5,000 or more persons; greater than or equal to 22% of housing stock built prior to 1950; and, greater than or equal to 18% of children under the age of 6 years living below the poverty level.

The 57 zip codes were further compared and evaluated based on selected characteristics such as EBL cases and proportion of minority population. Zip codes with higher EBL prevalence and/or minority populations (Hispanic/African American/American Indian) were ranked higher and given the designation as HRTA zip codes.

Bryan County Findings

The number of housing units in Bryan County containing lead-based paint hazards can be estimated by applying the percentages of housing units with such hazards reported by the American Healthy Homes

Survey, to the number of occupied homes in Bryan County, by year of construction. The following table presents the percentage of housing units in the Census Bureau South Region based on the AHHS findings.

Housing Units in the South Census Region with Lead-Based Paint Hazards by Year of Construction			
Year of Construction	No. of Housing Units (000s)	Units w/ LBP Hazards (000s)	Percent of Units w/ LBP Hazards
1978-2005	18,625	664	3.6%
1960-1977	11,724	1,311	11.2%
1940-1959	5,575	2,145	38.5%
1939 or Earlier	3,072	1,947	63.4%
Total	38,996	6,067	15.6%

Source: U.S. Dept. of Housing and Urban Development, American Healthy Homes Survey, Table 5-1

These percentages can then be applied to the number of housing units in Bryan County, by year of construction and by tenure (owner-occupied versus renter-occupied), as reported by HUD's Comprehensive Housing Affordability Strategy (CHAS) data for Bryan County.

Total Housing Units in Bryan County with Lead-Based Paint Hazards by Tenure			
Total Owner-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	5,953	3.57%	212
1960-1977	2,727	11.18%	305
1940-1959	1,240	38.48%	477
1939 or Earlier	865	63.38%	548
Total	10,785	14.30%	1,542
Total Renter-Occupied Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	2,912	3.57%	104
1960-1977	1,413	11.18%	158
1940-1959	965	38.48%	371
1939 or Earlier	280	63.38%	177
Total	5,570	14.55%	811
Total Housing Units	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	8,865	3.57%	316
1960-1977	4,140	11.18%	463
1940-1959	2,205	38.48%	848
1939 or Earlier	1,145	63.38%	726
Total	16,355	14.39%	2,353

Sources: American Healthy Homes Survey Table 5-1 & CHAS Table 12

Finally, we can use the same methodology to estimate the number of housing units in Bryan County with lead-based paint hazards, occupied by households with low-to-moderate incomes, by tenure:

**Housing Units in Bryan County with Lead-Based Paint Hazards by Tenure,
Occupied by Low-Income Families**

Owner-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,035	3.57%	37
1960-1977	536	11.18%	60
1940-1959	360	38.48%	139
1939 or Earlier	245	63.38%	155
Total	2,175	17.96%	391

Renter-Occupied Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,063	3.57%	38
1960-1977	612	11.18%	68
1940-1959	460	38.48%	177
1939 or Earlier	125	63.38%	79
Total	2,260	16.04%	363

Total Housing Units < 50% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	2,098	3.57%	75
1960-1977	1,148	11.18%	128
1940-1959	820	38.48%	315
1939 or Earlier	370	63.38%	235
Total	4,435	16.98%	753

Sources: American Healthy Homes Survey Table 5-1 & CHAS Table 12

**Housing Units in Bryan County with Lead-Based Paint Hazards by Tenure,
Occupied by Moderate-Income Families**

Owner-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	930	3.57%	33
1960-1977	495	11.18%	55
1940-1959	270	38.48%	104
1939 or Earlier	155	63.38%	98
Total	1,850	15.71%	291

Renter-Occupied Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	517	3.57%	18
1960-1977	239	11.18%	27
1940-1959	220	38.48%	85
1939 or Earlier	65	63.38%	41
Total	1,040	16.44%	171

Total Housing Units 50%-80% AMI	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,447	3.57%	52
1960-1977	734	11.18%	82
1940-1959	490	38.48%	189
1939 or Earlier	220	63.38%	139
Total	2,890	15.97%	462

Sources: American Healthy Homes Survey Table 5-1 & CHAS Table 12

To conclude, we estimate that there are a total of 2,353 homes in Bryan County containing lead-based paint hazards, 1,542 owner-occupied and 811 renter-occupied. Of the 2,353 homes in the county estimated to have lead-based paint hazards, 753 are estimated to be occupied by households with low-incomes (incomes less than 50% of Area Median Income), and 462 are estimated to be occupied by households with moderate incomes (between 50% and 80% of Area Median Income), for a total of 1,215 housing units in Bryan County with lead-based paint hazards occupied by households with low or moderate incomes.

Lead-Based Paint Hazards in Homes with Children Present

Using the same methodology, we can estimate the number of housing units in Bryan County occupied by households with children under the age of six present. For this analysis we apply the lead-based paint hazards percentages from the American Healthy Homes Survey to the data in HUD CHAS Table 13, which details housing units by year of construction, household income, and presence of children under the age of six. The data is presented in the following table:

Housing Units in Bryan County with Lead-Based Paint Hazards with Children under Age 6 Present Occupied by Low or Moderate-Income Families			
Housing Units < 50% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	403	3.57%	14
1940-1977	428	19.98%	85
1939 or Earlier	60	63.38%	38
Total	890	15.48%	138
Housing Units 50%-80% AMI w/ Children under 6 Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	274	3.57%	10
1940-1977	176	19.98%	35
1939 or Earlier	24	63.38%	15
Total	474	12.68%	60
Total LMI Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	677	3.57%	24
1940-1977	603	19.98%	121
1939 or Earlier	84	63.38%	53
Total	1,364	14.51%	198
Total Housing Units w/ Children Present	Total Housing Units	Percent w/LBP Hazards	Number w/LBP Hazards
1978 or Later	1,848	3.57%	66
1940-1977	1,188	19.98%	237
1939 or Earlier	203	63.38%	129
Total	3,238	13.33%	432

Sources: American Healthy Homes Survey Table 5-1 & CHAS Table 13

As shown, we estimate there are 432 housing units in Bryan County with lead-based paint hazards and children under the age of six present, and that 198 of those housing units are occupied by families with low to moderate incomes.

Research Footnotes/Sources

Oklahoma Department of Commerce, "State of Oklahoma Five-Year E-Consolidated Plan FY 2014 – 2018"

"The Prevalence of Lead-Based Paint Hazards in U.S. Housing", Environmental Health Perspectives, Volume 110, Number 10, October 2002

U.S. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control, "American Healthy Homes Survey, Lead and Arsenic Findings", April 2011

Oklahoma State Department of Health, Oklahoma Childhood Lead Poisoning Prevention Program Focusing in High Risk Groups"

U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2007-2011

Exhibit #1

Map 2: High-Risk Target Areas (HRTA) Zip Codes for Childhood Lead Poisoning

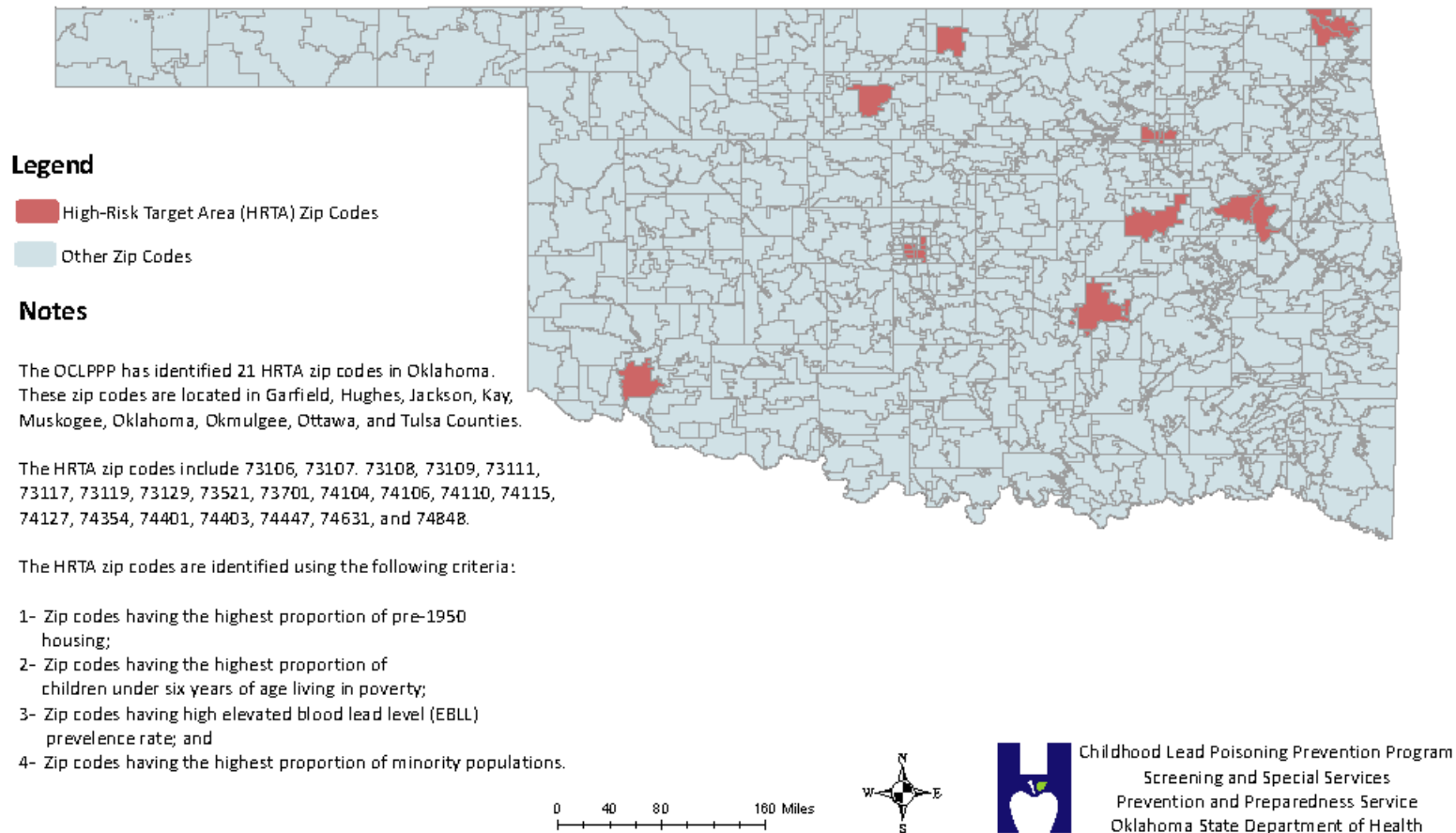
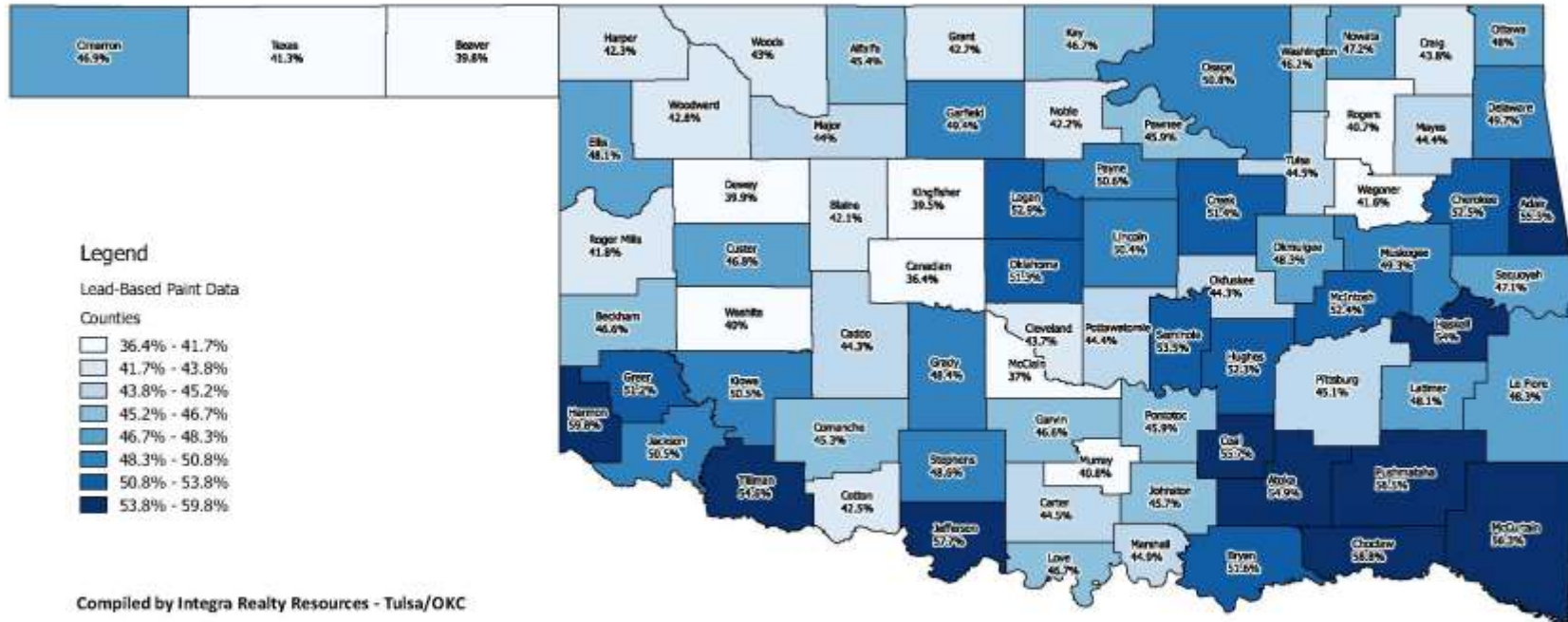


Exhibit #3

Percentage of Housing Units Containing Lead-Based Paint Hazards Occupied by Low to Moderate Income Households

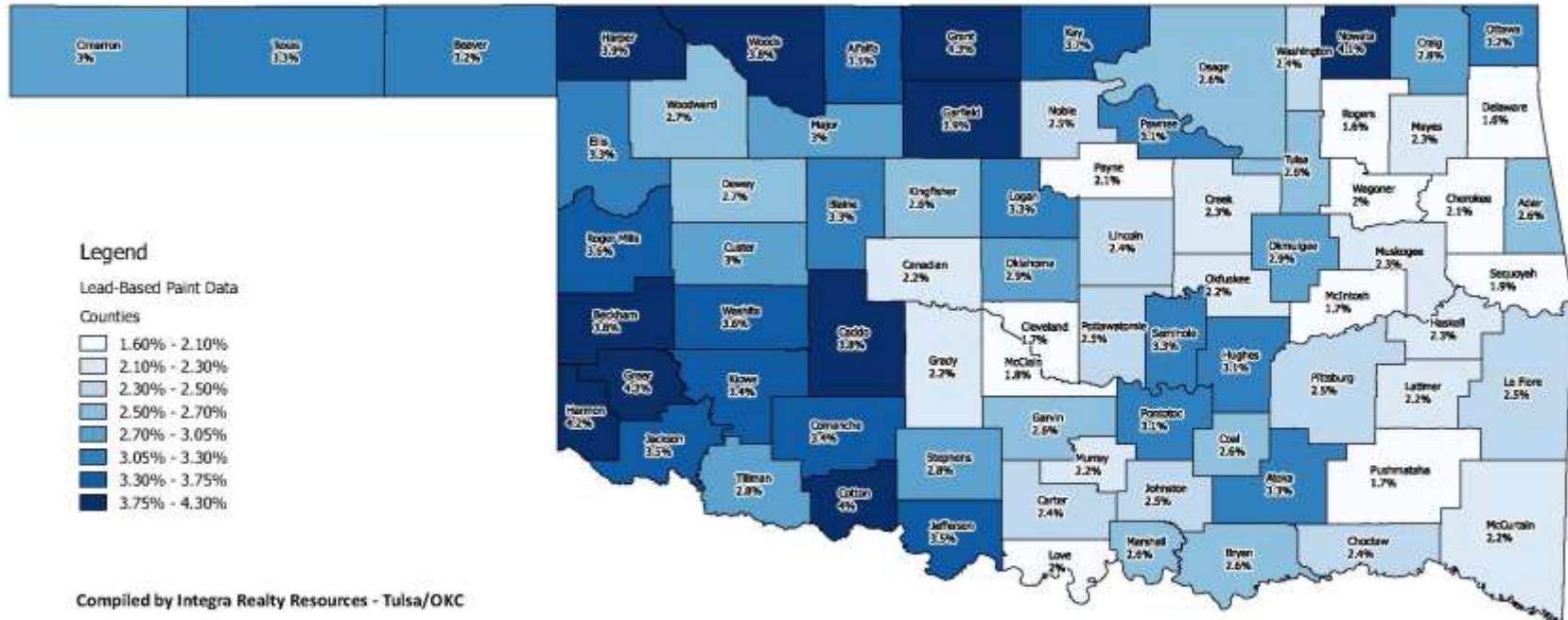


Compiled by Integra Realty Resources - Tulsa/OKC

Sources:
 HUD Comprehensive Housing Affordability Strategy Data 2007-2011, Table 13
 HUD American Healthy Homes Survey, Table 5-1

Exhibit #4

Percentage of Housing Units Containing Lead-Based Paint Hazards with Children Age 6 or Younger Present



Legend

Lead-Based Paint Data

Counties

- 1.60% - 2.10%
- 2.10% - 2.30%
- 2.30% - 2.50%
- 2.50% - 2.70%
- 2.70% - 3.05%
- 3.05% - 3.30%
- 3.30% - 3.75%
- 3.75% - 4.30%

Compiled by Integra Realty Resources - Tulsa/OKC

Sources:

- HUD Comprehensive Housing Affordability Strategy Data 2007-2011, Table 13
- HUD American Healthy Homes Survey, Table 5-1

Conclusions

The previous analysis has attempted to describe the state of the residential housing market in Bryan County, Oklahoma. Where possible, information regarding the population centers of the county was included to assess need on a community level. Much of the information is based on demographic information from local authorities and national information services. However, personal interviews were performed with property owners and managers, real estate professionals, and community officials in an effort to substantiate information from the national organizations and understand current market conditions. Several important issues regarding housing have become apparent through this analysis and are identified below.

Bryan County has undergone steady growth over the last fifteen years, in terms of population, households and employment levels. Major drivers of growth in the area include the Choctaw Nation and Southeastern Oklahoma State University. New population and employment growth has been met with new housing construction, both for rent and for ownership, and for the most part new housing construction appears to have kept pace with new housing demand. Notable new rental housing developments include High Meadow Apartments (208 market rate units) and Chambrooke Homes (40 affordable rental units for persons with special needs). There has been new construction of single family homes for ownership, and although some of this construction appears reasonably affordable (priced near \$150,000) the average price of homes constructed since 2010 is estimated to be \$189,844, which is above what could be afforded by a household earning at or less than median household income for Bryan County (\$39,948 in 2015).

Bryan County has a relatively moderate rate of renters with high rent costs compared with the rest of the state (36,41%), as well as homeowners with high ownership costs (18.48%). The county's poverty rate is also above the state, at 18.42% compared with 16.85% statewide.

In terms of disaster resiliency we note that 28 tornadoes have impacted the county between 1959 and 2014, with 14 injuries and 3 fatalities combined, and that the floodplains are an issue in much of the county. We recommend the county create and maintain a hazard mitigation plan.

Bryan County is located within the Southeastern Oklahoma Continuum of Care (CoC), which provides services to the area's homeless populations among other functions. Throughout the entire Southeastern Oklahoma CoC, there are an estimated 442 homeless persons, 225 of which are estimated to be sheltered. Many in the region are chronically homeless (73 persons) and other notable subpopulations include the mentally ill and chronic substance abusers.

In terms of fair housing issues, many affordable housing units are located in areas at risk for poverty, in primarily non-white enclaves, and in areas with high numbers of persons with one or more disabilities.

Due to the age of the county's housing stock, lead-based paint hazards are an issue, with an estimated 2,353 occupied housing units with such hazards, and 432 of those units occupied by low-to-moderate income households with children under the age of 6 present.

In summary, it is apparent that new housing in several categories is required in Bryan County. Though there has been new affordable housing construction (for ownership and for rent), Durant and Bryan County are growing and as the population continues to grow, this demand will continue to increase. We estimate the county will need 705 housing units for ownership and 409 housing units for rent over the next five years, in order to accommodate projected population and household growth. These units should include a mixture of both market rate rental units, affordable housing units, and housing for ownership affordable to a range of incomes.

Addendum A

Acknowledgments

The Housing Needs Assessment research team extends a special thanks to the following individuals and organizations for their many contributions of data, program information and time that helped make this project possible:

University of Oklahoma Intern Team

Derrick “Rhys” Wilson, Eyakem Gulilat, Chase Phillips, Jane Wyrick, Charlotte Adcock, Sam Shreder, Jacquelyn Porter, Amy Wilson, Kevin Wang, Lora Gwartney, Forrest Bennett, Maryam Moradian, Salma Al Nairab

Federal Agencies

Federal Reserve Bank of Kansas City-Oklahoma City Branch, Steven Shepelwich

US Federal Emergency Management Agency, Harold Latham

US Department of Housing and Urban Development Oklahoma City Field Office, Jackie McBride

Oklahoma State Agencies

Department of Health Karen Fenserly, Susan J. Quigley and Marisa New

Department of Human Services, Connie Schlittler

Department of Emergency Management Dara Hayes

Department of Commerce, Rebekah Zahn-Pittser

Local Organizations

Regional Council of Governments and Oklahoma Association of Regional Councils

Continuums of Care Network

Hazard Mitigation Plan personnel/administrators

Community economic development professionals

City Managers and Planners

Community Action Agencies

Chambers of Commerce

Affordable housing developers, owners and investors

Homeless Alliance, Dan Straughan, Sunshine Hernandez



Addenda

Pathways, Patrice Pratt

Women's Resource Center, Vanessa Morrison

AIDS Care Fund, Sunshine Schillings

Addendum B

Qualifications

Owen S. Ard, MAI

Experience

Senior Managing Director of Integra Realty Resources - Tulsa/OKC, a full service valuation and consulting firm. Actively engaged in real estate valuation and consulting assignments since 1984, Mr. Ard has performed appraisal services consisting of narrative and summary real estate appraisals, ad valorem tax protests, consulting, litigation support services, market and feasibility studies, reviews, market study analyses and appraisals in connection with allocation of tax credits, brokerage services for commercial and residential transactions, property management, and expert litigation testimony. All types of real property are encompassed -apartments, ranches, theaters, hotel/motel, multi-purpose and resort properties, golf courses, high-rise and garden office buildings, manufacturing facilities, warehousing and distribution centers, nursing homes, assisted living facilities, banks, shopping centers and malls, residential subdivisions, industrial parks, and sports arenas. Valuations and market studies have been prepared on proposed, partially completed, renovated and existing structures. Appraisals have been made for condemnation purposes, estates, mortgage financing, equity participation and due diligence support. Clients served include corporations, law firms, financial institutions, investment firms and public/private agencies.

Professional Activities & Affiliations

Central Oklahoma Chapter, Appraisal Institute (Past Chapter President)
National Association of Realtors
Urban Land Institute
National Council of Affordable Housing Market Analysts
Appraisal Institute National Committees
Tulsa Metropolitan Area Planning Commission
Tulsa Preservation Commission
Tulsa Local Development Act Review Committee
Appraisal Institute, Member (MAI)

Licenses

Oklahoma, Oklahoma General Appraiser License, 11245CGA, Expires April 2018

Education

B.S.B.A. Degree, Marketing, University of Tulsa, Tulsa, Oklahoma (1984)

Successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute, accredited universities and others.

Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.

Qualified Before Courts & Administrative Bodies

District Court of Tulsa County, Oklahoma
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David A. Puckett

Experience

Senior Director with Integra Realty Resources - Oklahoma, a full service valuation and consulting firm. Actively engaged in real estate valuation and consulting assignments since May 2002, Mr. Puckett has performed appraisal services consisting of narrative and summary real estate appraisals. All types of real property are encompassed-apartments, garden office buildings, manufacturing and warehouse industrial buildings, mobile home parks, restaurants and retail structures. Valuations and market studies have been prepared on proposed and existing structures. Appraisals have been made for estates, mortgage financing, equity participation and due diligence support. Prior to his employ at Integra Realty Resources - Oklahoma, Mr. Puckett was an employee of the University of Oklahoma Center for Business and Economic Development, working as a data analyst for the All County Affordable Housing Study commissioned by the Oklahoma Department of Commerce. Responsibilities included demographic, economic and real estate data collection from federal, state and local sources, as well as interviews of regional planning district, county and municipal officials, real estate market experts and local economic development experts. Mr. Puckett was responsible for site visits of 23 of the 77 Oklahoma counties, and personally authored 18 of the final reports. As an employee of IRR-Oklahoma, Mr. Puckett also performed the site visits and authored the final reports for four of the nine entitlement cities: Tulsa, Broken Arrow, Shawnee and Lawton. Mr. Puckett has also completed numerous housing market studies for use in applications for Federal Low-Income Housing Tax Credits in Oklahoma, Kansas, Missouri and Arkansas, and has performed market studies and appraisals for use in H.U.D.'s Multifamily Accelerated Processing (M.A.P.) program. Clients served include corporations, financial institutions, investment firms and public/private agencies.

Professional Activities & Affiliations

Appraisal Institute-Candidate for Designation

Licenses

Oklahoma, Oklahoma General Appraiser License, 12795CGA, Expires December 2016

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University of Oklahoma, Norman – Bachelor of Arts (Economics)

Successfully completed the following Appraisal Institute courses and seminars:

- Uniform Standards of Professional Appraisal Practice, 15-Hour
- Introduction to Income Capitalization Seminar
- Basic Income Capitalization 310
- Advanced Income Capitalization 510
- Highest and Best Use and Market Analysis 520
- Advanced Sales Comparison and Cost Approaches 530
- Report Writing and Valuation Analysis 540
- Advanced Concepts and Case Studies
- Real Estate Finance Statistics and Valuation Modeling
- Business Practices and Ethics 420

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Integra Realty Resources, Inc.

Corporate Profile

Integra Realty Resources, Inc. offers the most comprehensive property valuation and counseling coverage in North America with over 60 independently owned and operated offices located throughout the United States and the Caribbean. Integra was created for the purpose of combining the intimate knowledge of well-established local firms with the powerful resources and capabilities of a national company. Integra offers integrated technology, national data and information systems, as well as standardized valuation models and report formats for ease of client review and analysis. Integra's local offices have an average of 25 years of service in the local market, and virtually all are headed by a Senior Managing Director who is an MAI member of the Appraisal Institute.

A listing of IRR's local offices and their Senior Managing Directors follows:

ATLANTA, GA - Sherry L. Watkins, MAI, FRICS
AUSTIN, TX - Randy A. Williams, MAI, SR/WA, FRICS
BALTIMORE, MD - G. Edward Kerr, MAI, MRICS
BIRMINGHAM, AL - Rusty Rich, MAI, MRICS
BOISE, ID - Bradford T. Knipe, MAI, ARA, CCIM, CRE, FRICS
BOSTON, MA - David L. Cary, Jr., MAI, MRICS
CHARLESTON, SC - Cleveland "Bud" Wright, Jr., MAI
CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE, FRICS
CHICAGO, IL - Eric L. Enloe, MAI, FRICS
CINCINNATI, OH - Gary S. Wright, MAI, FRICS, SRA
CLEVELAND, OH - Douglas P. Sloan, MAI
COLUMBIA, SC - Michael B. Dodds, MAI, CCIM
COLUMBUS, OH - Bruce A. Daubner, MAI, FRICS
DALLAS, TX - Mark R. Lamb, MAI, CPA, FRICS
DAYTON, OH - Gary S. Wright, MAI, FRICS, SRA
DENVER, CO - Brad A. Weiman, MAI, FRICS
DETROIT, MI - Anthony Sanna, MAI, CRE, FRICS
FORT WORTH, TX - Gregory B. Cook, SR/WA
GREENSBORO, NC - Nancy Tritt, MAI, SRA, FRICS
GREENVILLE, SC - Michael B. Dodds, MAI, CCIM
HARTFORD, CT - Mark F. Bates, MAI, CRE, FRICS
HOUSTON, TX - David R. Dominy, MAI, CRE, FRICS
INDIANAPOLIS, IN - Michael C. Lady, MAI, SRA, CCIM, FRICS
JACKSON, MS - John R. Praytor, MAI
JACKSONVILLE, FL - Robert Crenshaw, MAI, FRICS
KANSAS CITY, MO/KS - Kenneth Jagers, MAI, FRICS
LAS VEGAS, NV - Charles E. Jack IV, MAI
LOS ANGELES, CA - John G. Ellis, MAI, CRE, FRICS
LOS ANGELES, CA - Matthew J. Swanson, MAI
LOUISVILLE, KY - Stacey Nicholas, MAI, MRICS
MEMPHIS, TN - J. Walter Allen, MAI, FRICS

MIAMI/PALM BEACH, FL - Anthony M. Graziano, MAI, CRE, FRICS
MINNEAPOLIS, MN - Michael F. Amundson, MAI, CCIM, FRICS
NAPLES, FL - Carlton J. Lloyd, MAI, FRICS
NASHVILLE, TN - R. Paul Perutelli, MAI, SRA, FRICS
NEW JERSEY COASTAL - Halvor J. Egeland, MAI
NEW JERSEY NORTHERN - Matthew S. Krauser, CRE, FRICS
NEW YORK, NY - Raymond T. Cirz, MAI, CRE, FRICS
ORANGE COUNTY, CA - Steve Calandra, MAI
ORLANDO, FL - Christopher Starkey, MAI, MRICS
PHILADELPHIA, PA - Joseph D. Pasquarella, MAI, CRE, FRICS
PHOENIX, AZ - Walter "Tres" Winus III, MAI, FRICS
PITTSBURGH, PA - Paul D. Griffith, MAI, CRE, FRICS
PORTLAND, OR - Brian A. Glanville, MAI, CRE, FRICS
PROVIDENCE, RI - Gerard H. McDonough, MAI, FRICS
RALEIGH, NC - Chris R. Morris, MAI, FRICS
RICHMOND, VA - Kenneth L. Brown, MAI, CCIM, FRICS
SACRAMENTO, CA - Scott Beebe, MAI, FRICS
ST. LOUIS, MO - P. Ryan McDonald, MAI, FRICS
SALT LAKE CITY, UT - Darrin W. Liddell, MAI, FRICS, CCIM
SAN DIEGO, CA - Jeff A. Greenwald, MAI, SRA, FRICS
SAN FRANCISCO, CA - Jan Kleczewski, MAI, FRICS
SARASOTA, FL - Carlton J. Lloyd, MAI, FRICS
SAVANNAH, GA - J. Carl Schultz, Jr., MAI, FRICS, CRE, SRA
SEATTLE, WA - Allen N. Safer, MAI, MRICS
SYRACUSE, NY - William J. Kimball, MAI, FRICS
TAMPA, FL - Bradford L. Johnson, MAI, MRICS
TULSA, OK - Owen S. Ard, MAI
WASHINGTON, DC - Patrick C. Kerr, MAI, FRICS, SRA
WILMINGTON, DE - Douglas L. Nickel, MAI, FRICS
CARIBBEAN/CAYMAN ISLANDS - James Andrews, MAI, FRICS

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DAWN EVE JOURDAN, ESQ., PH.D.

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Regional and City Planning
College of Architecture
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Norman, OK 73019-4141
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Fax: (405) 325-7558
E-MAIL: Dawn.E.Jourdan-1@ou.edu

EDUCATION:

Ph.D. Urban and Regional Planning, Florida State University, Tallahassee, FL, 2004.

J.D./M.U.P. Law and Urban Planning, University of Kansas, Lawrence, KS, 2000.

B.S. Urban Affairs and Theatre Arts, Bradley University, Peoria, IL, 1996.

RESEARCH INTERESTS:

The legal aspects of land use, affordable housing, historic preservation and aesthetics regulation at the federal, state, and local level.

WORK EXPERIENCE:

Associate Professor and Director of Regional and City Planning, University of Oklahoma (07/12-present)

Assistant Professor with a Joint Appointment in Planning and Law, University of Florida (01/08-6/12)

Director of the Center for Building Better Communities, University of Florida (05/11-06/12)

Assistant Professor and Minor Program Coordinator, Texas A&M University (01/05-12/07)

Lecturer, Rutgers University Bloustein Institute (01/06-present)

Lecturer, Texas A&M University (01/04-12/04)

Adjunct Professor, Florida State University (01/03-12/03)

Graduate Teaching Assistant, Florida State University (05/02-12/03)

Legal Intern, 1000 Friends of Florida (05/02-12/03)

Associate, Holland & Knight LLP (05/00-08/01)

AWARDS:

Student Planning Award for the Pinellas County Post Disaster Ordinance Drafting Project from the Florida Chapter of the American Planning Association, Fall, 2011.

Award for Service as the University Liaison to the Florida Chapter of the American Planning Association, Fall, 2010.

Teacher of the year award by the UF Student Planning Association, April, 2010.

Best paper in the real estate valuation category by the Appraisal Institute with Kimberly Geideman and Shan Gao, Fall, 2009.

Excellence in Teach Award by the College of Architecture of Texas A & M University, September, 2005.

Student Planning Award by the Texas Chapter of the American Planning Association, Fall, 2007.

Early Dissertation Research Grant to Study the Effects of Intergenerational Planning on Relocation Grief from the U.S. Department of Housing and Urban Development, November, 2003.

COURSES TAUGHT:

Principles and Practice of Urban Planning (graduate level, at the University of Oklahoma)

Land Use Controls (graduate level, at the University of Oklahoma)

Sociology of Housing (graduate level, at the University of Oklahoma with Dean Charles Graham)

Growth Management Powers II (graduate-law course, at the University of Florida)

Growth Management Powers I (graduate-law course, at the University of Florida)

Affordable Housing Law (graduate-law course, at the University of Florida)

Planning History and Theory (graduate level, at the University of Florida and Texas A&M University)

Land Use Planning Law (law school, at the University of Florida College of Law)

Land Development Law (graduate level, at Texas A&M University)
Historic Preservation Law (graduate level, at Texas A&M University)
Introduction to Urban Planning (undergraduate level, at Texas A&M University and Florida State University)
Attorney-Client Communications (undergraduate level, at Florida State University)
Legal Communications (undergraduate level, at Florida State University)
Environmental Law (continuing education, at Rutgers University)
Historic Preservation Law (continuing education, at Rutgers University)
Ordinance Drafting (continuing education, at Rutgers University)

PUBLICATIONS:

Refereed Journal Articles

K. Frank, J. Macedo, and **D. Jourdan**, Fostering Rural Adaptive Capacity for Sea Level Rise Planning Using Methods of Community Engagement (pending review- special edition of the Journal of the Community Development Society).

D. Jourdan and S. Pilat, Preserving Public Housing: Federal, State and Local Efforts to Preserve the Social and Architectural Forms Associated with Housing for the Poor in the *Journal of Preservation Education and Research* (forthcoming).

Ozor, B., K. Frank, and **D. Jourdan**, Confronting Wicked Problems with Games: How Role-Play Informs Planning for Sea Level Rise in Northeast Florida (pending review).

Jourdan, D., A. Ray, and L. Thompson, Relocating from Subsidized Housing in Florida: Are Residents Moving to Opportunity in *Journal of Housing and Community Development Law* (forthcoming).

Jourdan, D., K. Hurd, W. Gene Hawkins, and K. Winson Geideman, Evidence Based Sign Regulation: Regulating Signage on the Basis of Empirical Wisdom in *The Urban Lawyer*, 45:2, Spring 2014, 327-348.

Jourdan, D. S. Van Zandt, and E. Tarleton, Coming home: Resident satisfaction regarding return to a revitalized HOPE VI community in *Cities available at: <http://www.sciencedirect.com/science/article/pii/S0264275113000322>*, 2013.

Jourdan, D., A Response to Mandelker's Free Speech Law for On Premise Signs in *Planning and Environmental Law*, 65:4, 2013, 4-10.

Land Development Law (graduate level, at Texas A&M University)
Historic Preservation Law (graduate level, at Texas A&M University)
Introduction to Urban Planning (undergraduate level, at Texas A&M University and Florida State University)
Attorney-Client Communications (undergraduate level, at Florida State University)
Legal Communications (undergraduate level, at Florida State University)
Environmental Law (continuing education, at Rutgers University)
Historic Preservation Law (continuing education, at Rutgers University)
Ordinance Drafting (continuing education, at Rutgers University)

PUBLICATIONS:

Refereed Journal Articles

K. Frank, J. Macedo, and **D. Jourdan**, Fostering Rural Adaptive Capacity for Sea Level Rise Planning Using Methods of Community Engagement (pending review- special edition of the Journal of the Community Development Society).

D. Jourdan and S. Pilat, Preserving Public Housing: Federal, State and Local Efforts to Preserve the Social and Architectural Forms Associated with Housing for the Poor in the *Journal of Preservation Education and Research* (forthcoming).

Ozor, B., K. Frank, and **D. Jourdan**, Confronting Wicked Problems with Games: How Role-Play Informs Planning for Sea Level Rise in Northeast Florida (pending review).

Jourdan, D., A. Ray, and L. Thompson, Relocating from Subsidized Housing in Florida: Are Residents Moving to Opportunity in *Journal of Housing and Community Development Law* (forthcoming).

Jourdan, D., K. Hurd, W. Gene Hawkins, and K. Winson Geideman, Evidence Based Sign Regulation: Regulating Signage on the Basis of Empirical Wisdom in *The Urban Lawyer*, 45:2, Spring 2014, 327-348.

Jourdan, D. S. Van Zandt, and E. Tarleton, Coming home: Resident satisfaction regarding return to a revitalized HOPE VI community in *Cities* available at: <http://www.sciencedirect.com/science/article/pii/S0264275113000322>, 2013.

Jourdan, D., A Response to Mandelker's Free Speech Law for On Premise Signs in *Planning and Environmental Law*, 65:4, 2013, 4-10.

Jourdan, D., Enhancing HOPE VI Revitalization Processes with Participation, in *Journal of the Community Development Society*, Vol. 39:No. 2, 2008, pp. 75-90.

Jourdan, D., Reducing Pre-Relocation Grief with Participation in a HOPE VI Grant Application Process, in *International Journal of Public Participation*, Vol. 2:No. 2, 2008, pp. 75-92.

Jourdan, D., Mending Fences: Resolving Neighbor Disputes With Squatters Settlements in Belize, in *PACE Institute for Environmental and Regional Studies Proceedings*, Vol. 4, 2004, pp. 135-149.

White, S. M. and **D. Jourdan**, Neotraditional Development: A Legal Analysis, in *Land Use Law and Zoning Digest* (1999).

Books

Jourdan, D. and E. Strauss. *Planner's Guide to Land Use Law: Planning for Wicked Problems*, NY: Routledge (under contract).

Book Chapters and Entries

Jamal, T. and **D. Jourdan**. Interdisciplinary Tourism Education in Interdisciplinary Teaching and Learning in Higher Education: theory and practice. *Interdisciplinary Learning and Teaching in Higher Education: theory and practice*. Dr Balasubramanyam Chandramohan and Dr Stephen Fallows (eds.), London: Routledge Falmer. (2008).

D. Jourdan. Grounding Theory: Developing New Theory on Intergenerational Participation in Qualitative Methods for Housing Research. *Qualitative Housing Research Methods*. Paul Maquin (ed.), London: Elsevier. (2008).

Non-Refereed Publications

Jourdan, D., Hawkins, G., Winson-Geideman, K., and R. Abrams. The Model Sign Code. International Sign Association (December, 2008).

Winson-Geideman, K., **D. Jourdan** and S. Gao. The Effects of Adaptive Reuse by the Savannah College of Art & Design on Property Value and Community Change in Savannah, Georgia. *Lincoln Land Institute Working Papers* (December, 2006).

Jourdan, D. Bomb Proof Schools. *Plan Canada*. (Fall, 2006).

Van Zandt, S., Jourdan, D., Martin, J., and C. Giusti. Final Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2012)

Jourdan, D., Enhancing HOPE VI Revitalization Processes with Participation, in *Journal of the Community Development Society*, Vol. 39:No. 2, 2008, pp. 75-90.

Jourdan, D., Reducing Pre-Relocation Grief with Participation in a HOPE VI Grant Application Process, in *International Journal of Public Participation*, Vol. 2:No. 2, 2008, pp. 75-92.

Jourdan, D., Mending Fences: Resolving Neighbor Disputes With Squatters Settlements in Belize, in *PACE Institute for Environmental and Regional Studies Proceedings*, Vol. 4, 2004, pp. 135-149.

White, S. M. and **D. Jourdan**, Neotraditional Development: A Legal Analysis, in *Land Use Law and Zoning Digest* (1999).

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D. Jourdan. Grounding Theory: Developing New Theory on Intergenerational Participation in Qualitative Methods for Housing Research. *Qualitative Housing Research Methods*. Paul Maquin (ed.), London: Elsevier. (2008).

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Jourdan, D., Hawkins, G., Winson-Geideman, K., and R. Abrams. The Model Sign Code. International Sign Association (December, 2008).

Winson-Geideman, K., **D. Jourdan** and S. Gao. The Effects of Adaptive Reuse by the Savannah College of Art & Design on Property Value and Community Change in Savannah, Georgia. *Lincoln Land Institute Working Papers* (December, 2006).

Jourdan, D. Bomb Proof Schools. *Plan Canada*. (Fall, 2006).

Van Zandt, S., Jourdan, D., Martin, J., and C. Giusti. Final Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2012)

Van Zandt, S., Jourdan, D., Martin, J., and C. Giusti. Interim Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2011).

Van Zandt, S., **Jourdan, D.**, Martin, J., and C. Giusti. Interim Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2009).

Van Zandt, S., **Jourdan, D.**, Martin, J., and C. Giusti. Interim Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2008).

Van Zandt, S., **Jourdan, D.**, Martin, J., and C. Giusti. Baseline Report for Beaumont's HOPE VI Project. Prepared for the Beaumont Housing Authority (December 2007).

Van Zandt, S., **Jourdan, D.**, Martin, J., and C. Giusti. Need and Demand for Affordable Housing in the Brazos Valley. Report to Brazos Valley Affordable Housing Corporation. (June 2006).

SPONSORED RESEARCH:

Co-PI, Tribal Climate Change and Extreme Event Response Studies to Identify Vulnerabilities, South Central Climate Science Center, 2014-2015.

PI, Oklahoma City, Sustainability Audit, May 2013-present.

PI, Shimberg Center for Housing Studies, The Lost Properties and Moving To Opportunity, October 2010 – Present.

Investigator and Collaboration Lead, Planning for Sea Level Rise: A Pilot Study to Evaluate and Improve the Development and Delivery of Habitat Vulnerability Assessments and Adaptive Conservation Designs to Coastal Decision Makers, National Estuarine Research Reserve System Science Collaborative, 2011-2014.

Co-PI, Rural Coastal Region Adaptation Planning for Sea Level Rise, Florida Sea Grant, 2012-14.

Co-PI, Development of Sea Level Rise Adaptation Planning Procedures and Tools Using NOAA Sea Level Rise Impacts Viewer, Gulf of Mexico Regional Research Competition, 2012-14.

Co-PI, Impact of Parking Supply and Demand Management on Central Business District (CBD) Traffic Congestion, Transit Performance and Sustainable Land Use, Florida Department of Transportation, January 2010 – October 2011.

A Parameterized Climate Change Projection Model for Hurricane Flooding, Wave Action, Economic Damages, and Population Dynamics, sponsored by NOAA, September 2009-September 2011, Role, Co-Principal Investigator.

HOPE VI Community Services Study for the Redevelopment of Magnolia Gardens in Beaumont, Texas, sponsored by the U.S. Department of Housing and Urban Development and the Beaumont Public Housing Authority, January 2007-December 2011, Role, Co-Principal Investigator.

Preserve America Grant for an Intergenerational Oral History for Hearne, Texas, sponsored by the National Parks Service, January 2007-December 2007, Role, Investigator.

A Hedonic Model of the Effects of Adaptive Reuse on Community Change in Savannah, Georgia, sponsored by the Lincoln Institute of Land Policy, Role, Investigator.

Legal Analysis and Policy Formulation Regarding the Use of Regional Rural Landbanking to Enhance the Development of Affordable Housing Opportunities in Brazos Valley Texas, sponsored by the Brazos Valley Affordable Housing Corporation, January 2007-August 2007, Role, Co-Principal Investigator.

Market Study of the Barriers to the Provision of Affordable Housing in Brazos Valley Texas, sponsored by the Brazos Valley Affordable Housing Corporation, January 2006-August 2006, Role, Co-Principal Investigator.

Comparative Analysis of the Effects of the Location of Big Box Retail on Housing Prices in Urban and Suburban Areas, sponsored by Texas A&M College of Architecture, December 2005-December 2006, Role, Principal Investigator.

PROFESSIONAL SERVICE AND AFFILIATIONS:

Professional Services

Chair of the Academic Advisory Council for Sign Research and Education (August 2014-present)

Chair of the Planner Outreach Subcommittee for the International Sign Association (January 2014-present)

Appointed to the Alachua County Affordable Housing Advisory Board (April 2010-2011)

University Liaison to the Florida Chapter of the American Planning Association (September 2007-September 2010)

Fellow to the Center for Children and Families at the Levin College of Law (May 2007-2012)

Member of the Law School Honor Code Committee (2009-2010)

Member of the ICCHP Committee (2009-2010)

Member of DCP Faculty Council (2009-2012)

Member of UF Historic Buildings and Structures Committee (2009-2010)

UF Commencement Marshall (2008-2010)

Ad Hoc Member of the Amicus Committee for the American Planning Association
Fellow for the Center for Heritage Conservation at Texas A&M University (2005-2007).

Professional Affiliations

American Planning Association

Oklahoma Chapter of the APA

Association of Collegiate Schools of Planning

Member of the Illinois Bar

Served as a manuscript and grant proposal reviewer for the following:

Journal of the Community Development Society

Journal of Planning History

US-China Law Review

UF Journal of Law and Public Policy

Journal of Planning Education and Research

National Science Foundation

CONFERENCE PRESENTATIONS:

International Conferences-Refereed Presentations

Jourdan, D., K. Hurd, H. G. Hawkins, and K. Winson-Geideman. Evidence-based Sign Regulation: Regulating Signage on the Basis of Empirical Wisdom. Presented at the AESOP-ACSP Conference in Dublin, Ireland, July 2013.

Nolon, J., Call, C., Murtaza, A, and **Jourdan, D.** Property Rights, Political Drama, and Smart Growth: The Challenges of Sustainable Development in 2011. Presented at the National Conference of the American Bar Association in Toronto, August 2011.

Jourdan, D., Wal-Mart in the Garden District- Does the Arbitrary and Capricious Standard of Review Lessen the Right of Citizens to Participate. Presented at the

International Association of Planning Law and Property Rights, Aalborg, Denmark, February, 2008.

Jourdan, D. and VanZandt, S, Creating Regional Landbanks to Meet Rural Affordable Housing Needs. Presented at the Joint International Conference of the Association of Collegiate Schools of Planning (ACSP) and the Association of European Planning Schools (AESOP), Chicago, IL, July 2008.

Jourdan, D., Should Children Have the Right to Speak for Themselves: The legal rights of youth to participate in national level policymaking. Presented at the International Conference on the Rights of Children, Ghent, Belgium (2006).

Jourdan, D., Grounding Theory: Developing New Theory on Intergenerational Participation. Presented at the Joint International Conference of the Association of Collegiate Schools of Planning (ACSP) and the Association of European Planning Schools (AESOP), Mexico City, Mexico (2006).

Jourdan, D., Planning to Reduce Worry. Presented at the Making Cities Livable Conference, Venice, Italy (2005).

National Conferences

Jourdan, D. Community Aesthetics and Sign Regulations: How far can a city go to prescribe aesthetics?" Presented at the National Signage Research and Education Conference in Cincinnati, OK, October, 2013.

Jourdan, D. and J. Kellaris, Collaborating with City Officials on Urban Signage, Presented at the International Sign Expo, in Las Vegas, NV, April, 2012.

Jourdan, D. Evidence-Based Sign Regulation: Regulating Signage on the Basis of Empirical Wisdom. Presented at the National Signage Research and Education Conference in Cincinnati, OK, October, 2012.

Jourdan, D., Ray, A., and Thompson, L. Relocating from Subsidized Housing in Florida: Are Residents Moving to Opportunity? Urban Affairs Association, Pittsburgh, PA, April 2012.

Frank, K., **Jourdan, D.**, Easley, G., and F. Eddleton. Leveraging community historical identity for climate change adaptation planning. Society for American City and Regional Planning History Conference, Baltimore, MD, November 17-20, 2011.

Frank, K., **Jourdan, D.**, and Obonyo, E. Sea level rise adaptation planning for rural coastal areas in Florida. Initiative on Climate Adaptation Research and Understanding through the Social Sciences: Climate Vulnerability and Adaptation (ICARUS II). May 5-8, Ann Arbor, MI, 2011.

Steiner, R., **Jourdan, D.**, Blanco, A., Mackey, J., Hanley, G., Sucar, V., and Shmaltzuyev, M., Understanding the Connection between Parking Management and Transit Usage: A Case Study of Miami and Fort Lauderdale Central Business Districts. Presented at the Association of Collegiate Schools of Planning (ACSP) Conference, Minneapolis. Oct. 13 – 16, 2011.

Steiner, R., Blanco, A. and **Jourdan, D.**, Impact of Parking Supply And Demand Management on Central Business District (CBD) Traffic Congestion. Presented at the Association of Collegiate Schools of Planning (ACSP) Conference. Minneapolis. Oct. 5 – 10, 2010.

Jourdan, D. Coming Home: The Relocation Effects of Expedited HOPE VI Revitalization Processes. Presented at the Urban Affairs Association, New Orleans, LA, 2011.

Zhao, J. and **Jourdan, D.** Zoning Variance Administration in Practice: Influencing Factors and Trends. Presented at the ACSP Conference in Minneapolis, MN, November, 2010.

Jourdan, D., Valuing Grief: A Proposal to Compensate Relocated Public Housing Residents for Intangibles. Presented at the ACSP Conference, Washington, D.C., October, 2009.

Jourdan, D., Garvin, E. and Stroud, N. Potential Legal Challenges to Form Based Codes: the Miami 21 Test Case. Presented at the IMLA Conference, Miami, FL, October, 2009.

Jourdan, D., Creating Regional Landbanks to Meet Rural Affordable Housing Needs. Presented at the Joint ACSP/AESOP Conference, Chicago, IL, July 2008.

VanZandt, S. and **Jourdan, D.** Landbanking to Meet Affordable Housing Needs. Presented at the National Conference of the American Planning Association Conference, Las Vegas, NV, April, 2008.

Jourdan, D. and Wieters, M. Serious Play: Constructing Learning to Promote Meaningful Dialogue in the Planning Classroom. Presented at the Association of Collegiate Schools of Planning National Conference, Fort Worth, TX, 2006.

Geideman, K. and **Jourdan, D.** Preserving Who's Neighborhood: The Effects of Adaptive Reuse by the Savannah College of Art & Design on Property Value and Community Change in Savannah, Georgia. Presented at the Lincoln Land Institute, Cambridge, MA, 2006.

Jourdan, D., Sentencing Goldilocks. Presented at the Association of Collegiate Schools of Planning National Conference, Kansas City, MO, 2005.

Jourdan, D., Public Housing: Is it Worth Preserving?"Presented at the Association of Collegiate Schools of Planning National Conference, Kansas City, MO, 2005.

Jourdan, D., Grieving for a Lost Home?: A Case Study of How Participation in an Intergenerational Planning Process Lessened the Pre-Relocation Grief Effects of Experienced by the Youth and Adult Residents of the McDaniel Glenn Public Housing Community in Atlanta. Presented at the Association of Collegiate Schools of Planning National, Portland, OR, 2004.

Jourdan, D., Mending Fences: Resolving Neighbor Disputes With Squatter Settlements in Belize. Presented at Pace University, NYC, April 2004.

Jourdan, D., Increasing Youth Participation in the Planning Process. Presented at the Association of Collegiate Schools of Planning National Conference, Baltimore, MD, 2002.

National Conferences – Invited Discussant and/or Moderator

Jourdan, D. Institute for Quality Communities Placemaking Conference in Norman, OK (2013) on the topic of "Healthy, Walkable Communities."

Jourdan, D. Annual Conference of the ACSP in Washington D.C. (2009) on the topic of "Comparative Jurisprudence Relating to Takings and Due Process Law."

Jourdan, D. Joint ACSP/AESOP Conference, Chicago, IL, (2008) on the topic of "Comparative Legal Jurisprudence on Property Rights."

Jourdan, D. Annual Conference of the ACSP in Fort Worth, TX (2006) on the topic of "Researching Wal-Mart."

Jourdan, D. Annual Conference of the ACSP in Kansas City, MO (2005) on the topic of "Research Wal-Mart."

Jourdan, D. Annual Conference of the ACSP in Portland, OR (2004) on the topic of "What Planners Should Know About the Law."

Jourdan, D. Sustainable Campus Planning, Annual Conference of the ACSP in Baltimore, MD (2002).

State Conferences –Presentations by Invitation

Jourdan, D. The New Urbanism: Optimizing Imagination, Creativity, Innovation, and Human Flourishing, Presented at the State Creativity Forum in Oklahoma City, OK, November, 2013.

Jourdan, D. So You Want to Take on Your Sign Code, Presented at the State Conference of the Oklahoma Chapter of the American Planning Association in Tahlequah, OK, October, 2013.

Steiner, R., Blanco, A., and **Jourdan, D.** Parking as a Smart Growth Strategy, Presented at the Florida Chapter of the American Planning Association Conference September 2011.

Silver, C. and **Jourdan, D.** Legal Aspects of Sustainable Development, Presented at the Florida Chapter of the American Planning Association Conference, September, 2011.

Jourdan, D. The Land Use Revolution: The Tea Party's Influence on Planning Process. Presented at the Annual Conference of the Utah Land Institute, Salt Lake City, Utah, November 2011.

Jourdan, D., Measuring the Winds of Change: the Introduction of Qualitative Research Methods in Planning Processes. Presented at the Annual Conference of the Texas Chapter of the American Planning Association, Corpus Christi, TX (2006).

REFERENCES AVAILABLE UPON REQUEST



K. MEGHAN WIETERS, PH.D., AICP

University of Oklahoma, Regional & City Planning, 830 Van Vleet Oval - Gould Hall RM 162
 Norman, OK 73019, kmeghanwieters@ou.edu

EDUCATION

Texas A&M University
Ph.D in Urban Regional Science **2003 – August 2009**
 Dissertation: "Integrating Walking for Transportation and Physical Activity for Sedentary Office Workers In Texas"

University of Texas at Austin
Masters of Science in Community & Regional Planning **1993-1995**
 Thesis: "Building a Community: Transit Options in the Land Development Code and Land Development Process"

Trinity University
Bachelors of Arts **1989-1993**
 Majors: Philosophy, International Studies (concentration on Latin America), Minor: Spanish

TEACHING

Assistant Professor - University of Oklahoma	Fall 2009 – to present
RCPL 5813 Environmental Planning Methods	RCPL 5013 History and Theory of Urban Planning
RCPL 5513 Subdivision Planning	RCPL 5823 Rural and Regional Planning
RCPL 5493 Transportation and Land Use Planning	RCPL 5990 Public Health & Built Environment

PREVIOUS RESEARCH POSITIONS & PRACTICE

Texas A&M University	August 2006
Graduate Assistant	May 2009
Texas Transportation Institute	August 2003 –
Graduate Research Assistant	August 2006
City of Austin - Transportation, Planning & Sustainability Department	August 1998 –
Principal Planner / Senior Planner	August 2003
Capital Metropolitan Transportation Authority	April 1994 –
Land Use/Transportation Planner	August 1998

PUBLICATIONS & REPORTS

Wieters, K M. Office Workers Stuck at their Desks: Built Environment Implications on Walk Trips. Under review – *Health & Place*, April 2014.

Wieters, K M. Advantages of Online Methods in Planning Research: Capturing Walking Habits in Different Built Environments. Under Review -- *Sage Open*, February 2014

Wieters, K M, Kim, J-H, Lee, C. "Assessment of Wearable Global Positioning System Units for Physical Activity Research", *Journal of Physical Activity & Health*, September 2012 (published)

Zietsman, J, Villa, J.C., Forrest, T. L., and Storey, J. M. (2005) "Mexican Truck Idling Emissions at the El Paso - Ciudad Juarez Border Location" Report 473700-00033. Prepared for Southwest Region University Transportation Center.



Zietsman, J., Bubbosh, P., Li, L., Bochner, B., Villa, J. (2005) "National Deployment Strategy for Truck Stop Electrification". Prepared for U.S. Environmental Protection Agency.

Zietsman, J., Bynum, J., Wieters, K., and Bochner, B. (2005) "Reducing School Bus Emissions in Texas". Prepared for Texas Department of Transportation. Proceedings of the 2005 Mid-Continent Transportation Research Symposium.

Wieters, K. and J. Borowiec. (2004) "An Examination of Methods for Increasing On-Airport Revenue". Prepared for Texas Department of Transportation: Aviation Division.

Hard, Ed. et al. (2003) "TxDOT Involvement in the Local Development Process", Report 4429-1.

CONFERENCE & INVITED PRESENTATIONS

Wieters, K, M Wiens, T.O. Bowman. Walkability: A Tool for Promoting Health, Better Planning and Building Community. Presentation at "Planning Oklahoma Together" OKAPA Conference, Tahlequah, OK, October 2013.

Gibson, H and K. Wieters, Talking Green in Red States. Kansas APA Conference, Manhattan, KS October 2013

Wieters, K. Teaching, Learning and Implementing Walkability in Oklahoma City. Oklahoma Service Learning Conference, "The Art of Teaching through Science of Service", Friday November 22, 2013

Wieters, K, D Hess, P Firth. Invited panelist for Pedestrian and Bicycle University Education, Transportation Research Board 82nd Annual Meeting, January 13-17, 2013.

Wieters, K, J Fees, and B McCann. Why should we care about those silly pedestrians and bicyclists? Barriers to Adoption of Complete Streets Ordinances in Cowboy Country. Presented paper at the Association of Collegiate Schools of Planning Conference, Cincinnati, OH, 2012

Wieters, K. Office workers – Sedentary by Practice: How can we integrate physical activity as part of daily routines at work. Oklahoma Public Health Association Conference, Health Equity Caucus, April 2012

Wieters, K M, L Fithian, T McCuen, and C Barrett. Teaching How to Manage Competing Interests: Planners, Architects and Construction Science Students Developing a Subdivision Together. Presented paper at the Association of Collegiate Schools of Planning Conference, Salt Lake City, UT; 2011.

Wieters K M. Methodology in assessing walking behavior for office workers using online survey methods. Presented paper at the Association of Collegiate Schools of Planning Conference. Minneapolis, MN; 2010.

Lee C, Wieters M, Giusti C, Lord D. The Environment and Obesity among Latino Adults: A case study exploring the roles of built environments in promoting physical activity and reducing obesity among colonia residents. Inter-University Program for Latino Research. University of Notre Dame; 2010.

Wieters KM, Kim J-H, Lee C. A walk to grab a cup of coffee: Assessment of available research instruments for measuring physical activity. Presented paper at the Association of Collegiate Schools of Planning Conference Chicago, IL; 2008.

Jourdan, D., Wieters, K. "Serious Play: Constructing Learning To Promote Meaningful Dialogue In The Planning Classroom". Co-Presented paper at the Association of Collegiate Schools of Planning Conference. Milwaukee, WI; 2006.

INVITED LECTURES

University of Oklahoma
Department of Geography & Sustainability, Spring Colloquium
"Walking & Biking: Active Transportation and the Built Environment" January 2014

Kansas State University – Big 12 Fellowship

- The messiness of random sampling spatially Oct. 21, 2013
- Watershed Functions & Impacts from Development Oct. 21, 2013
- Creating an audit tool and operationalizing data Oct. 23, 2013
- Bicycle Facility Design & Planning Oct. 23, 2013
- Observational Methods Oct. 23, 2013
- Pedestrian Planning and Design: How does the environment we live in impact our lives? Oct. 2013
- Office workers – Sedentary by Practice: How can we integrate physical activity as part of daily routines at work – Formal presentation to faculty and students Oct. 2013

Department of Biostatistics and Epidemiology College of Public Health,
University of Oklahoma Health Sciences Center

- Planning, Built Environment, and Public Health: How does the environment we live in impact our lives? March 11, 2013

GRANT FUNDING

Received Ed Cline Faculty Development Award (\$1450), Spring 2014
Received Big 12 Faculty Fellowship Program Award (\$2500) June 2013
Received College of Architecture IT recipient (\$3450) July 2013
Sooner Parents Mini-Grant Funding (\$500) for student mentoring –prepared and submitted to assist RCPL Student Planning Association July 2013
Received Junior Faculty Research (\$7,000) for summer research on rural planning and physical activity opportunities. University of Oklahoma, Summer 2012
Robert Wood Johnson Active Living Research Dissertation Grant (\$25,000), Texas A&M University, 2007

SERVICE

University-Level Service

- Advisory Committee Course Management Systems (ACCMS) Spring 2013

College-Level Service

- Graduate Liaison for Regional & City Planning Division (Fall 2013 – present)
- Graduate Research & Curriculum Committee (Fall 2013 – present)
- RCPL orientation (Fall 2010- present)
- Search committee for new RCPL hires, new LA hire (Summer 2011, Summer 2012, Spring 2013, Spring 2014)
- IT Committee (member since 2012), Chair (Fall 2013-Spring 2014)
- Model Shop Committee (member since 2012-Fall 2013)
- RCPL website (2011- present)
- GHGI committee (Gould Hall Green Initiative) (Fall 2011)
- Co-hosting and arranging guest seminar: Dr. Chanam Lee – "The Built Environment and Disparities in Physical Activity", December 2012.

SERVICE

State-level / City-Level Service

- President – Health Equity Caucus, subgroup of Oklahoma Public Health Association
- APA/AICP member
- Bicycle Advisory Committee, City of Norman – Committee member (Spring 2013 – 2016)

National-Level Service

- Secretary/Treasurer of Faculty Women’s Interest Group (FWIG), committee under Association of Collegiate Schools of Planning (ACSP).
- CDC Weight of the Nation Conference planning, Built Environment & Transportation Subcommittee
- Reviewer for Journal of Physical Activity and Health

Bryce C. Lowery, PhD

Contact

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 College of Architecture - Division of Regional and City Planning
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 Gould Hall 255
 Norman, OK 73019
 (405) 325-8953
 bryce.c.lowery@ou.edu

Academic Experience

Assistant Professor	2014 - present
<i>College of Architecture – Division of Regional and City Planning</i>	
<i>University of Oklahoma – Norman, OK</i>	

Education

Doctor of Philosophy – Policy, Planning, and Development	2014
<i>Sol Price School of Public Policy</i>	
<i>University of Southern California - Los Angeles, CA</i>	
<i>Dissertation: Social Construction of the Experience Economy: The spatial ecology of outdoor advertising in Los Angeles</i>	
Jack Dyckman Award - Best Dissertation in Planning & Development	
Committee:	David Sloane, PhD Tridib Banerjee, PhD Pierrette Hondagneu-Sotelo, PhD (Sociology)
Master of Landscape Architecture	2008
<i>College of Environmental Design</i>	
<i>California State Polytechnic University - Pomona, CA</i>	
Master of Science – Environmental Policy and Behavior	2000
<i>School of Natural Resources and Environment</i>	
<i>University of Michigan - Ann Arbor, MI</i>	
Bachelor of Arts – Economics and Environmental Studies	1996
<i>Dornsife College of Letters, Arts, and Sciences</i>	
<i>University of Southern California - Los Angeles, CA</i>	

Publications

The Prospects and Problems of Integrating Sketch Maps with Geographic Information Systems (GIS) to Understand Environmental Perception: A case study of mapping youth fear in Los Angeles gang neighborhoods	2014
<i>Environment and Planning B: Planning and Design</i> 41(2): 251-271. Curtis, J.W., E. Shiao, B. Lowery, D. Sloane, K. Hennigan and A. Curtis	
The Prevalence of Harmful Content on Outdoor Advertising in Los Angeles: Land use, community characteristics, and the spatial inequality of a public health nuisance	2014
<i>American Journal of Public Health</i> 104(4): 658–664. Lowery, B.C. and D.C. Sloane	

Presentations

**From Regional Center to Sign District:
 Regulating outdoor advertising in Los Angeles, 1881-2012**
Association of Collegiate Schools of Planning – Philadelphia, PA – November 1, 2014
 with David Sloane

- Do Farmers' Markets Improve the Availability of Healthy Foods for All Communities?**
A case study of 19 markets in Los Angeles.
Association of Collegiate Schools of Planning – Philadelphia, PA – October 30, 2014
 with Denise Payan, LaVonna Blair Lewis and David Sloane
- If You See Something, Say Something:**
Community response (and non-response) to outdoor advertising regulation in Los Angeles
Council of Educators in Landscape Architecture – Austin, TX – March 29, 2013
- The Spatial Ecology of Outdoor Advertising in Los Angeles:**
The unjust impact of the commercial landscape
Association of Collegiate Schools of Planning – Cincinnati, OH – November 3, 2012
 with David Sloane
- Employing Social Network Analysis to Understand the Formation of Sustainable Social Capital**
Council of Educators in Landscape Architecture - Tucson, AZ – January 15, 2009

Teaching Experience

- Assistant Professor**
University of Oklahoma – College of Architecture 2014-present
 Subdivision and Site Planning (graduate)
 Computer Mapping and GIS in Planning (graduate)
 Comprehensive Planning Studio (graduate)
- Lecturer**
University of California, Irvine – School of Social Ecology 2014
 Design and Planning Graphics (graduate)
- Teaching Assistant**
University of Southern California - Sol Price School of Public Policy 2008-2013
 Citizenship and Public Ethics (undergraduate)
 History of Planning and Development (undergraduate)
 Planning History and Urban Form (graduate)
 Smart Growth and Urban Sprawl (graduate)
 Urban Context for Policy and Planning (undergraduate)
 Urban Planning and Development (undergraduate)
 Urban Planning and Social Policy (graduate - online)
- Graduate Student Instructor**
University of Michigan - School of Natural Resources and Environment 1999-2000
 Introduction to Environmental Policy (undergraduate)
 Introduction to Natural Resource Management (undergraduate)

Other Experience

- Research Assistant** 2009 - 2014
Sol Price School of Public Policy - University of Southern California
- Editorial Assistant** – Terry L. Cooper 2011 - 2012
The Responsible Administrator;
An Approach to Ethics for the Administrative Role, 6th Edition. 2012.
- Research Associate** 2005 - 2006
Lodestar Management/Research Inc. (now Harder+Company)
- Project Coordinator** 2004 - 2005
Perinatal Advisory Council of Los Angeles County
- Community Researcher** 2002 - 2004
Children's Planning Council - Los Angeles County Board of Supervisors
- Assistant Director** 2000 - 2002
Health DATA Program - UCLA Center for Health Policy Research

Curriculum Coordinator <i>UCLA Labor, Occupational, Safety and Health Program</i>	2000
Research Coordinator <i>The Wild Thornberry's Television Series</i> <i>Klasky-Csupo Incorporated/Nickelodeon Studios</i>	1996 - 1998
<i>Activities and Service</i>	
Committee Member <i>University of Oklahoma</i> Anna Siprikova – Master of City and Regional Planning Thesis	2014 - present
Reviewer <i>American Journal of Public Health</i> <i>Council of Educators in Landscape Architecture</i>	
Member <i>American Planning Association</i> <i>American Public Health Association</i> <i>American Society of Landscape Architects</i> <i>Association of American Geographers</i> <i>Environmental Design Research Association</i>	
Member <i>Creating/Making Facilities Coordination Team</i> <i>University of Oklahoma – College of Architecture</i>	2014 - present
Member <i>Billboard and Visual Landscape Visioning Group</i> <i>City of Los Angeles</i>	2013
Area Chairperson <i>Hollywood Hills West Neighborhood Council – Area 2: Cahuenga Pass</i> <i>City of Los Angeles</i>	2010 - 2012
Vice-Chairperson	2010 - 2012
Appointee <i>Cahuenga/Ventura Corridor Specific Plan Review Board</i> <i>City of Los Angeles - Council District 4</i>	2008 - 2012
President	2011 - 2012
Member <i>Cahuenga Pass Property Owners' Association</i>	2000 - 2012

Byron DeBruler

DeBruler, Inc.

8200 NE 139th Street

Edmond, OK 73103

United States of America

Phone: 405/396-2032 Cell Phone: 405/202-1610

BACKGROUND SUMMARY

Executive Manager with extensive experience in public sector resource design, management and evaluation. Knowledge and skills include: structuring and design of state and local service programs and initiatives, developing written proposals for project financing, identifying community economic development resources and training.

EXPERIENCE

DeBruler, Inc.

Vice President, Oklahoma City, August 2001 to Present

Provide services including:

- ✓ Researching public and private resources and preparing applications for financial assistance in response to client requests for economic and community development projects.
- ✓ Technical assistance to nonprofits and units of local government regarding federal and state resources and structuring project-beneficial partnerships; preparing strategic and business plans for public and private sector entities.
- ✓ Group facilitation services.
- ✓ Technical training for nonprofits and units of local government regarding federal and state financial assistance programs. Conducting organizational assessments and developing capacity building curriculums.

Oklahoma Housing Finance Agency

Team Leader, Housing Development Team, Oklahoma City, July 1998 to July 2001

Provided direct supervision and oversight of sixteen staff engaged in the administration of multiple federal and state affordable housing program resources.

While employed by the agency:

- ✓ Reorganized state's Single Family Mortgage Revenue Bond, Low-income Housing Tax Credit, HOME Investment Partnerships and Housing Trust Fund Programs into a single work unit.
- ✓ Streamlined Low-income Housing Tax Credit Program administrative rules to provide for market responsive design flexibility.
- ✓ Streamlined affordable housing resources by developing a singular application package and process for the agency's affordable housing development resources and established e-information network.
- ✓ Facilitated the development of working partnerships between the state's nonprofit and for-profit housing development organizations and agency's mortgage revenue bond lenders.
- ✓ Financed the development of affordable housing by leveraging public sector development funds with private investments.



- ✓ Facilitated legislative task force on rural affordable housing issues and devised legislative and programmatic actions to spur rural development.
- ✓ Developed, financed and implemented the state's first statewide affordable housing market analysis in partnership with a major university center.
- ✓ Drafted enabling legislation, capitalized and implemented state's Housing Trust Fund.

Oklahoma Department of Commerce

Program Manager/Department Head, Oklahoma City, March 1988 to July 1998

- ✓ In response to market-based demand, directed a team of professional agency staff with diverse skills, in the redesign of the state's HOME Investment Partnerships Program from primarily rehabilitation services to the production of rural affordable housing units.
- ✓ Led HOME Program administrative team in the relocation of the Program from its state agency environment to the Oklahoma Housing Finance Agency, a public trust.
- ✓ Leveraged HOME Program development resources with other public and private debt capital to finance the development of rural affordable housing statewide.
- ✓ Formulated and implemented a legislative agenda to enact and capitalizing the state's Housing Trust Fund.
- ✓ Provided daily oversight and administration for several state administered federal programs including: U.S. Department of Energy State Energy Program, Community Development Block Grant, Home Investment Partnerships, Rental Rehabilitation, Solar Energy and Energy Conservation Bank, and State Appropriated Funds for regional councils of government.

City of Oklahoma City January 1984 to February 1988

Division Head, Code Inspections Division/Department of Environmental Services

Assistant Superintendent, Utility Services Division/Water Department

Administrative Assistant, Street Maintenance Division, Public Works Department

Management Intern, Personnel Department

EDUCATION

Masters of Public Administration, University of Oklahoma 1983

Bachelor of Arts Political Science, University of Oklahoma, 1979