

Housing Needs Assessment
Beaver 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:

October 19, 2015

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





October 30, 2015

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

SUBJECT: Housing Needs Assessment
 Beaver County
 IRR - Tulsa/OKC File No. 140-2015-0017

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 Beaver County Residential Housing Market Analysis. Analyst Sarah Kin personally inspected the Beaver County area during the month of October 2015 to collect the data used in the preparation of the Beaver 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
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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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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 Beaver County has been declining since the early 1980s. Beaver County population peaked in 1983 at 7,164, approximately 23% above the current population estimate of 5,472.
2. Housing demand is generated by a loss of housing units and the quality and condition of the existing housing stock.
3. Median Household Income in Beaver County is \$54,915, approximately 16.7% above the statewide level. Poverty rates in Beaver County are also below statewide levels.
4. Home values and rental rates in Beaver County are below the state averages, making new residential construction not cost feasible; new residential construction in the area has been very limited over the previous decade.
5. For households with incomes below 50% HAMFI, Approximately 56.19% of renters and 42.86% of owners are housing cost overburdened. There are no affordable housing properties in Beaver County.

Disaster Resiliency Specific Findings:

1. Create and maintain the county HMP
2. Apply for grants/funding to develop a county hazard mitigation plan.
3. Create an online shelter registry for location of individual and business-based shelters.
4. Tornadoes (1959-2014): Number: 65 Injuries: 20 Fatalities: 2 Damages (1996-2014): \$1,320,000.00
5. Social Vulnerability: Similar to overall state level
6. Floodplain: updated flood maps not available.

Homelessness Specific Findings

1. Beaver County is located in the Oklahoma Balance of State Continuum of Care.
2. There are an estimated 295 homeless individuals in this area, 154 of which are identified as sheltered.
3. Homeless children under the age of 18 are more likely to be unsheltered than sheltered.
4. Many homeless persons are victims of domestic violence, totaling 75 people.
5. Very few units are available for occupation by families with children (14), and there is a need to grow the number of units that are available for this group of homeless and the children in their care.

Fair Housing Specific Findings

1. None noted.

Lead-Based Paint Specific Findings

1. We estimate there are 520 occupied housing units in Beaver County with lead-based paint hazards.
2. 206 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 69 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 Beaver 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 Beaver 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 Beaver 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 Beaver County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Beaver County area.

Effective Date of Consultation

The Beaver County area was inspected and research was performed during October, 2015. The effective date of this analysis is October 19, 2015. The date of this report is October 30, 2015. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

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

Data Sources

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

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

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

Beaver County Analysis

Area Information

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

Beaver County is located in the panhandle of Oklahoma. The northern and southern borders of the county are also the northern and southern borders of the State of Oklahoma. Beaver, the county seat of Beaver County, is approximately 190 miles northwest of the Oklahoma City central business district. Amarillo, Texas is approximately 130 miles to the southwest, and Wichita, Kansas, is approximately 180 miles to the northeast.

Beaver County has a total area of 1,818 square miles (1,815 square miles of land, and 3 square miles of water), ranking 5th out of Oklahoma's 77 counties in terms of total area. The total population of Beaver County as of the 2010 Census was 5,636 persons, for a population density of 3 persons per square mile of land.

Access and Linkages

The county is served by the national highway system, but is removed from the interstate highway system. U.S. Highways 64 & 412 are the major east/west transportation corridors in Beaver County. US-64 connects the Beaver County communities of Turpin, Forgan, Knowles and Gate with the cities of Buffalo, Alva, and Cherokee before merging with Interstate 35 in central Oklahoma. US-412 does not pass through any of the incorporated towns in Beaver County, but connects the county with the City of Guymon to the west, and the cities of Fort Supply, Woodward, and Enid to the east.

Limited public transportation is provided on a demand-response basis by Beaver City Transit, with service in Beaver, Balko, Gate/Knowles, and Turpin. 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.

Beaver Municipal Airport is a city-owned, public-use airport located one mile southwest of Beaver. It has a single asphalt runway approximately 2,000 feet in length, and averages approximately 23 aircraft

operations per week. The nearest full-service commercial airport is Rick Husband Amarillo International Airport in Amarillo, Texas, approximately 140 miles to the southwest.

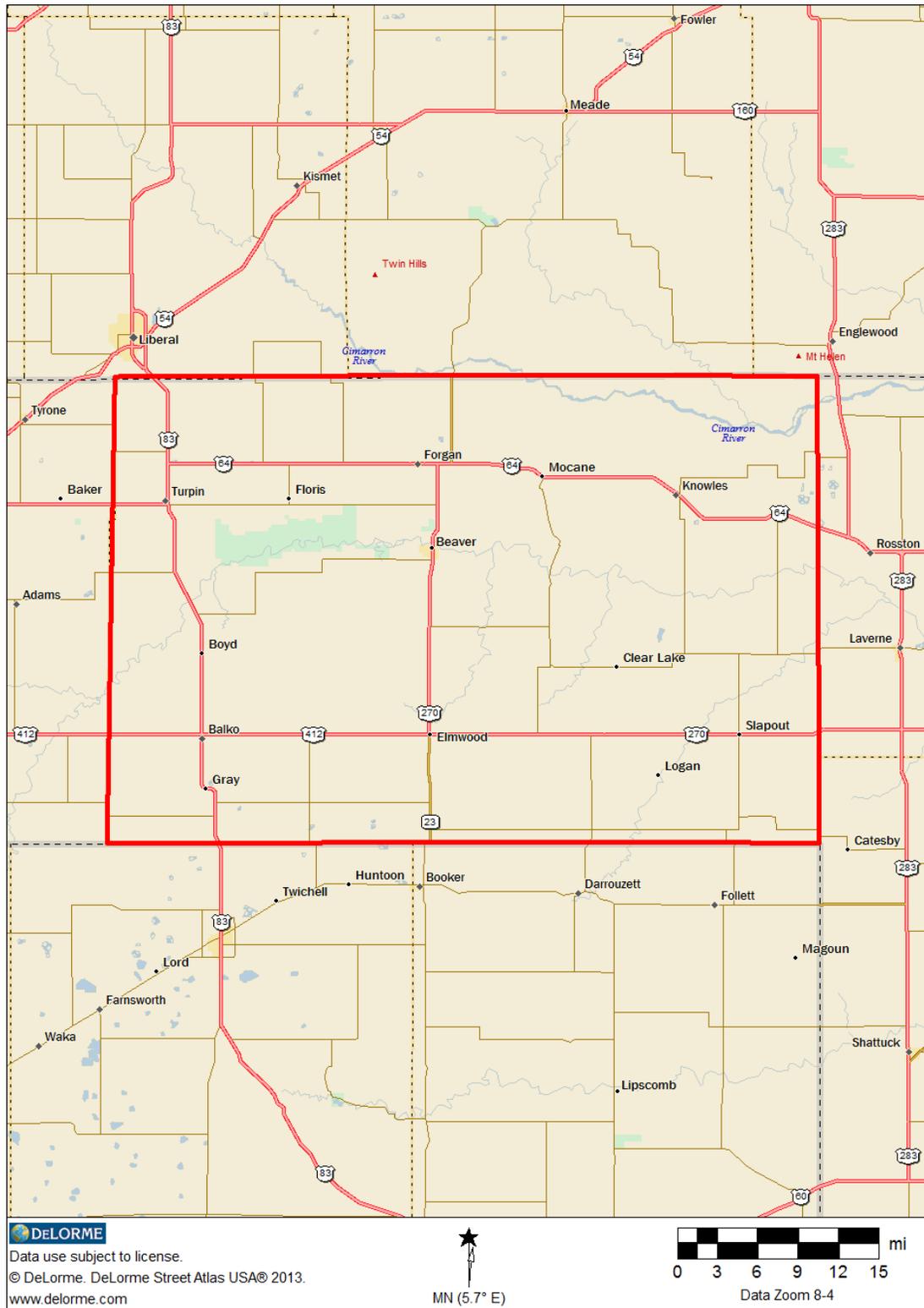
Educational Facilities

All of the county communities have public school facilities. There are no colleges or universities in Beaver County. The nearest colleges and universities are Oklahoma Panhandle State University, located approximately 70 miles west of Beaver in Goodwell, Oklahoma, and the Woodward campus of Northwest Oklahoma State University, located approximately 65 miles to the east in Woodward, Oklahoma. High Plains Technology Center, part of the Oklahoma Department of Career and Technology Education system, is also located in Woodward.

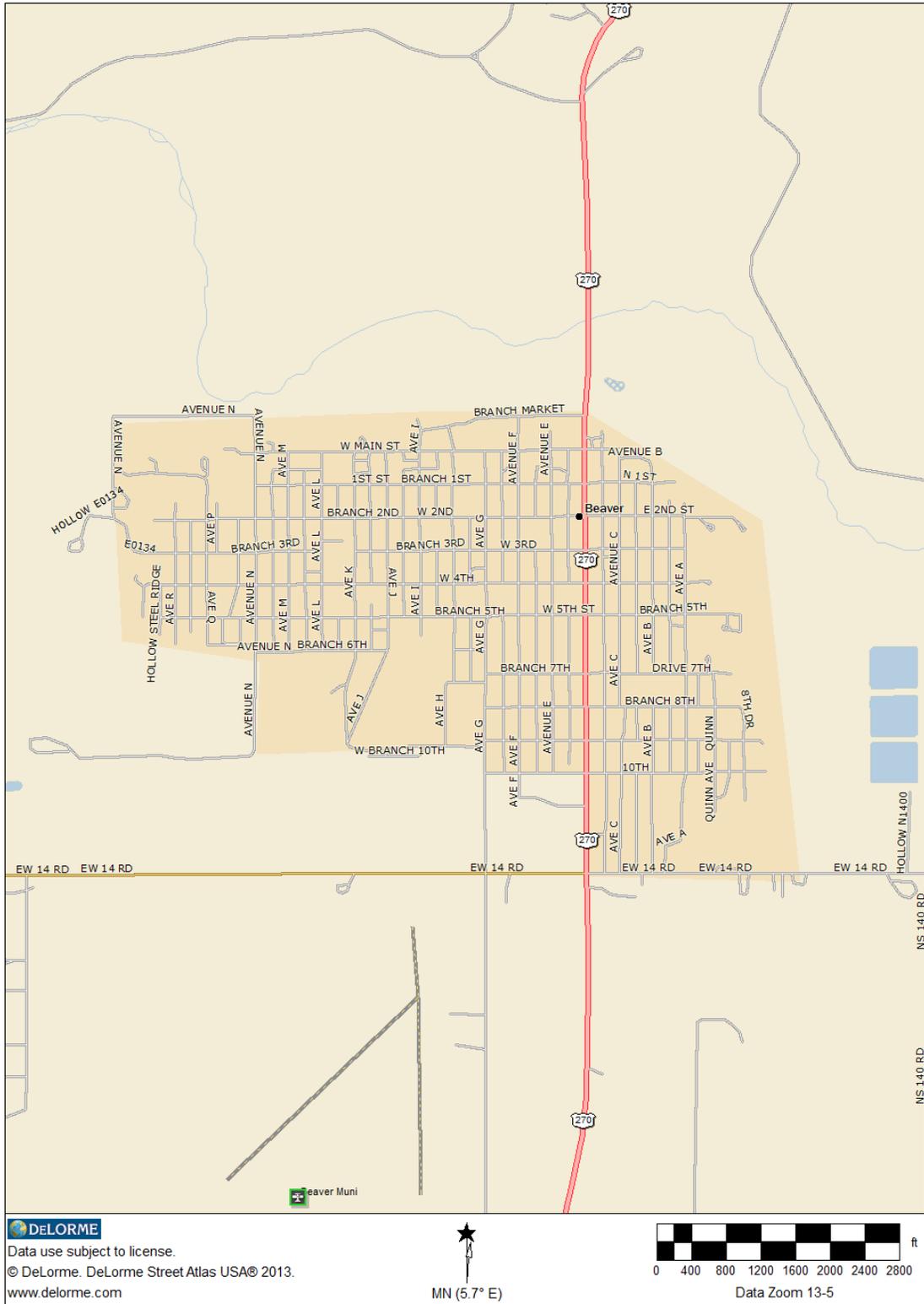
Medical Facilities

County medical services are provided by the Beaver County Memorial Hospital, a 38-bed hospital located in the community of Beaver. The Community Clinic of Beaver and the Community Clinic of Turpin are affiliated with Beaver County Memorial Hospital and provide general practice medical care.

Beaver County Area Map



Beaver Area Map



Demographic Analysis

Population and Households

The following table presents population levels and annualized changes in Beaver 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
Beaver	1,570	1,515	-0.36%	1,467	-0.64%	1,447	-0.27%
Beaver County	5,857	5,636	-0.38%	5,515	-0.43%	5,472	-0.16%
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 Beaver County was 5,636 persons as of the 2010 Census, a -0.38% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Beaver County to be 5,515 persons, and projects that the population will show -0.16% annualized decline over the next five years.

The population of Beaver was 1,515 persons as of the 2010 Census, a -0.36% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Beaver to be 1,467 persons, and projects that the population will show -0.27% annualized decline over the next five years.

The next table presents data regarding household levels in Beaver 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
Beaver	606	595	-0.18%	572	-0.79%	564	-0.28%
Beaver County	2,245	2,192	-0.24%	2,149	-0.40%	2,136	-0.12%
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
Beaver	436	410	-0.61%	397	-0.64%	392	-0.25%
Beaver County	1,706	1,614	-0.55%	1,584	-0.37%	1,575	-0.11%
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, Beaver County had a total of 2,192 households, representing a -0.24% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Beaver County to have 2,149

households. This number is expected to experience a -0.12% annualized rate of decline over the next five years.

As of 2010, Beaver had a total of 595 households, representing a -0.18% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Beaver to have 572 households. This number is expected to experience a -0.28% annualized rate of decline over the next five years.

Population by Race and Ethnicity

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

2013 Population by Race and Ethnicity

Single-Classification Race	Beaver		Beaver County	
	No.	Percent	No.	Percent
Total Population	1,510		5,605	
White Alone	1,205	79.80%	4,864	86.78%
Black or African American Alone	25	1.66%	52	0.93%
Amer. Indian or Alaska Native Alone	5	0.33%	11	0.20%
Asian Alone	4	0.26%	17	0.30%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	0	0.00%
Some Other Race Alone	238	15.76%	514	9.17%
Two or More Races	33	2.19%	147	2.62%

Population by Hispanic or Latino Origin	Beaver		Beaver County	
	No.	Percent	No.	Percent
Total Population	1,510		5,605	
Hispanic or Latino	376	24.90%	1,164	20.77%
<i>Hispanic or Latino, White Alone</i>	131	34.84%	625	53.69%
<i>Hispanic or Latino, All Other Races</i>	245	65.16%	539	46.31%
Not Hispanic or Latino	1,134	75.10%	4,441	79.23%
<i>Not Hispanic or Latino, White Alone</i>	1,074	94.71%	4,239	95.45%
<i>Not Hispanic or Latino, All Other Races</i>	60	5.29%	202	4.55%

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

In Beaver County, racial and ethnic minorities comprise 24.37% of the total population. Within Beaver, racial and ethnic minorities represent 28.87% of the population.

Population by Age

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

Beaver 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	5,636		5,515		5,472			
Age 0 - 4	384	6.81%	321	5.82%	323	5.90%	-3.52%	0.12%
Age 5 - 9	432	7.67%	368	6.67%	314	5.74%	-3.16%	-3.12%
Age 10 - 14	394	6.99%	403	7.31%	362	6.62%	0.45%	-2.12%
Age 15 - 17	259	4.60%	235	4.26%	247	4.51%	-1.93%	1.00%
Age 18 - 20	188	3.34%	211	3.83%	227	4.15%	2.34%	1.47%
Age 21 - 24	192	3.41%	261	4.73%	294	5.37%	6.33%	2.41%
Age 25 - 34	626	11.11%	571	10.35%	591	10.80%	-1.82%	0.69%
Age 35 - 44	658	11.67%	641	11.62%	591	10.80%	-0.52%	-1.61%
Age 45 - 54	852	15.12%	741	13.44%	650	11.88%	-2.75%	-2.59%
Age 55 - 64	779	13.82%	781	14.16%	775	14.16%	0.05%	-0.15%
Age 65 - 74	467	8.29%	553	10.03%	650	11.88%	3.44%	3.29%
Age 75 - 84	292	5.18%	304	5.51%	311	5.68%	0.81%	0.46%
Age 85 and over	113	2.00%	125	2.27%	137	2.50%	2.04%	1.85%
<i>Age 55 and over</i>	<i>1,651</i>	<i>29.29%</i>	<i>1,763</i>	<i>31.97%</i>	<i>1,873</i>	<i>34.23%</i>	<i>1.32%</i>	<i>1.22%</i>
<i>Age 62 and over</i>	<i>993</i>	<i>17.61%</i>	<i>1,091</i>	<i>19.79%</i>	<i>1,194</i>	<i>21.81%</i>	<i>1.91%</i>	<i>1.81%</i>
Median Age	40.2		41.0		41.4		0.39%	0.19%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Beaver County is 41.0 years. This compares with the statewide figure of 36.6 years. Approximately 5.82% of the population is below the age of 5, while 19.79% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.81% per year.

Beaver 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	1,515		1,467		1,447			
Age 0 - 4	120	7.92%	98	6.68%	102	7.05%	-3.97%	0.80%
Age 5 - 9	124	8.18%	106	7.23%	91	6.29%	-3.09%	-3.01%
Age 10 - 14	109	7.19%	112	7.63%	105	7.26%	0.54%	-1.28%
Age 15 - 17	64	4.22%	65	4.43%	68	4.70%	0.31%	0.91%
Age 18 - 20	52	3.43%	56	3.82%	64	4.42%	1.49%	2.71%
Age 21 - 24	61	4.03%	69	4.70%	78	5.39%	2.50%	2.48%
Age 25 - 34	169	11.16%	163	11.11%	154	10.64%	-0.72%	-1.13%
Age 35 - 44	186	12.28%	168	11.45%	152	10.50%	-2.02%	-1.98%
Age 45 - 54	192	12.67%	188	12.82%	183	12.65%	-0.42%	-0.54%
Age 55 - 64	163	10.76%	156	10.63%	163	11.26%	-0.87%	0.88%
Age 65 - 74	146	9.64%	151	10.29%	142	9.81%	0.68%	-1.22%
Age 75 - 84	83	5.48%	88	6.00%	96	6.63%	1.18%	1.76%
Age 85 and over	46	3.04%	47	3.20%	49	3.39%	0.43%	0.84%
<i>Age 55 and over</i>	438	28.91%	442	30.13%	450	31.10%	0.18%	0.36%
<i>Age 62 and over</i>	278	18.34%	286	19.48%	287	19.83%	0.56%	0.08%
Median Age	38.1		38.8		39.0		0.36%	0.10%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Beaver is 38.8 years. This compares with the statewide figure of 36.6 years. Approximately 6.68% of the population is below the age of 5, while 19.48% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 0.08% per year.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Beaver		Beaver County	
	No.	Percent	No.	Percent
Total Families:	420		1,541	
Married-Couple Family:	340	80.95%	1,343	87.15%
With Children Under 18 Years	107	25.48%	480	31.15%
No Children Under 18 Years	233	55.48%	863	56.00%
Other Family:	80	19.05%	198	12.85%
Male Householder, No Wife Present	43	10.24%	79	5.13%
With Children Under 18 Years	37	8.81%	47	3.05%
No Children Under 18 Years	6	1.43%	32	2.08%
Female Householder, No Husband Present	37	8.81%	119	7.72%
With Children Under 18 Years	24	5.71%	77	5.00%
No Children Under 18 Years	13	3.10%	42	2.73%
<hr/>				
Total Single Parent Families	61		124	
Male Householder	37	60.66%	47	37.90%
Female Householder	24	39.34%	77	62.10%

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

As shown, within Beaver County, among all families 8.05% are single-parent families, while in Beaver, the percentage is 14.52%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	1,446		5,538		3,702,515	
Under 18 Years:	341		1,429		933,738	
With One Type of Disability	0	0.00%	15	1.05%	33,744	3.61%
With Two or More Disabilities	0	0.00%	22	1.54%	11,082	1.19%
No Disabilities	341	100.00%	1,392	97.41%	888,912	95.20%
18 to 64 Years:	874		3,229		2,265,702	
With One Type of Disability	56	6.41%	152	4.71%	169,697	7.49%
With Two or More Disabilities	24	2.75%	115	3.56%	149,960	6.62%
No Disabilities	794	90.85%	2,962	91.73%	1,946,045	85.89%
65 Years and Over:	231		880		503,075	
With One Type of Disability	34	14.72%	128	14.55%	95,633	19.01%
With Two or More Disabilities	35	15.15%	149	16.93%	117,044	23.27%
No Disabilities	162	70.13%	603	68.52%	290,398	57.72%
Total Number of Persons with Disabilities:	149	10.30%	581	10.49%	577,160	15.59%

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

Within Beaver County, 10.49% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Beaver the percentage is 10.30%.

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

2013 Population by Veteran and Disability Status

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	1,105		4,109		2,738,788	
Veteran:	91	8.24%	312	7.59%	305,899	11.17%
With a Disability	24	26.37%	85	27.24%	100,518	32.86%
No Disability	67	73.63%	227	72.76%	205,381	67.14%
Non-veteran:	1,014	91.76%	3,797	92.41%	2,432,889	88.83%
With a Disability	125	12.33%	459	12.09%	430,610	17.70%
No Disability	889	87.67%	3,338	87.91%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Beaver County, the Census Bureau estimates there are 312 veterans, 27.24% of which have one or more disabilities (compared with 32.86% at a statewide level). In Beaver, there are an estimated 91 veterans, 26.37% of which are estimated to have a disability.

Group Quarters Population

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

	Beaver		Beaver County	
	No.	Percent	No.	Percent
Total Population	1,515		5,636	
Group Quarters Population	43	2.84%	43	0.76%
Institutionalized Population	43	2.84%	43	0.76%
Correctional facilities for adults	12	0.79%	12	0.21%
Juvenile facilities	0	0.00%	0	0.00%
Nursing facilities/Skilled-nursing facilities	31	2.05%	31	0.55%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	0	0.00%	0	0.00%
College/University student housing	0	0.00%	0	0.00%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	0	0.00%	0	0.00%

Source: 2010 Decennial Census, Table P42

Household Income Levels

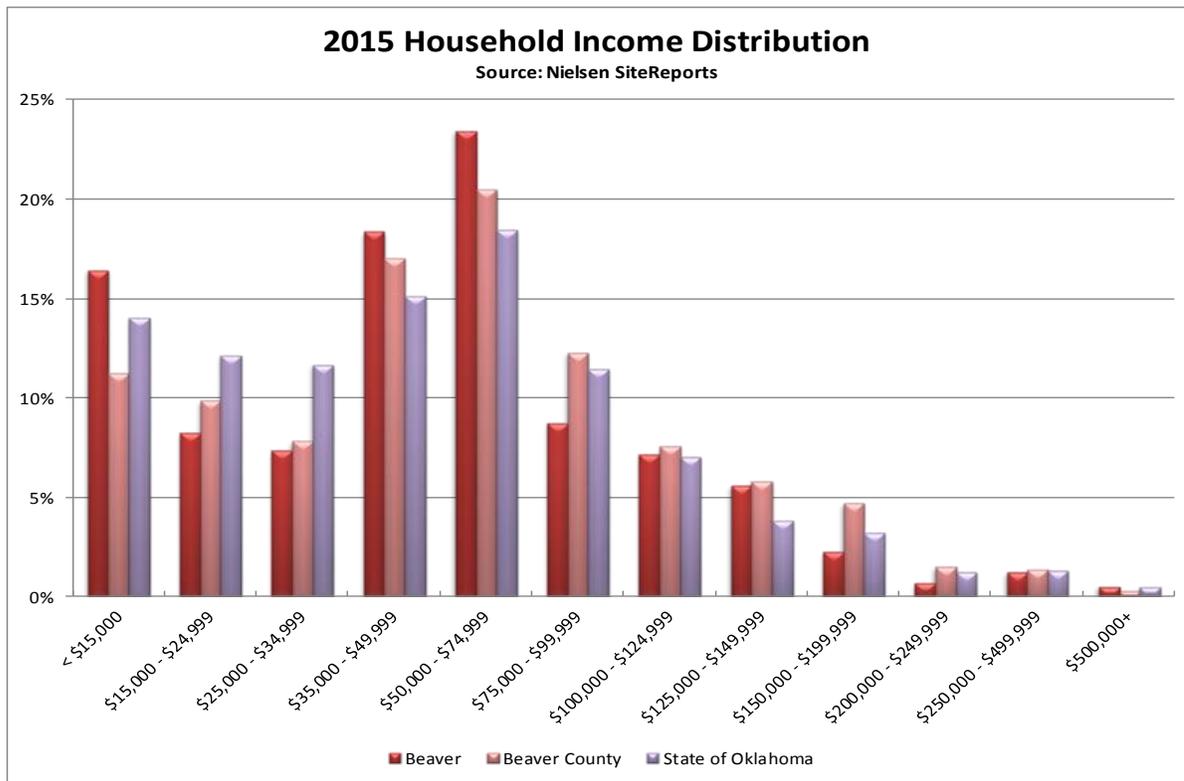
Data in the following chart shows the distribution of household income in Beaver County, as well as median and average household income. Data for Oklahoma is included as a basis of comparison. This data is provided by Nielsen SiteReports for 2015.

2015 Household Income Distribution

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	572		2,149		1,520,327	
< \$15,000	94	16.43%	242	11.26%	213,623	14.05%
\$15,000 - \$24,999	47	8.22%	212	9.87%	184,613	12.14%
\$25,000 - \$34,999	42	7.34%	168	7.82%	177,481	11.67%
\$35,000 - \$49,999	105	18.36%	366	17.03%	229,628	15.10%
\$50,000 - \$74,999	134	23.43%	440	20.47%	280,845	18.47%
\$75,000 - \$99,999	50	8.74%	264	12.28%	173,963	11.44%
\$100,000 - \$124,999	41	7.17%	163	7.58%	106,912	7.03%
\$125,000 - \$149,999	32	5.59%	125	5.82%	57,804	3.80%
\$150,000 - \$199,999	13	2.27%	101	4.70%	48,856	3.21%
\$200,000 - \$249,999	4	0.70%	32	1.49%	18,661	1.23%
\$250,000 - \$499,999	7	1.22%	29	1.35%	20,487	1.35%
\$500,000+	3	0.52%	7	0.33%	7,454	0.49%
Median Household Income	\$49,714		\$54,915		\$47,049	
Average Household Income	\$63,444		\$70,370		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Beaver County is estimated to be \$54,915 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Beaver, median household income is estimated to be \$49,714.



Household Income Trend

Next we examine the long-term growth of incomes in Beaver 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
Beaver	\$37,560	\$49,714	1.77%	2.40%	-0.63%
Beaver County	\$36,715	\$54,915	2.55%	2.40%	0.15%
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 the Town of Beaver and the State of Oklahoma as a whole saw negative growth in “real” median household income, once inflation is taken into account. It should be noted that this trend is not unique to Oklahoma, but rather is 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 Beaver 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.

	2000	2013	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
	Census	ACS		Male Householder	Female Householder
Beaver	10.18%	8.63%	-155	27.03%	25.00%
Beaver County	11.71%	9.95%	-176	25.53%	32.47%
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 Beaver County is estimated to be 9.95% by the American Community Survey. This is a decrease of -176 basis points since the 2000 Census. Within Beaver, the poverty rate is estimated to be 8.63%. It should be noted that the national trend is toward increasing poverty rates over this period of time: 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 Beaver 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)
Beaver County	2,825	3,233	2.73%	4.0%	2.6%	-140
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

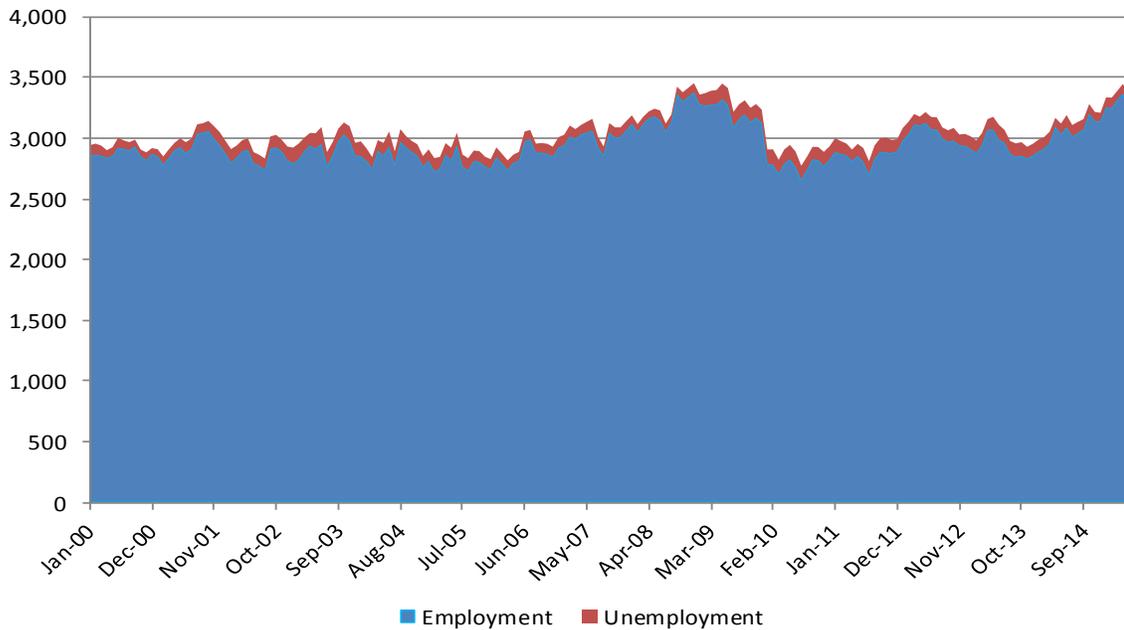
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Beaver County was 3,233 persons. Compared with figures from May 2010, this represents annualized employment growth of 2.73% per year. The unemployment rate in May was 2.6%, a decrease of -140 basis points from May 2010, which was 4.0%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Beaver County has outperformed both the state and nation in these statistics.

Employment Level Trends

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

Employment and Unemployment in Beaver County
January 2000 through May 2015



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

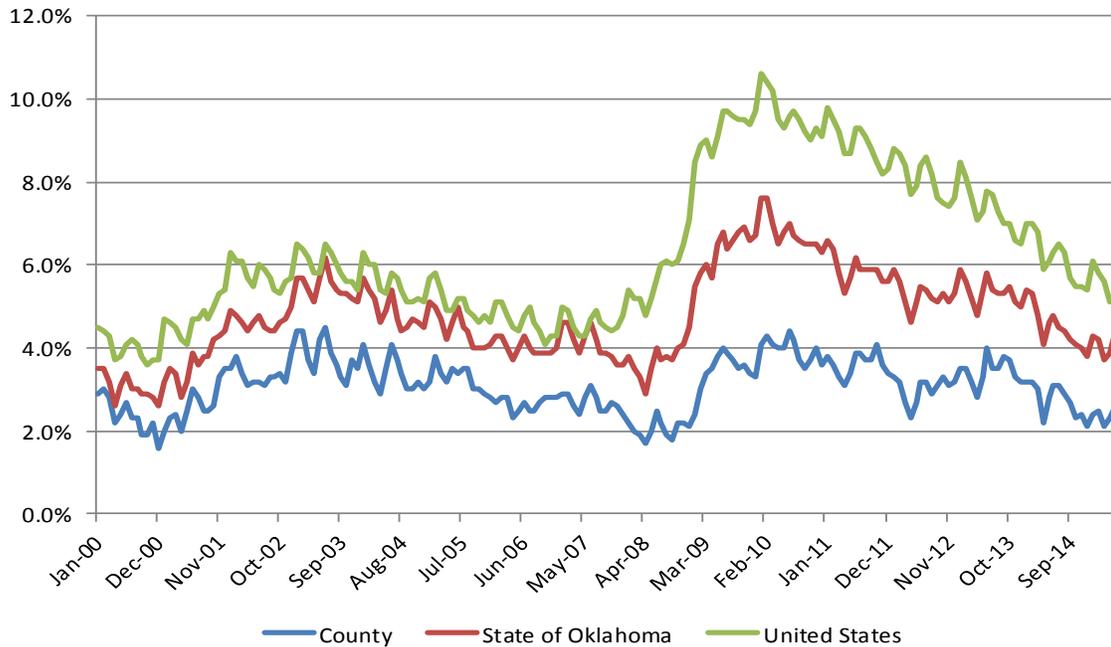
As shown, total employment levels in Beaver County have remained relatively over the past fifteen years. The national economic recession of 2009-2010, which had a measurable impact on local economies throughout Oklahoma, had little demonstrable impact on either employment or the total labor force in Beaver County. It appears that a positive growth trend in employment is emerging from early 2014 through the present. May 2015 employment is 3,233 persons. The number of unemployed persons in May 2015 was 87, out of a total labor force of 3,320 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Beaver 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 Beaver County, Oklahoma and the United States
January 2000 through May 2015**



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

Unemployment rates in Beaver County typically trend with statewide levels, although the Beaver County rate is generally 1-2 percentage points below the statewide level. Unemployment rates in Beaver County remained relatively stable from January 2000 through the end of 2008. Concurrent with the national economic recession, unemployment rates in Beaver County rose through 2009 into 2010, although the unemployment rate in Beaver County peaked at 4.4% in July 2010, while the national unemployment rate reached as high as 10.6% in January 2010.

Employment and Wages by Industrial Supersector

The next table presents data regarding employment in Beaver 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.

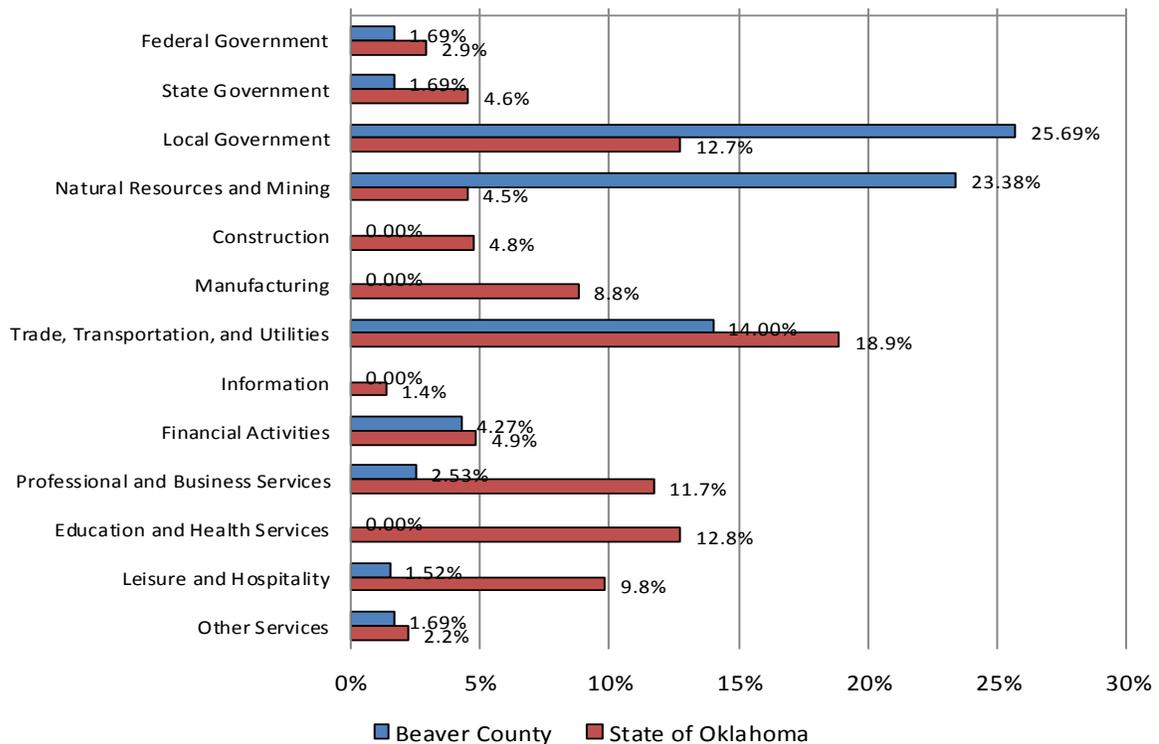


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	7	30	1.69%	\$36,985	0.84
State Government	8	30	1.69%	\$36,985	0.51
Local Government	18	457	25.69%	\$30,341	2.55
Natural Resources and Mining	42	416	23.38%	\$47,099	15.42
Construction	21	N/A	N/A	N/A	N/A
Manufacturing	4	N/A	N/A	N/A	N/A
Trade, Transportation, and Utilities	29	249	14.00%	\$45,299	0.73
Information	2	N/A	N/A	N/A	N/A
Financial Activities	12	76	4.27%	\$42,779	0.76
Professional and Business Services	15	45	2.53%	\$25,429	0.18
Education and Health Services	7	N/A	N/A	N/A	N/A
Leisure and Hospitality	9	27	1.52%	\$11,112	0.14
Other Services	12	30	1.69%	\$28,990	0.54
Total	184	1,779		\$39,380	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 (23.38%) are employed in Natural Resources and Mining. The average annual pay in this sector is \$47,099 per year. The industry with the highest annual pay is Natural Resources and Mining, with average annual pay of \$47,099 per year.

The rightmost column of the previous table provides location quotients for each industry for Beaver 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 (Beaver 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 Beaver County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 15.42.

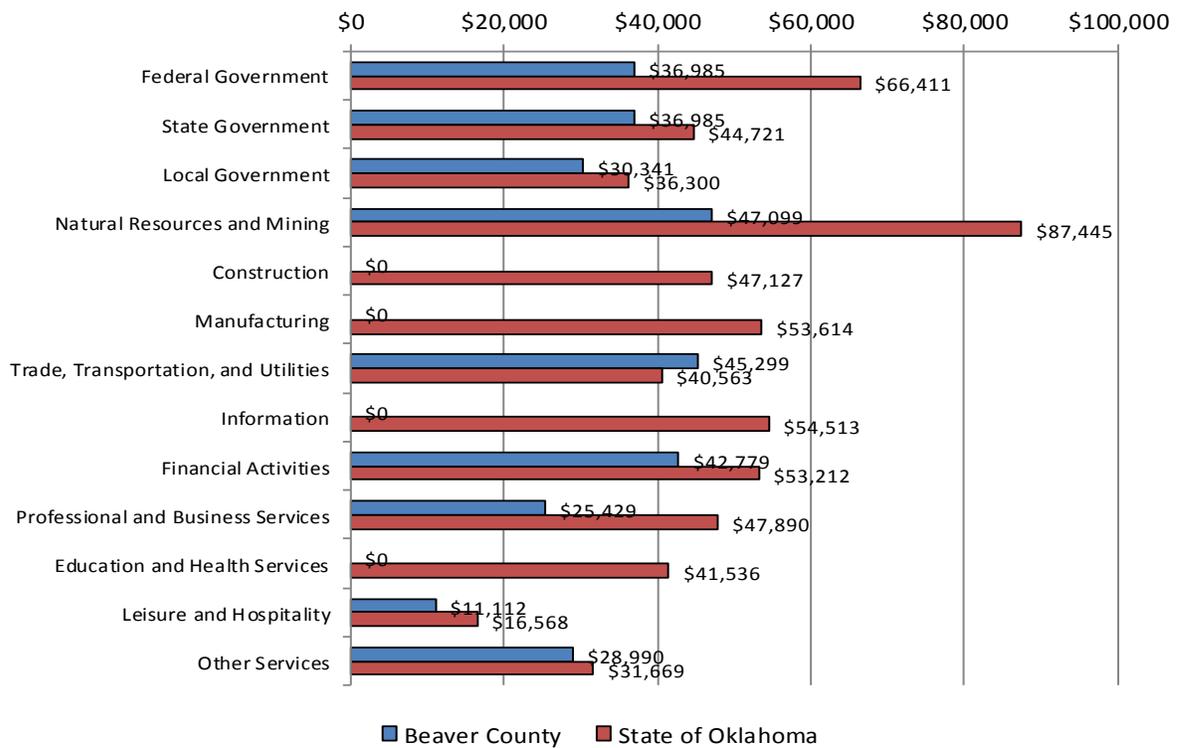
The next table presents average annual pay in Beaver County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Beaver County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$36,985	\$66,411	\$75,784	55.7%	48.8%
State Government	\$36,985	\$44,721	\$54,184	82.7%	68.3%
Local Government	\$30,341	\$36,300	\$46,146	83.6%	65.8%
Natural Resources and Mining	\$47,099	\$87,445	\$59,666	53.9%	78.9%
Construction	N/A	\$47,127	\$55,041	N/A	N/A
Manufacturing	N/A	\$53,614	\$62,977	N/A	N/A
Trade, Transportation, and Utilities	\$45,299	\$40,563	\$42,988	111.7%	105.4%
Information	N/A	\$54,513	\$90,804	N/A	N/A
Financial Activities	\$42,779	\$53,212	\$85,261	80.4%	50.2%
Professional and Business Services	\$25,429	\$47,890	\$66,657	53.1%	38.1%
Education and Health Services	N/A	\$41,536	\$45,951	N/A	N/A
Leisure and Hospitality	\$11,112	\$16,568	\$20,993	67.1%	52.9%
Other Services	\$28,990	\$31,669	\$33,935	91.5%	85.4%
Total	\$39,380	\$43,774	\$51,361	90.0%	76.7%

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

Working Families

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



Families by Employment Status and Presence of Children						
	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	420		1,541		961,468	
With Children <18 Years:	168	40.00%	604	39.20%	425,517	44.26%
Married Couple:	107	63.69%	480	79.47%	281,418	66.14%
Both Parents Employed	67	62.62%	297	61.88%	166,700	59.24%
One Parent Employed	40	37.38%	183	38.13%	104,817	37.25%
Neither Parent Employed	0	0.00%	0	0.00%	9,901	3.52%
Other Family:	61	36.31%	124	20.53%	144,099	33.86%
Male Householder:	37	60.66%	47	37.90%	36,996	25.67%
Employed	37	100.00%	47	100.00%	31,044	83.91%
Not Employed	0	0.00%	0	0.00%	5,952	16.09%
Female Householder:	24	39.34%	77	62.10%	107,103	74.33%
Employed	24	100.00%	66	85.71%	75,631	70.62%
Not Employed	0	0.00%	11	14.29%	31,472	29.38%
Without Children <18 Years:	252	60.00%	937	60.80%	535,951	55.74%
Married Couple:	233	92.46%	863	92.10%	431,868	80.58%
Both Spouses Employed	152	65.24%	433	50.17%	167,589	38.81%
One Spouse Employed	42	18.03%	278	32.21%	138,214	32.00%
Neither Spouse Employed	39	16.74%	152	17.61%	126,065	29.19%
Other Family:	19	7.54%	74	7.90%	104,083	19.42%
Male Householder:	6	15.38%	32	21.05%	32,243	25.58%
Employed	0	0.00%	15	46.88%	19,437	60.28%
Not Employed	6	100.00%	17	53.13%	12,806	39.72%
Female Householder:	13	68.42%	42	56.76%	71,840	69.02%
Employed	3	23.08%	21	50.00%	36,601	50.95%
Not Employed	10	76.92%	21	50.00%	35,239	49.05%
<i>Total Working Families:</i>	<i>365</i>	<i>86.90%</i>	<i>1,340</i>	<i>86.96%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children <18 Years:</i>	<i>168</i>	<i>46.03%</i>	<i>593</i>	<i>44.25%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children <18 Years:</i>	<i>197</i>	<i>53.97%</i>	<i>747</i>	<i>55.75%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Beaver County, there are 1,340 working families, 44.25% 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 Beaver County area are presented in the following table, as reported by the Marc Davis, Town Administrator for the Town of Beaver.

Major Employers in Beaver County

Company	Industry / Description
Howard Drilling	Oil & Gas Drilling
Hardberger & Smylie	Construction
Dollar General	Retail
Beaver Lumber	Lumber
Downing Supermarket	Grocery

Source: Marc Davis, Town Administrator for the Town of Beaver

The economy of Beaver County is largely dependent upon both the energy sector and agriculture. Not included in this list are the community school districts and county government.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	781		2,560		1,613,364	
Less than 15 minutes	619	79.26%	1,262	49.30%	581,194	36.02%
15 to 30 minutes	45	5.76%	719	28.09%	625,885	38.79%
30 to 45 minutes	43	5.51%	367	14.34%	260,192	16.13%
45 to 60 minutes	19	2.43%	72	2.81%	74,625	4.63%
60 or more minutes	55	7.04%	140	5.47%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Beaver County, the largest percentage of workers (49.30%) travel Less than 15 minutes to work. Although most Beaver County residents are employed within the county, some commute to other employment centers, such as Guymon or Woodward, Oklahoma.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	814		2,682		1,673,026	
Car, Truck or Van:	771	94.72%	2,483	92.58%	1,551,461	92.73%
<i>Drove Alone</i>	736	95.46%	2,271	91.46%	1,373,407	88.52%
<i>Carpooled</i>	35	4.54%	212	8.54%	178,054	11.48%
Public Transportation	0	0.00%	3	0.11%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	0	0.00%	5	0.19%	3,757	0.22%
Bicycle	0	0.00%	0	0.00%	4,227	0.25%
Walked	9	1.11%	49	1.83%	30,401	1.82%
Other Means	1	0.12%	20	0.75%	14,442	0.86%
Worked at Home	33	4.05%	122	4.55%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

Housing Stock Analysis

Existing Housing Units

The following table presents data regarding the total number of housing units in Beaver 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	2010	Annual	2015	Annual
	Census	Census	Change	Estimate	Change
Beaver	725	702	-0.32%	693	-0.26%
Beaver County	2,719	2,670	-0.18%	2,658	-0.09%
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 Beaver County declined by - 0.09% per year, to a total of 2,658 housing units in 2015. In terms of new housing unit construction, Beaver County underperformed Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure						
	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	768		2,662		1,669,828	
1 Unit, Detached	622	80.99%	2,037	76.52%	1,219,987	73.06%
1 Unit, Attached	0	0.00%	12	0.45%	34,434	2.06%
Duplex Units	0	0.00%	5	0.19%	34,207	2.05%
3-4 Units	0	0.00%	15	0.56%	42,069	2.52%
5-9 Units	0	0.00%	0	0.00%	59,977	3.59%
10-19 Units	31	4.04%	40	1.50%	57,594	3.45%
20-49 Units	22	2.86%	22	0.83%	29,602	1.77%
50 or More Units	0	0.00%	0	0.00%	30,240	1.81%
Mobile Homes	93	12.11%	531	19.95%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	0	0.00%	2,159	0.13%
Total Multifamily Units	53	6.90%	82	3.08%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Beaver County, 76.52% of housing units are single-family, detached. 3.08% of housing units are multifamily in structure (two or more units per building), while 19.95% of housing units comprise mobile homes, RVs, etc.

Within Beaver, 80.99% of housing units are single-family, detached. 6.90% of housing units are multifamily in structure, while 12.11% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	637		2,108		1,444,081	
Owner Occupied:	411	64.52%	1,555	73.77%	968,736	67.08%
No Bedroom	0	0.00%	0	0.00%	2,580	0.27%
1 Bedroom	3	0.73%	44	2.83%	16,837	1.74%
2 Bedrooms	128	31.14%	282	18.14%	166,446	17.18%
3 Bedrooms	183	44.53%	825	53.05%	579,135	59.78%
4 Bedrooms	87	21.17%	316	20.32%	177,151	18.29%
5 or More Bedrooms	10	2.43%	88	5.66%	26,587	2.74%
Renter Occupied:	226	35.48%	553	26.23%	475,345	32.92%
No Bedroom	0	0.00%	0	0.00%	13,948	2.93%
1 Bedroom	0	0.00%	5	0.90%	101,850	21.43%
2 Bedrooms	96	42.48%	154	27.85%	179,121	37.68%
3 Bedrooms	114	50.44%	328	59.31%	152,358	32.05%
4 Bedrooms	11	4.87%	61	11.03%	24,968	5.25%
5 or More Bedrooms	5	2.21%	5	0.90%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Beaver County is 73.77%, while 26.23% of housing units are renter occupied. In Beaver, the homeownership rate is 64.52%, while 35.48% of households are renters.

Housing Units Tenure and Household Income

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

Beaver County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	2,108	1,555	553	73.77%	26.23%
Less than \$5,000	74	36	38	48.65%	51.35%
\$5,000 - \$9,999	42	40	2	95.24%	4.76%
\$10,000-\$14,999	117	80	37	68.38%	31.62%
\$15,000-\$19,999	75	70	5	93.33%	6.67%
\$20,000-\$24,999	107	89	18	83.18%	16.82%
\$25,000-\$34,999	222	110	112	49.55%	50.45%
\$35,000-\$49,999	384	275	109	71.61%	28.39%
\$50,000-\$74,999	413	303	110	73.37%	26.63%
\$75,000-\$99,999	260	211	49	81.15%	18.85%
\$100,000-\$149,999	255	206	49	80.78%	19.22%
\$150,000 or more	159	135	24	84.91%	15.09%
Income Less Than \$25,000	415	315	100	75.90%	24.10%

Source: 2009-2013 American Community Survey, Table B25118

Within Beaver County as a whole, 24.10% of households with incomes less than \$25,000 are estimated to be renters, while 75.90% are estimated to be homeowners.

Beaver Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	637	411	226	64.52%	35.48%
Less than \$5,000	42	11	31	26.19%	73.81%
\$5,000 - \$9,999	13	13	0	100.00%	0.00%
\$10,000-\$14,999	32	23	9	71.88%	28.13%
\$15,000-\$19,999	12	12	0	100.00%	0.00%
\$20,000-\$24,999	31	13	18	41.94%	58.06%
\$25,000-\$34,999	63	24	39	38.10%	61.90%
\$35,000-\$49,999	148	94	54	63.51%	36.49%
\$50,000-\$74,999	131	83	48	63.36%	36.64%
\$75,000-\$99,999	58	48	10	82.76%	17.24%
\$100,000-\$149,999	76	59	17	77.63%	22.37%
\$150,000 or more	31	31	0	100.00%	0.00%
Income Less Than \$25,000	130	72	58	55.38%	44.62%

Source: 2009-2013 American Community Survey, Table B25118

Within Beaver, 44.62% of households with incomes less than \$25,000 are estimated to be renters, while 55.38% 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.

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	637		2,108		1,444,081	
Owner Occupied:	411	64.52%	1,555	73.77%	968,736	67.08%
Built 2010 or Later	10	2.43%	21	1.35%	10,443	1.08%
Built 2000 to 2009	7	1.70%	89	5.72%	153,492	15.84%
Built 1990 to 1999	4	0.97%	97	6.24%	125,431	12.95%
Built 1980 to 1989	57	13.87%	277	17.81%	148,643	15.34%
Built 1970 to 1979	72	17.52%	297	19.10%	184,378	19.03%
Built 1960 to 1969	75	18.25%	195	12.54%	114,425	11.81%
Built 1950 to 1959	157	38.20%	241	15.50%	106,544	11.00%
Built 1940 to 1949	8	1.95%	73	4.69%	50,143	5.18%
Built 1939 or Earlier	21	5.11%	265	17.04%	75,237	7.77%
Median Year Built:		1963		1970		1977
Renter Occupied:	226	35.48%	553	26.23%	475,345	32.92%
Built 2010 or Later	11	4.87%	13	2.35%	5,019	1.06%
Built 2000 to 2009	11	4.87%	19	3.44%	50,883	10.70%
Built 1990 to 1999	22	9.73%	59	10.67%	47,860	10.07%
Built 1980 to 1989	38	16.81%	85	15.37%	77,521	16.31%
Built 1970 to 1979	18	7.96%	83	15.01%	104,609	22.01%
Built 1960 to 1969	62	27.43%	110	19.89%	64,546	13.58%
Built 1950 to 1959	14	6.19%	72	13.02%	54,601	11.49%
Built 1940 to 1949	0	0.00%	22	3.98%	31,217	6.57%
Built 1939 or Earlier	50	22.12%	90	16.27%	39,089	8.22%
Median Year Built:		1968		1968		1975
Overall Median Year Built:		1963		1970		1976

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

Within Beaver County, 6.74% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Beaver the percentage is 6.12%.

85.86% of housing units in Beaver County were built prior to 1990, while in Beaver the percentage is 89.80%. These figures compare with the statewide figure of 72.78%.

Substandard Housing

The next table presents data regarding substandard housing in Beaver 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
Beaver	637	0	0.00%	0	0.00%	7	1.10%
Beaver County	2,108	0	0.00%	0	0.00%	49	2.32%
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 Beaver County, none of the housing units were identified as having inadequate plumbing or inadequate kitchen facilities.

Vacancy Rates

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

2013 Housing Units by Vacancy

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	768		2,662		1,669,828	
Total Vacant Units	131	17.06%	554	20.81%	225,747	13.52%
For rent	33	25.19%	62	11.19%	43,477	19.26%
Rented, not occupied	5	3.82%	22	3.97%	9,127	4.04%
For sale only	14	10.69%	30	5.42%	23,149	10.25%
Sold, not occupied	32	24.43%	35	6.32%	8,618	3.82%
For seasonal, recreational, or occasional use	5	3.82%	30	5.42%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	746	0.33%
Other vacant	42	32.06%	375	67.69%	101,155	44.81%
Homeowner Vacancy Rate	3.06%		1.85%		2.31%	
Rental Vacancy Rate	12.50%		9.73%		8.24%	

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

Within Beaver County, the overall housing vacancy rate is estimated to be 20.81%. The homeowner vacancy rate is estimated to be 1.85%, while the rental vacancy rate is estimated to be 9.73%.

In Beaver, the overall housing vacancy rate is estimated to be 17.06%. The homeowner vacancy rate is estimated to be 3.06%, while the rental vacancy rate is estimated to be 12.50%.

Building Permits

The U.S. Census Bureau Residential Construction Branch, Manufacturing and Construction Division publishes a report of residential building permits issued for single family and multifamily units. The Town of Beaver reported zero residential building permits issued over the 2004-2014 period. A search of the Beaver County records indicated that there are three single family residences in the Town of Beaver that were built after 2004. No multifamily structures built after 2004 were identified. This data is consistent with our interviews with local officials, all of whom indicated very little new residential construction over the previous decade.

Homeownership Market

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

Housing Units by Home Value

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

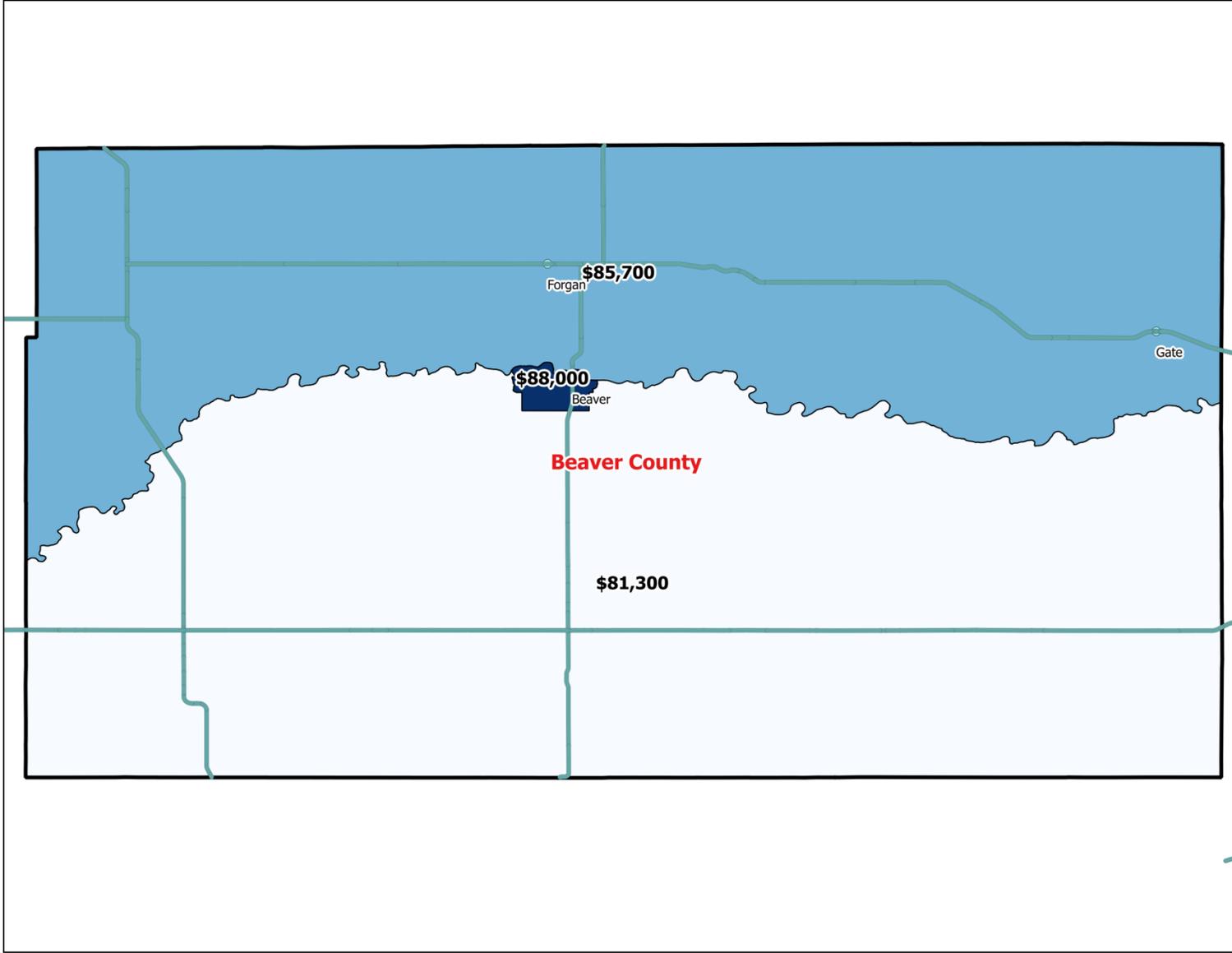
2013 Housing Units by Home Value

	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	411		1,555		968,736	
Less than \$10,000	29	7.06%	118	7.59%	20,980	2.17%
\$10,000 to \$14,999	11	2.68%	42	2.70%	15,427	1.59%
\$15,000 to \$19,999	8	1.95%	20	1.29%	13,813	1.43%
\$20,000 to \$24,999	7	1.70%	54	3.47%	16,705	1.72%
\$25,000 to \$29,999	9	2.19%	29	1.86%	16,060	1.66%
\$30,000 to \$34,999	14	3.41%	50	3.22%	19,146	1.98%
\$35,000 to \$39,999	13	3.16%	53	3.41%	14,899	1.54%
\$40,000 to \$49,999	32	7.79%	108	6.95%	39,618	4.09%
\$50,000 to \$59,999	6	1.46%	81	5.21%	45,292	4.68%
\$60,000 to \$69,999	30	7.30%	88	5.66%	52,304	5.40%
\$70,000 to \$79,999	19	4.62%	82	5.27%	55,612	5.74%
\$80,000 to \$89,999	43	10.46%	90	5.79%	61,981	6.40%
\$90,000 to \$99,999	16	3.89%	57	3.67%	51,518	5.32%
\$100,000 to \$124,999	79	19.22%	188	12.09%	119,416	12.33%
\$125,000 to \$149,999	17	4.14%	69	4.44%	96,769	9.99%
\$150,000 to \$174,999	52	12.65%	161	10.35%	91,779	9.47%
\$175,000 to \$199,999	8	1.95%	50	3.22%	53,304	5.50%
\$200,000 to \$249,999	10	2.43%	95	6.11%	69,754	7.20%
\$250,000 to \$299,999	2	0.49%	38	2.44%	41,779	4.31%
\$300,000 to \$399,999	3	0.73%	27	1.74%	37,680	3.89%
\$400,000 to \$499,999	3	0.73%	13	0.84%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	24	1.54%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	8	0.51%	3,764	0.39%
\$1,000,000 or more	0	0.00%	10	0.64%	5,018	0.52%
Median Home Value:		\$87,200		\$86,200		\$112,800

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

The median value of owner-occupied homes in Beaver County is \$86,200. This is -23.6% lower than the statewide median, which is \$112,800. The median home value in Beaver is estimated to be \$87,200. The geographic distribution of home values in Beaver County can be visualized by the following map.

Beaver County Median Home Values by Census Tract



Home Values by Year of Construction

The next table presents median home values in Beaver 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			
	Beaver Median Value	Beaver County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	\$73,500	\$188,900
Built 2000 to 2009	-	\$114,200	\$178,000
Built 1990 to 1999	-	\$75,600	\$147,300
Built 1980 to 1989	\$101,800	\$106,000	\$118,300
Built 1970 to 1979	\$43,800	\$57,700	\$111,900
Built 1960 to 1969	\$105,600	\$95,800	\$97,100
Built 1950 to 1959	\$102,800	\$104,500	\$80,300
Built 1940 to 1949	\$86,700	\$56,900	\$67,900
Built 1939 or Earlier	\$83,600	\$85,400	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Beaver Single Family Sales Activity

Beaver Single Family Sales Activity

All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	31	45	41	24	17
Average Sale Price	\$63,963	\$87,381	\$73,295	\$59,771	\$92,744
Average Square Feet	1,316	1,579	1,519	1,325	1,509
Average Price/SF	\$45.74	\$51.31	\$47.76	\$42.72	\$57.68
Average Year Built	1960	1963	1960	1962	1967

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

Between 2011 and 2014, the average sale price declined by -1.68% per year. The average sale price in 2015 was \$92,744 for an average price per square foot of \$57.68/SF.

Foreclosure Rates

Due to the small size of Beaver County, reliable foreclosure rate data was unavailable to us. Discussions with local real estate professionals indicate that foreclosures in the area have not had a measurable impact on the local housing market.

Rental Market

This section will discuss supply and demand factors for the rental market in Beaver 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 Beaver 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						
	Beaver		Beaver County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	226		553		475,345	
With cash rent:	200		421		432,109	
Less than \$100	0	0.00%	0	0.00%	2,025	0.43%
\$100 to \$149	0	0.00%	0	0.00%	2,109	0.44%
\$150 to \$199	19	8.41%	19	3.44%	4,268	0.90%
\$200 to \$249	0	0.00%	0	0.00%	8,784	1.85%
\$250 to \$299	17	7.52%	24	4.34%	8,413	1.77%
\$300 to \$349	0	0.00%	13	2.35%	9,107	1.92%
\$350 to \$399	0	0.00%	10	1.81%	10,932	2.30%
\$400 to \$449	9	3.98%	22	3.98%	15,636	3.29%
\$450 to \$499	30	13.27%	39	7.05%	24,055	5.06%
\$500 to \$549	19	8.41%	34	6.15%	31,527	6.63%
\$550 to \$599	33	14.60%	49	8.86%	33,032	6.95%
\$600 to \$649	36	15.93%	65	11.75%	34,832	7.33%
\$650 to \$699	21	9.29%	44	7.96%	32,267	6.79%
\$700 to \$749	7	3.10%	17	3.07%	30,340	6.38%
\$750 to \$799	3	1.33%	13	2.35%	27,956	5.88%
\$800 to \$899	6	2.65%	17	3.07%	45,824	9.64%
\$900 to \$999	0	0.00%	18	3.25%	34,153	7.18%
\$1,000 to \$1,249	0	0.00%	11	1.99%	46,884	9.86%
\$1,250 to \$1,499	0	0.00%	17	3.07%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	9	1.63%	10,145	2.13%
\$2,000 or more	0	0.00%	0	0.00%	5,121	1.08%
No cash rent	26	11.50%	132	23.87%	43,236	9.10%
Median Gross Rent		\$559		\$600		\$699

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

Median gross rent in Beaver County is estimated to be \$600, which is -14.2% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Beaver is estimated to be \$559..

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			
	Beaver Median Rent	Beaver County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	-	-	\$841
Built 1990 to 1999	-	\$624	\$715
Built 1980 to 1989	\$325	\$480	\$693
Built 1970 to 1979	\$414	\$538	\$662
Built 1960 to 1969	\$612	\$607	\$689
Built 1950 to 1959	-	\$544	\$714
Built 1940 to 1949	-	\$678	\$673
Built 1939 or Earlier	\$584	\$580	\$651

Note: Dashes indicate the Census Bureau had insufficient data to estimate a median gross rent.
Source: 2009-2013 American Community Survey, Table 25111

Beaver Rental Survey Data

The next two tables show the results of our rental survey of Beaver. There is one multifamily development known to exist in Beaver—a 24-unit market rate apartment complex known as Beaver Valley Apartments. This property was constructed under the USDA Section 515 program, but currently operates as a market rate property. The vacancy rate at this property is currently 50%. As per local real estate professionals, the asking rent levels are above market levels.

Beaver Rental Properties - Market Rate							
Name	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Beaver Valley Apartments	1984	1	1	750	\$425	\$0.567	50.00%
Beaver Valley Apartments	1984	2	1	850	\$525	\$0.618	50.00%
Beaver Valley Apartments	1984	3	2	1,000	\$625	\$0.625	50.00%

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. Single family rental rates typically range from \$350 to \$400 for a two bedroom unit and \$500 to \$600 for a three bedroom unit. To achieve a market rent of \$600 per month, a unit would need to have three or four bedrooms, two bathrooms, an attached garage, and central air. Good quality rental housing is reportedly in demand.

Rental Market Vacancy – Beaver

The single multifamily property in Beaver is experiencing high levels of vacancy. Good quality single family rental housing is reportedly in high demand, however, there is a large number of housing units in poor to fair quality that remain vacant. The overall market vacancy of rental housing units was reported at 12.50% by the Census Bureau as of the most recent American Community Survey. This vacancy level is inclusive of all housing units not fit for occupancy. It is notable that there are no affordable housing properties in Beaver.



Rent Survey 1
Beaver Valley Apartments

Summary of HUD Subsidized Properties

There are no HUD subsidized properties in Beaver County. The HUD “Picture of Subsidized Households” does not identify any housing choice vouchers in Beaver County.

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 Beaver 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 Beaver 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.

Beaver County : CHAS - Housing Cost Burden by HAMFI

Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	130		95	
Cost Burden Less Than 30%	20	15.38%	20	21.05%
Cost Burden Between 30%-50%	30	23.08%	0	0.00%
Cost Burden Greater Than 50%	55	42.31%	55	57.89%
Not Computed (no/negative income)	25	19.23%	15	15.79%
Income 30%-50% HAMFI	185		10	
Cost Burden Less Than 30%	135	72.97%	4	40.00%
Cost Burden Between 30%-50%	35	18.92%	0	0.00%
Cost Burden Greater Than 50%	15	8.11%	4	40.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	245		115	
Cost Burden Less Than 30%	200	81.63%	115	100.00%
Cost Burden Between 30%-50%	30	12.24%	4	3.48%
Cost Burden Greater Than 50%	10	4.08%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	155		80	
Cost Burden Less Than 30%	125	80.65%	80	100.00%
Cost Burden Between 30%-50%	25	16.13%	0	0.00%
Cost Burden Greater Than 50%	4	2.58%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	1,495		575	
Cost Burden Less Than 30%	1,250	83.61%	494	85.91%
Cost Burden Between 30%-50%	130	8.70%	4	0.70%
Cost Burden Greater Than 50%	84	5.62%	59	10.26%
Not Computed (no/negative income)	25	1.67%	15	2.61%

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

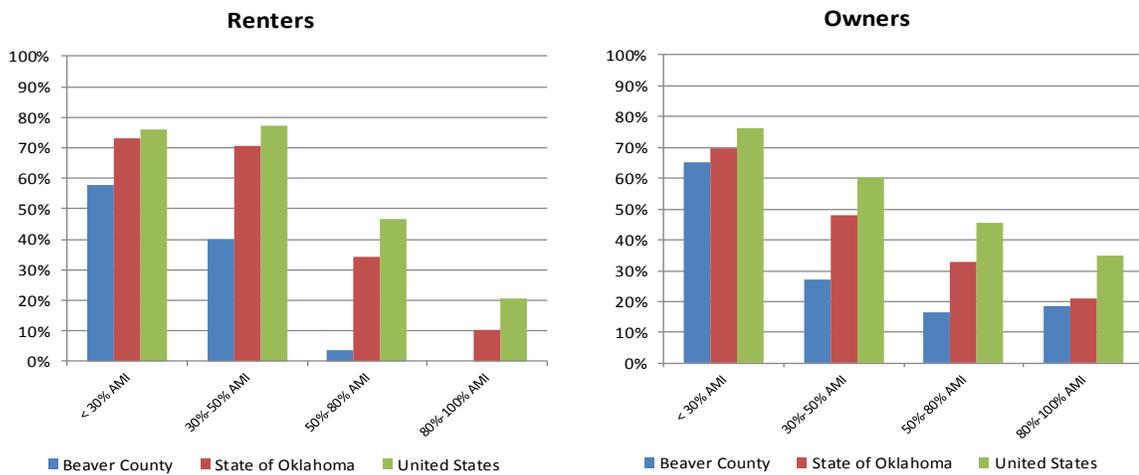
The next table summarizes the data from the previous table for households with cost burden greater than 30% of gross income, followed by a chart comparing these figures for Beaver County with the State of Oklahoma as a whole, and the United States.

Beaver 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	130	65.38%	95	57.89%
Income 30%-50% HAMFI	185	27.03%	10	40.00%
Income 50%-80% HAMFI	245	16.33%	115	3.48%
Income 80%-100% HAMFI	155	18.71%	80	0.00%
All Incomes	1,495	14.31%	575	10.96%

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.

Beaver County : CHAS - HAMFI by Substandard Conditions / Overcrowding

Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	130		95	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 30%-50% HAMFI	185		10	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 50%-80% HAMFI	245		115	
Between 1.0 and 1.5 Persons per Room	0	0.00%	10	8.70%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 80%-100% HAMFI	155		80	
Between 1.0 and 1.5 Persons per Room	0	0.00%	10	12.50%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
All Incomes	1,495		575	
Between 1.0 and 1.5 Persons per Room	0	0.00%	20	3.48%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%

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

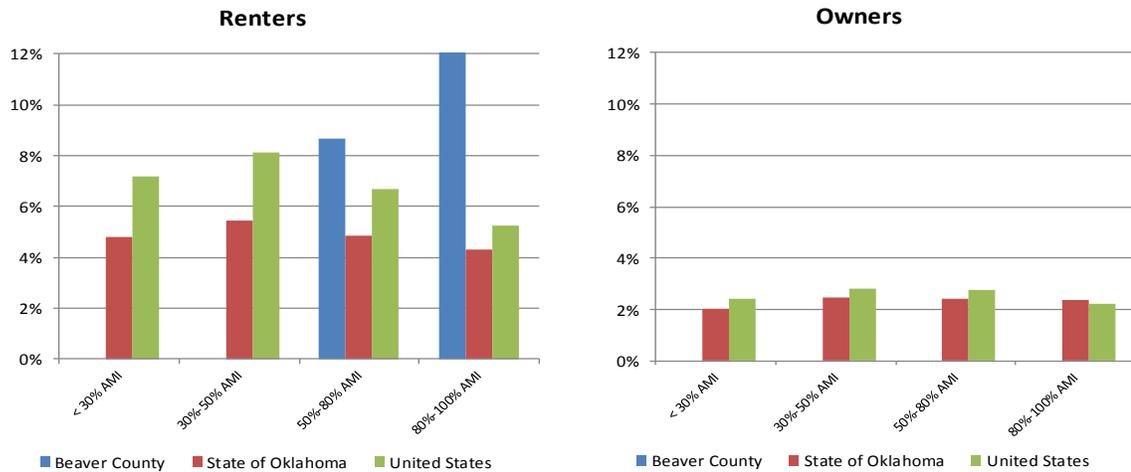
The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Beaver County, Oklahoma and the nation.

Beaver County : Households by Income by Overcrowding

Household Income Threshold	Total	Owners		Renters	
		% > 1.0		% > 1.0	
		Persons per Room		Persons per Room	
Income < 30% HAMFI	130	0.00%	95	0.00%	0.00%
Income 30%-50% HAMFI	185	0.00%	10	0.00%	0.00%
Income 50%-80% HAMFI	245	0.00%	115	8.70%	8.70%
Income 80%-100% HAMFI	155	0.00%	80	12.50%	12.50%
All Incomes	1,495	0.00%	575	3.48%	3.48%

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 Beaver County, the state and the nation.

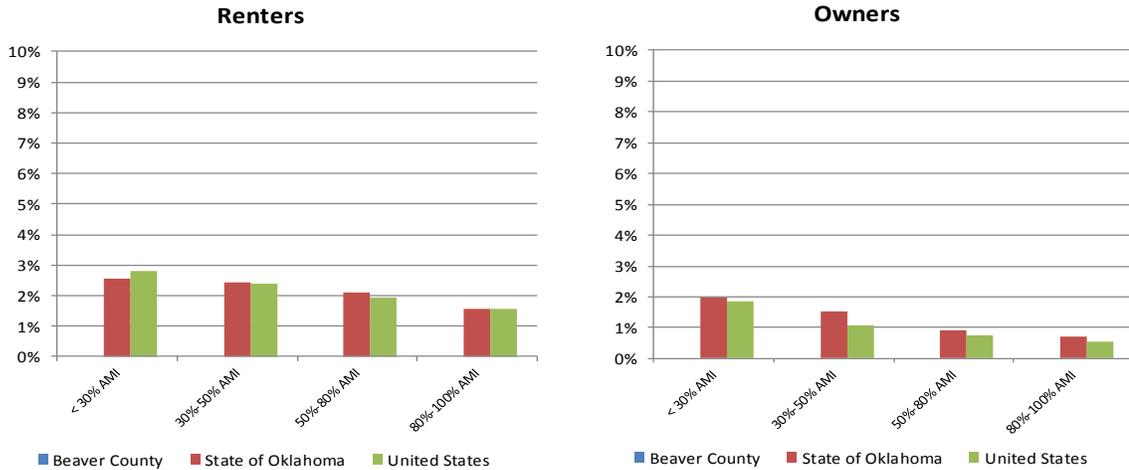
Beaver County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking		% Lacking	
		Kitchen or Plumbing		Kitchen or Plumbing	
Income < 30% HAMFI	130	0.00%	95	0.00%	0.00%
Income 30%-50% HAMFI	185	0.00%	10	0.00%	0.00%
Income 50%-80% HAMFI	245	0.00%	115	0.00%	0.00%
Income 80%-100% HAMFI	155	0.00%	80	0.00%	0.00%
All Incomes	1,495	0.00%	575	0.00%	0.00%

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.



Beaver 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	130	89	68.46%	95	53	55.79%
Elderly Family	15	10	66.67%	4	0	0.00%
Small Family (2-4 persons)	20	10	50.00%	35	20	57.14%
Large Family (5 or more persons)	4	4	100.00%	20	4	20.00%
Elderly Non-Family	60	50	83.33%	4	4	100.00%
Non-Family, Non-Elderly	30	15	50.00%	25	25	100.00%
Income 30%-50% HAMFI	185	53	28.65%	10	4	40.00%
Elderly Family	30	0	0.00%	0	0	N/A
Small Family (2-4 persons)	60	34	56.67%	4	0	0.00%
Large Family (5 or more persons)	0	0	N/A	0	0	N/A
Elderly Non-Family	95	19	20.00%	4	4	100.00%
Non-Family, Non-Elderly	4	0	0.00%	4	0	0.00%
Income 50%-80% HAMFI	245	46	18.78%	115	4	3.48%
Elderly Family	50	8	16.00%	4	0	0.00%
Small Family (2-4 persons)	90	20	22.22%	50	4	8.00%
Large Family (5 or more persons)	45	14	31.11%	15	0	0.00%
Elderly Non-Family	50	4	8.00%	10	0	0.00%
Non-Family, Non-Elderly	10	0	0.00%	35	0	0.00%
Income 80%-100% HAMFI	155	28	18.06%	80	0	0.00%
Elderly Family	65	10	15.38%	4	0	0.00%
Small Family (2-4 persons)	55	14	25.45%	45	0	0.00%
Large Family (5 or more persons)	10	0	0.00%	10	0	0.00%
Elderly Non-Family	10	0	0.00%	4	0	0.00%
Non-Family, Non-Elderly	10	4	40.00%	20	0	0.00%
All Incomes	1,495	226	15.12%	575	61	10.61%
Elderly Family	400	38	9.50%	37	0	0.00%
Small Family (2-4 persons)	590	78	13.22%	319	24	7.52%
Large Family (5 or more persons)	114	18	15.79%	55	4	7.27%
Elderly Non-Family	270	73	27.04%	22	8	36.36%
Non-Family, Non-Elderly	119	19	15.97%	144	25	17.36%

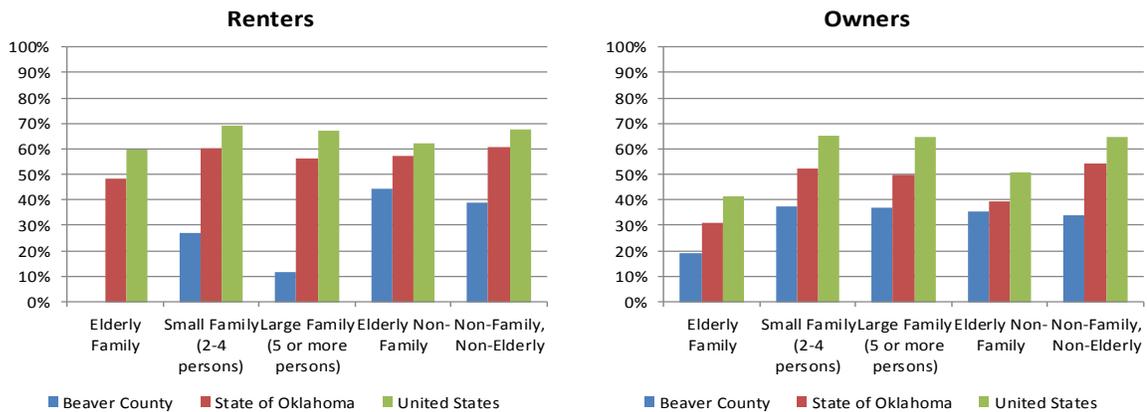
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Beaver County : Households under 80% AMI by Cost Burden

Household Size/Type	Total	Owners			Renters	
		No. w/ Cost > 30%	Pct. w/ Cost > 30%	Total	No. w/ Cost > 30%	Pct. w/ Cost > 30%
		Income	Income	Income	Income	Income
Income < 80% HAMFI	560	188	33.57%	220	61	27.73%
Elderly Family	95	18	18.95%	8	0	0.00%
Small Family (2-4 persons)	170	64	37.65%	89	24	26.97%
Large Family (5 or more persons)	49	18	36.73%	35	4	11.43%
Elderly Non-Family	205	73	35.61%	18	8	44.44%
Non-Family, Non-Elderly	44	15	34.09%	64	25	39.06%

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).



Beaver County : CHAS - Housing Problems by Household Type and HAMFI						
Income, Household Size/Type	Total	Owners			Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	130	84	64.62%	95	53	55.79%
Elderly Family	15	10	66.67%	4	0	0.00%
Small Family (2-4 persons)	20	10	50.00%	35	20	57.14%
Large Family (5 or more persons)	4	4	100.00%	20	4	20.00%
Elderly Non-Family	60	45	75.00%	4	4	100.00%
Non-Family, Non-Elderly	30	15	50.00%	25	25	100.00%
Income 30%-50% HAMFI	185	50	27.03%	10	4	40.00%
Elderly Family	30	0	0.00%	0	0	N/A
Small Family (2-4 persons)	60	30	50.00%	4	0	0.00%
Large Family (5 or more persons)	0	0	N/A	0	0	N/A
Elderly Non-Family	95	20	21.05%	4	4	100.00%
Non-Family, Non-Elderly	4	0	0.00%	4	0	0.00%
Income 50%-80% HAMFI	245	43	17.55%	115	14	12.17%
Elderly Family	50	4	8.00%	4	0	0.00%
Small Family (2-4 persons)	90	20	22.22%	50	4	8.00%
Large Family (5 or more persons)	45	15	33.33%	15	10	66.67%
Elderly Non-Family	50	4	8.00%	10	0	0.00%
Non-Family, Non-Elderly	10	0	0.00%	35	0	0.00%
Income Greater than 80% of HAMFI	935	39	4.17%	355	10	2.82%
Elderly Family	305	20	6.56%	25	0	0.00%
Small Family (2-4 persons)	420	15	3.57%	230	0	0.00%
Large Family (5 or more persons)	65	0	0.00%	15	10	66.67%
Elderly Non-Family	70	0	0.00%	4	0	0.00%
Non-Family, Non-Elderly	75	4	5.33%	80	0	0.00%
All Incomes	1,495	216	14.45%	575	81	14.09%
Elderly Family	400	34	8.50%	33	0	0.00%
Small Family (2-4 persons)	590	75	12.71%	319	24	7.52%
Large Family (5 or more persons)	114	19	16.67%	50	24	48.00%
Elderly Non-Family	275	69	25.09%	22	8	36.36%
Non-Family, Non-Elderly	119	19	15.97%	144	25	17.36%

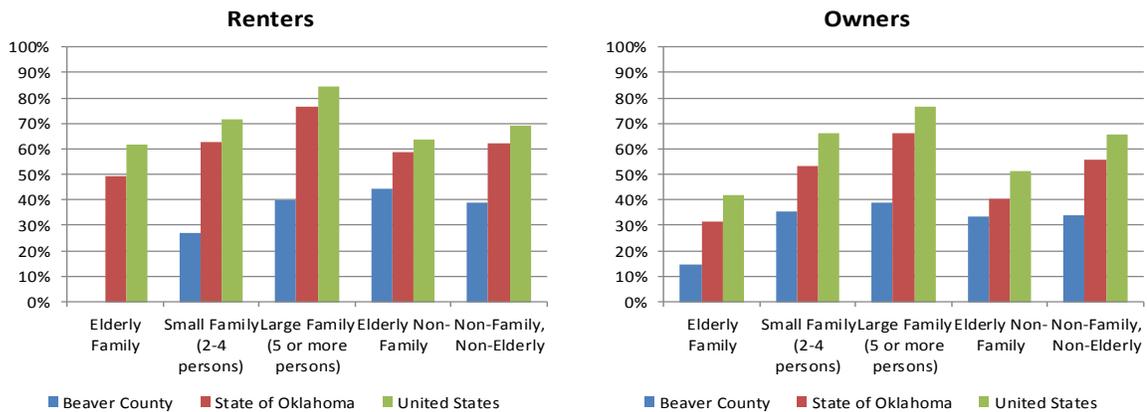
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Beaver County : Households under 80% AMI by Housing Problems

Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	560	177	31.61%	220	71	32.27%
Elderly Family	95	14	14.74%	8	0	0.00%
Small Family (2-4 persons)	170	60	35.29%	89	24	26.97%
Large Family (5 or more persons)	49	19	38.78%	35	14	40.00%
Elderly Non-Family	205	69	33.66%	18	8	44.44%
Non-Family, Non-Elderly	44	15	34.09%	64	25	39.06%

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 Beaver 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.”



Beaver 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	130	85	65.4%	90	55	61.1%
White alone, non-Hispanic	104	85	81.7%	34	15	44.1%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	20	0	0.0%	60	45	75.0%
Other (including multiple races)	4	0	0.0%	0	0	N/A
Income 30%-50% HAMFI	185	50	27.0%	8	4	50.0%
White alone, non-Hispanic	160	40	25.0%	8	4	50.0%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	20	10	50.0%	0	0	N/A
Other (including multiple races)	4	0	0.0%	0	0	N/A
Income 50%-80% HAMFI	245	45	18.4%	115	10	8.7%
White alone, non-Hispanic	160	25	15.6%	104	4	3.8%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	80	15	18.8%	14	10	71.4%
Other (including multiple races)	4	4	100.0%	0	0	N/A
Income 80%-100% HAMFI	155	30	19.4%	80	10	12.5%
White alone, non-Hispanic	150	30	20.0%	70	0	0.0%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	0	0	N/A	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	4	0	0.0%	14	10	71.4%
Other (including multiple races)	4	0	0.0%	0	0	N/A
All Incomes	1,495	220	14.7%	568	79	13.9%
White alone, non-Hispanic	1,304	190	14.6%	441	23	5.2%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	4	0	0.0%	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	164	25	15.2%	133	65	48.9%
Other (including multiple races)	20	4	20.0%	4	0	0.0%

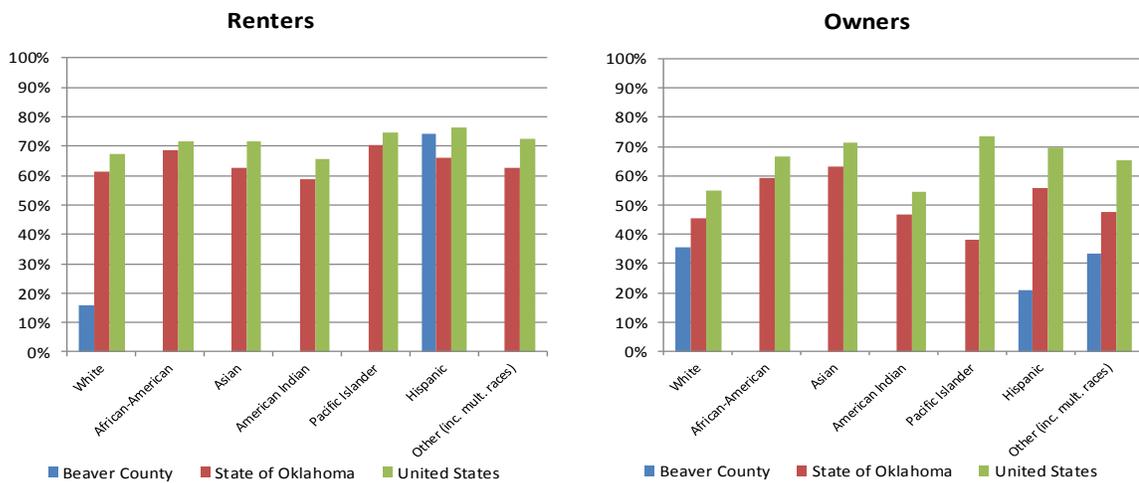
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

Beaver 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	560	180	32.14%	213	32.39%
White alone, non-Hispanic	424	150	35.38%	146	15.75%
Black or African-American alone	0	0	N/A	0	N/A
Asian alone	0	0	N/A	0	N/A
American Indian alone	0	0	N/A	0	N/A
Pacific Islander alone	0	0	N/A	0	N/A
Hispanic, any race	120	25	20.83%	74	74.32%
Other (including multiple races)	12	4	33.33%	0	N/A

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



Overall Anticipated Housing Demand

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

Beaver Anticipated Demand

As indicated throughout the report, the population, households and number of housing units have decreased over the last fifteen years. The following table summarizes population, household, and housing unit changes.

Beaver Historical Population and Housing Changes					
	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	1,570	1,515	-0.36%	1,467	-0.64%
Households	606	595	-0.18%	572	-0.79%
Housing Units	725	702	-0.32%	693	-0.26%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As shown, the number of housing units and the population declined at almost identical rates from 2000 to 2010. It is the opinion of this analyst that population decline will not be as rapid in the next several years but that the deterioration of the housing stock will continue at current rates. This will lead to reduced availability of housing units in the city of Beaver.

According to local officials, there is demand for good quality rental units that is not currently satisfied in the market. A lack of new residential construction reduces options for potential residents of Beaver and may lead people who are employed in Beaver to live outside the city limits. There also appears to be high demand for affordable owner-occupied property. There has been limited single-family development in the past decade. There is an adequate supply of housing units that are valued below \$60,000. Sporadic development of custom-built housing units priced above \$150,000 has also occurred. Households that prefer housing units valued between \$60,000 and \$80,000 have a limited product available in the city of Beaver. In general, there appears to be unsatisfied demand for median-income rental and owner-occupied property.

Beaver County Anticipated Demand

As indicated throughout the report, the population, households and number of housing units have decreased over the last fifteen years. The following table summarizes population, household, and housing unit changes.

Beaver County Historical Population and Housing Changes

	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	5,857	5,636	-0.38%	5,515	-0.43%
Households	2,245	2,192	-0.24%	2,149	-0.40%
Housing Units	2,719	2,670	-0.18%	2,658	-0.09%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As in the Town of Beaver, the population and household levels are declining at similar rates in Beaver County. The loss of housing units is attributed to demolitions outpacing new construction. The percentage loss of households was not as high as the percentage population loss due to declining average household size. It is unlikely that the average household size will significantly decrease in the future.

Demand for new housing units is created by a lack of new housing construction coupled with the demolition of aging and dilapidated housing stock. Although there are approximately 509 more housing units than there are households in Beaver County, a large percentage of these vacant units are not in habitable condition. Additionally, there are no affordable housing properties in Beaver County. A small amount of affordable new housing would improve the county's housing infrastructure and give more housing options to current residents of Beaver County.

Housing Demand – Population Subsets

This section will address 5-year forecasted needs and trends for population special population subsets for Beaver 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 Beaver 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.

Beaver County: 2015-2020 Housing Needs by Income Threshold					
	Owner	Renter	Owners	Renters	Total
	Subset %	Subset %			
Total New Demand: 2015-2020	100.00%	100.00%	-10	-3	-13
Less than 30% AMI	8.70%	16.52%	-1	-1	-1
Less than 50% AMI	21.07%	18.26%	-2	-1	-3
Less than 60% AMI	25.28%	21.91%	-2	-1	-3
Less than 80% AMI	37.46%	38.26%	-4	-1	-5

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.

Beaver 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	44.82%	10.26%	-4	0	-5
Elderly less than 30% AMI	5.02%	1.39%	0	0	-1
Elderly less than 50% AMI	13.38%	2.09%	-1	0	-1
Elderly less than 60% AMI	16.05%	2.50%	-2	0	-2
Elderly less than 80% AMI	20.07%	4.52%	-2	0	-2

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.

Beaver 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)	30.37%	13.22%	-3	0	-3
Elderly less than 30% AMI	4.01%	5.22%	0	0	-1
Elderly less than 50% AMI	10.30%	6.26%	-1	0	-1
Elderly less than 60% AMI	12.36%	7.51%	-1	0	-1
Elderly less than 80% AMI	15.32%	8.00%	-1	0	-2

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.

Beaver 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%	-10	-3	-13
Total Veteran Demand	7.59%	7.59%	-1	0	-1
Veterans with Disabilities	2.07%	2.07%	0	0	0
Veterans Below Poverty	0.05%	0.05%	0	0	0
Disabled Veterans Below Poverty	0.00%	0.00%	0	0	0

Housing Needs for Working Families

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

Beaver County: 2015-2020 Housing Needs for Working Families

	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	-10	-3	-13
Total Working Families	63.57%	63.57%	-6	-2	-8
Working Families with Children Present	28.13%	28.13%	-3	-1	-4
