

**Housing Needs Assessment**  
**Jackson County**

**Prepared For:**

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

**Effective Date of the Analysis:**

December 8, 2015

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





January 26, 2016

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

SUBJECT:       Housing Needs Assessment  
                  Jackson County  
                  IRR - Tulsa/OKC File No. 140-2015-0046

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 Jackson County Residential Housing Market Analysis. Owen S. Ard, MAI personally inspected the Jackson County area during the month of December 2015 to collect the data used in the preparation of the Jackson 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  
Page 2

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

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

Respectfully submitted,

**Integra Realty Resources - Tulsa/OKC**

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# Table of Contents

<b>Introduction and Executive Summary</b>	<b>1</b>	Housing by Units in Structure	29
<b>General Information</b>	<b>4</b>	Housing Units Number of Bedrooms and Tenure	30
Purpose and Function of the Market Study	4	Housing Units Tenure and Household Income	30
Effective Date of Consultation	4	Housing Units by Year of Construction and Tenure	31
Scope of the Assignment	4	Substandard Housing	32
Data Sources	4	Vacancy Rates	33
<b>Jackson County Analysis</b>	<b>6</b>	Building Permits	34
Area Information	6	New Construction Activity	35
Access and Linkages	6	Homeownership Market	36
Educational Facilities	7	Housing Units by Home Value	36
Medical Facilities	7	Jackson County Median Home Values by Census Tract	37
Demographic Analysis	10	Home Values by Year of Construction	38
Population and Households	10	Altus Single Family Sales Activity	38
Population by Race and Ethnicity	11	Foreclosure Rates	39
Population by Age	11	Rental Market	41
Families by Presence of Children	13	Gross Rent Levels	41
Population by Presence of Disabilities	14	Altus Rental Survey Data	42
Group Quarters Population	15	Rental Market Vacancy – Altus	43
Household Income Levels	17	Summary of HUD Subsidized Properties	45
Household Income Trend	18	<b>Projected Housing Need</b>	<b>50</b>
Poverty Rates	19	Consolidated Housing Affordability Strategy (CHAS)	50
<b>Economic Conditions</b>	<b>20</b>	Cost Burden by Income Threshold	50
Employment and Unemployment	20	Substandard Conditions / Overcrowding by Income Threshold	52
Employment Level Trends	20	Cost Burden by Household Type	55
Unemployment Rate Trends	21	Housing Problems by Household Type	57
Employment and Wages by Industrial Supersector	22	Housing Problems by Race / Ethnicity	59
Working Families	25	CHAS Conclusions	61
Major Employers	26		
Commuting Patterns	27		
<b>Housing Stock Analysis</b>	<b>29</b>		
Existing Housing Units	29		

# Table of Contents

Overall Anticipated Housing Demand	62	Key Findings:	102
Altus Anticipated Demand	62	Recommendations:	102
Jackson County Anticipated Demand	62	Appendix 1: County affordable housing	
Housing Demand – Population Subsets	63	Summaries	117
Housing Needs by Income Thresholds	63	Lead-Based Paint Hazards	121
Elderly Housing Needs	63	Jackson County Findings	123
Housing Needs for Persons with Disabilities / Special Needs	63	<b>Conclusions</b>	<b>135</b>
Housing Needs for Veterans	64	<b>Addenda</b>	
Housing Needs for Working Families	64	A. Acknowledgments	
Population Subset Conclusions	64	B. Qualifications	
<b>Special Topics</b>	<b>66</b>		
Jackson County Disaster Resiliency Assessment	67		
C.0 Comprehensive Plans & Hazard Mitigation Plans	67		
C.2.1.1. Historical Data on Natural Disasters and Other Hazards	67		
C.2.1.2; C.2.1.6; C.2.1.7; C.2.1.8 Shelters from Disaster Event	78		
C.2.1.3 Public Policy and Governance to Build Disaster Resiliency	78		
C.2.1.4 Local Emergency Response Agency Structure	78		
C.2.1.5 Threat & Hazard Warning Systems	78		
Social Vulnerability	83		
Homelessness	88		
By Continuum of Care	88		
A Snap Shot of Homelessness in the State	91		
Rural Areas	95		
At Risk For Homelessness	97		
Findings and Recommendations	99		
Fair Housing	102		
Summary	102		

# 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 Jackson County is projected to decline by -0.09% per year over the next five years, though population of Altus is projected to grow by 0.07% per year over the same time period.
2. Jackson County is projected to need a total of 57 housing units for ownership and 44 housing units for rent over the next five years, all in the Altus area, based solely on projected population and household growth by Nielsen SiteReports.
3. Altus Air Force Base was among the bases selected for training and maintenance for the new KC-46A Pegasus tanker, which is projected to add 350 jobs to Altus AFB (civilian and military). There will be additional housing need (well beyond the 101 housing units noted above) to accommodate new employment related to the KC-46A.
4. Median Household Income in Jackson County is estimated to be \$44,518 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Jackson County is estimated to be 16.51%, compared with 16.85% for Oklahoma.

5. The rental vacancy rate in Jackson County is lower than the state average, though the homeowner vacancy rate is somewhat higher.
6. Home values and rental rates in Jackson County are somewhat lower than the state averages.
7. Average sale price for homes in Altus was \$120,268 in 2015, with an average price per square foot of \$69.78. The average year of construction for homes sold in 2015 is estimated to be 1977.
8. Approximately 33.50% of renters and 17.20% of owners are housing cost overburdened.

**Disaster Resiliency Specific Findings:**

1. Create a shelter registry for location of individual and business-based shelters (online or paper)
2. Tornadoes (1959-2014): Number: 63 Injuries: 77 Fatalities: 4 Damages (1996-2014): \$20,000.00
3. Social Vulnerability: Above the state score; The area most vulnerable by census tract is in the area of Altus and western portion of the county.
4. Floodplain: National Climatic Data Center storm event statistics record 12 flood events in Jackson County and participating jurisdictions during the 10-year period 1993-2003. There were no reported damages. According to National Flood Insurance Program statistics, Jackson County residents had four reported losses and received payments totaling \$5,164.00 as of May 2011.

**Homelessness Specific Findings**

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

**Fair Housing Specific Findings**

1. Units at risk for poverty: 18
2. Units in mostly non-white enclaves: 18
3. Units in limited English neighborhoods: 18
4. Units further than 15 miles from a hospital: 30
5. Units located in a food desert: 30

**Lead-Based Paint Specific Findings**

1. We estimate there are 2,281 occupied housing units in Jackson County with lead-based paint hazards.
2. 1,152 of those housing units are estimated to be occupied by low-to-moderate income households.

3. We estimate that 369 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 Jackson 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 Jackson 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 Jackson 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 Jackson County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Jackson County area.

### Effective Date of Consultation

The Jackson County area was inspected and research was performed during December, 2015. The effective date of this analysis is December 8, 2015. 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 Jackson County area was inspected during December, 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

# Jackson County Analysis

## Area Information

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

Jackson County is located in southwestern Oklahoma. The county is bordered on the north by Harmon, Greer, and Kiowa counties, on the west by Harmon County and Texas, on the south by Texas, and on the east by Kiowa and Tillman counties. The Jackson County Seat is Altus, which is located in the central part of the county. This location is approximately 243 miles southwest of Tulsa and 138 miles southwest of Oklahoma City.

Jackson County has a total area of 804 square miles (803 square miles of land, and 2 square miles of water), ranking 40th out of Oklahoma's 77 counties in terms of total area. The total population of Jackson County as of the 2010 Census was 26,446 persons, for a population density of 33 persons per square mile of land.

## Access and Linkages

The county has average accessibility to state and national highway systems. Multiple major highways intersect within Jackson. These are US-283, US-62, OK-19, OK-34, OK-6, and OK-5. The nearest interstate highway is I-40, located 42.1 miles north. The county also has an intricate network of county roadways.

Public transportation is provided by Southwest Transit (ST) and the Altus Express, both operate a demand-response service. 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. Further, The BNSF Railroad operates hubs throughout the county. The railroad transports goods throughout the state of Oklahoma, though there are no passenger trains.

Altus/Quartz Mountain Regional Airport is located just north of Altus. Its primary concrete runway measure 5,501 feet in length. Additionally, Altus Air Force Base is located in Altus and operates as a

large contributor in the Jackson County economy. The nearest full-service commercial airport is Will Rogers World Airport, located approximately 120 miles northeast.

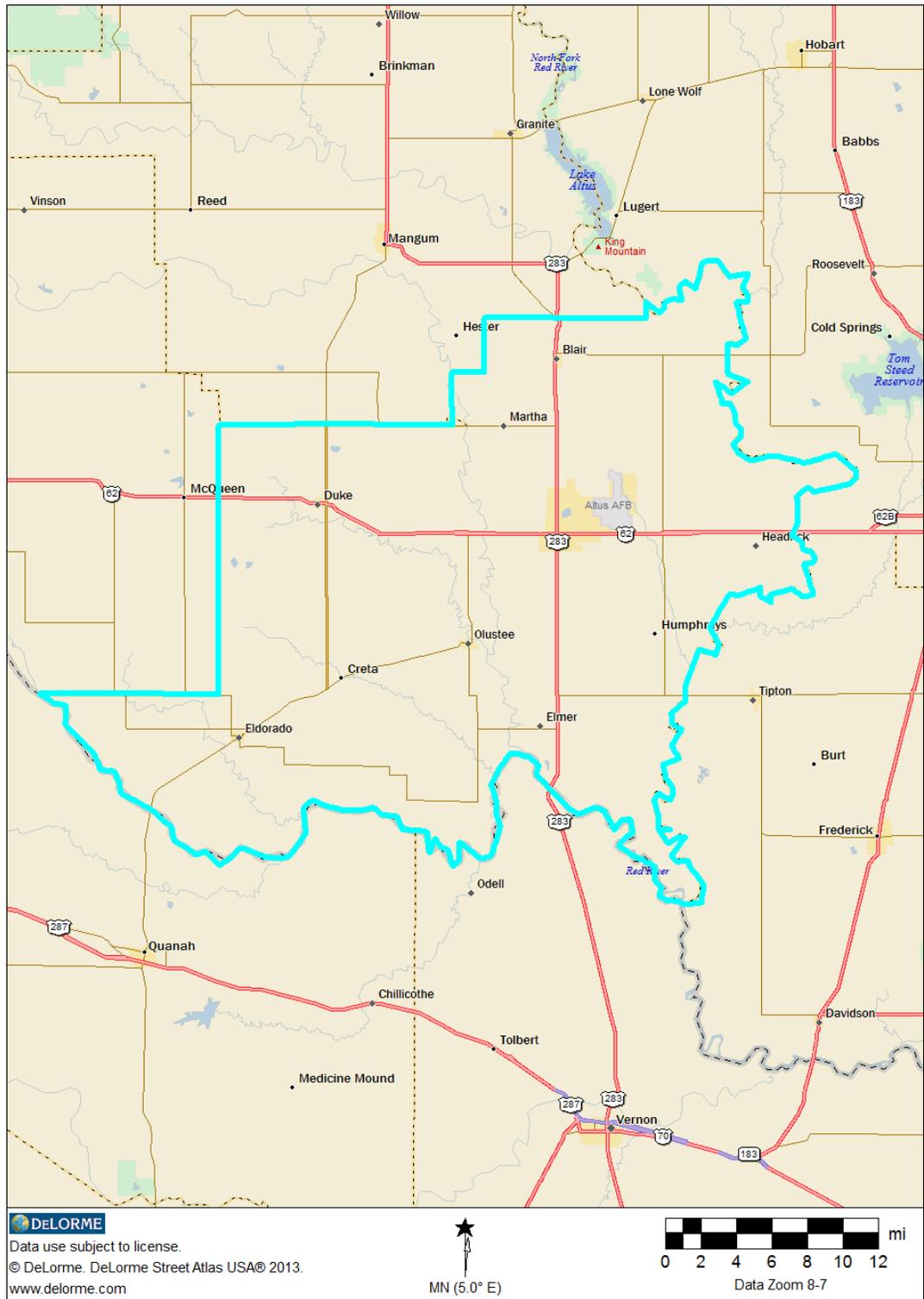
### **Educational Facilities**

All of the county communities have public school facilities. Altus is served by Altus Public Schools which operates one high school, one middle school, one intermediate school, and six elementary schools. Altus is home to Western Oklahoma State College, the oldest two-year municipal college in Oklahoma. It offers a variety of associates degrees and has cooperative agreements with other institutions which allow students to complete bachelor's degrees in Altus.

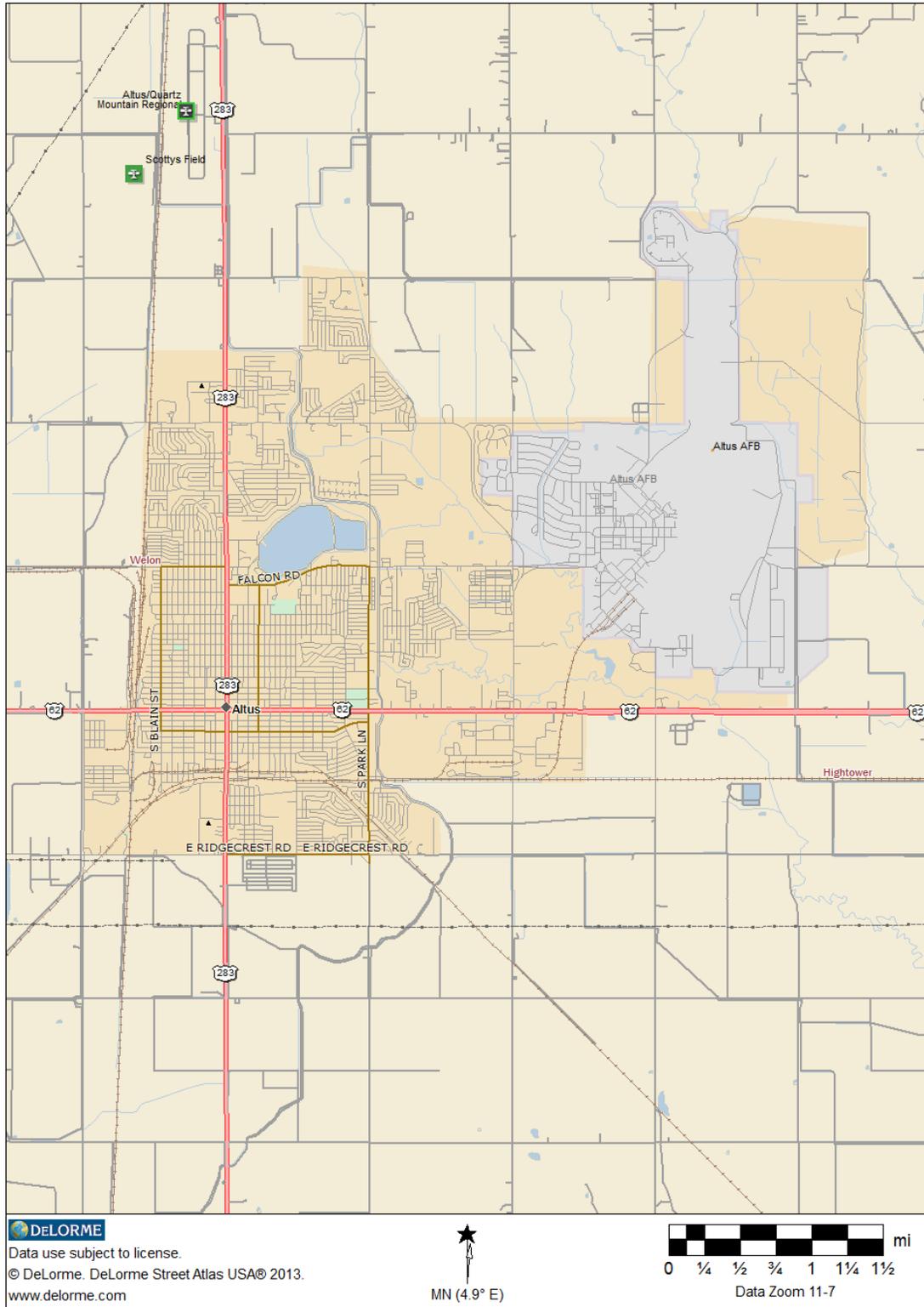
### **Medical Facilities**

Medical services are provided by the Jackson County Memorial Hospital, an acute-care hospital offering surgical, emergency, and in and outpatient's services. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

### Jackson County Area Map



### Altus Area Map



## Demographic Analysis

### Population and Households

The following table presents population levels and annualized changes in Jackson 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.

<b>Population Levels and Annual Changes</b>							
	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Altus	21,447	19,813	-0.79%	19,560	-0.26%	19,626	0.07%
Jackson County	28,439	26,446	-0.72%	25,891	-0.42%	25,771	-0.09%
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 Jackson County was 26,446 persons as of the 2010 Census, a -0.72% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Jackson County to be 25,891 persons, and projects that the population will show -0.09% annualized decline over the next five years.

The population of Altus was 19,813 persons as of the 2010 Census, a -0.79% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Altus to be 19,560 persons, and projects that the population will show 0.07% annualized growth over the next five years.

The next table presents data regarding household levels in Jackson 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.

<b>Households Levels and Annual Changes</b>							
<b>Total Households</b>	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Altus	7,896	7,627	-0.35%	7,678	0.13%	7,779	0.26%
Jackson County	10,590	10,247	-0.33%	10,157	-0.18%	10,196	0.08%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
<b>Family Households</b>	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Altus	5,627	5,082	-1.01%	5,101	0.07%	5,171	0.27%
Jackson County	7,666	7,001	-0.90%	6,937	-0.18%	6,960	0.07%
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, Jackson County had a total of 10,247 households, representing a -0.33% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Jackson County to have 10,157 households. This number is expected to experience a 0.08% annualized rate of growth over the next five years.

As of 2010, Altus had a total of 7,627 households, representing a -0.35% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Altus to have 7,678 households. This number is expected to experience a 0.26% 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 Jackson County based on the U.S. Census Bureau's American Community Survey.

<b>2013 Population by Race and Ethnicity</b>				
<b>Single-Classification Race</b>	<b>Altus</b>		<b>Jackson County</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
Total Population	19,720		26,280	
White Alone	14,282	72.42%	20,089	76.44%
Black or African American Alone	1,790	9.08%	1,852	7.05%
Amer. Indian or Alaska Native Alone	234	1.19%	341	1.30%
Asian Alone	321	1.63%	347	1.32%
Native Hawaiian and Other Pac. Isl. Alone	35	0.18%	63	0.24%
Some Other Race Alone	1,472	7.46%	1,612	6.13%
Two or More Races	1,586	8.04%	1,976	7.52%
<b>Population by Hispanic or Latino Origin</b>	<b>Altus</b>		<b>Jackson County</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
Total Population	19,720		26,280	
Hispanic or Latino	4,754	24.11%	5,637	21.45%
<i>Hispanic or Latino, White Alone</i>	2,313	48.65%	2,935	52.07%
<i>Hispanic or Latino, All Other Races</i>	2,441	51.35%	2,702	47.93%
Not Hispanic or Latino	14,966	75.89%	20,643	78.55%
<i>Not Hispanic or Latino, White Alone</i>	11,969	79.97%	17,154	83.10%
<i>Not Hispanic or Latino, All Other Races</i>	2,997	20.03%	3,489	16.90%

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

In Jackson County, racial and ethnic minorities comprise 34.73% of the total population. Within Altus, racial and ethnic minorities represent 39.31% of the population.

### Population by Age

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

<b>Jackson County Population By Age</b>								
	2010	Percent	2015	Percent	2020	Percent	2000 - 2015	2015 - 2020
	Census	of Total	Estimate	of Total	Forecast	of Total	Ann. Chng.	Ann. Chng.
<b>Population by Age</b>	26,446		25,891		25,771			
Age 0 - 4	2,009	7.60%	2,004	7.74%	1,953	7.58%	-0.05%	-0.51%
Age 5 - 9	1,940	7.34%	1,882	7.27%	1,917	7.44%	-0.61%	0.37%
Age 10 - 14	1,789	6.76%	1,757	6.79%	1,806	7.01%	-0.36%	0.55%
Age 15 - 17	1,169	4.42%	1,074	4.15%	1,063	4.12%	-1.68%	-0.21%
Age 18 - 20	1,220	4.61%	1,084	4.19%	1,052	4.08%	-2.34%	-0.60%
Age 21 - 24	1,619	6.12%	1,630	6.30%	1,454	5.64%	0.14%	-2.26%
Age 25 - 34	3,604	13.63%	3,711	14.33%	3,650	14.16%	0.59%	-0.33%
Age 35 - 44	3,205	12.12%	3,109	12.01%	3,232	12.54%	-0.61%	0.78%
Age 45 - 54	3,550	13.42%	3,048	11.77%	2,766	10.73%	-3.00%	-1.92%
Age 55 - 64	2,918	11.03%	2,983	11.52%	2,938	11.40%	0.44%	-0.30%
Age 65 - 74	1,880	7.11%	2,025	7.82%	2,251	8.73%	1.50%	2.14%
Age 75 - 84	1,092	4.13%	1,137	4.39%	1,225	4.75%	0.81%	1.50%
Age 85 and over	451	1.71%	447	1.73%	464	1.80%	-0.18%	0.75%
<i>Age 55 and over</i>	<i>6,341</i>	<i>23.98%</i>	<i>6,592</i>	<i>25.46%</i>	<i>6,878</i>	<i>26.69%</i>	<i>0.78%</i>	<i>0.85%</i>
<i>Age 62 and over</i>	<i>3,847</i>	<i>14.55%</i>	<i>4,057</i>	<i>15.67%</i>	<i>4,357</i>	<i>16.91%</i>	<i>1.07%</i>	<i>1.44%</i>
<b>Median Age</b>	34.6		34.5		35.0		-0.06%	0.29%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Jackson County is 34.5 years. This compares with the statewide figure of 36.6 years. Approximately 7.74% of the population is below the age of 5, while 15.67% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.44% per year.

<b>Altus Population By Age</b>								
	2010	Percent	2015	Percent	2020	Percent	2000 - 2015	2015 - 2020
	Census	of Total	Estimate	of Total	Forecast	of Total	Ann. Chng.	Ann. Chng.
<b>Population by Age</b>	19,813		19,560		19,626			
Age 0 - 4	1,570	7.92%	1,550	7.92%	1,509	7.69%	-0.26%	-0.53%
Age 5 - 9	1,439	7.26%	1,451	7.42%	1,484	7.56%	0.17%	0.45%
Age 10 - 14	1,332	6.72%	1,293	6.61%	1,393	7.10%	-0.59%	1.50%
Age 15 - 17	849	4.29%	814	4.16%	791	4.03%	-0.84%	-0.57%
Age 18 - 20	982	4.96%	841	4.30%	804	4.10%	-3.05%	-0.90%
Age 21 - 24	1,369	6.91%	1,272	6.50%	1,141	5.81%	-1.46%	-2.15%
Age 25 - 34	2,878	14.53%	3,047	15.58%	2,914	14.85%	1.15%	-0.89%
Age 35 - 44	2,385	12.04%	2,358	12.06%	2,550	12.99%	-0.23%	1.58%
Age 45 - 54	2,551	12.88%	2,211	11.30%	2,064	10.52%	-2.82%	-1.37%
Age 55 - 64	2,016	10.18%	2,137	10.93%	2,118	10.79%	1.17%	-0.18%
Age 65 - 74	1,261	6.36%	1,384	7.08%	1,592	8.11%	1.88%	2.84%
Age 75 - 84	828	4.18%	839	4.29%	886	4.51%	0.26%	1.10%
Age 85 and over	353	1.78%	363	1.86%	380	1.94%	0.56%	0.92%
<i>Age 55 and over</i>	<i>4,458</i>	<i>22.50%</i>	<i>4,723</i>	<i>24.15%</i>	<i>4,976</i>	<i>25.35%</i>	<i>1.16%</i>	<i>1.05%</i>
<i>Age 62 and over</i>	<i>2,694</i>	<i>13.60%</i>	<i>2,864</i>	<i>14.64%</i>	<i>3,113</i>	<i>15.86%</i>	<i>1.23%</i>	<i>1.68%</i>
<b>Median Age</b>	33.2		33.4		34.2		0.12%	0.47%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Altus is 33.4 years. This compares with the statewide figure of 36.6 years. Approximately 7.92% of the population is below the age of 5, while 14.64% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.68% per year.

Compared with the rest of the state, Altus and Jackson County have relatively younger populations, though the population age 62 and up is projected to increase over the next five years.

### Families by Presence of Children

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

### 2013 Family Type by Presence of Children Under 18 Years

	Altus		Jackson County	
	No.	Percent	No.	Percent
Total Families:	5,109		7,027	
Married-Couple Family:	3,753	73.46%	5,332	75.88%
With Children Under 18 Years	1,460	28.58%	2,103	29.93%
No Children Under 18 Years	2,293	44.88%	3,229	45.95%
Other Family:	1,356	26.54%	1,695	24.12%
Male Householder, No Wife Present	350	6.85%	464	6.60%
With Children Under 18 Years	254	4.97%	322	4.58%
No Children Under 18 Years	96	1.88%	142	2.02%
Female Householder, No Husband Present	1,006	19.69%	1,231	17.52%
With Children Under 18 Years	533	10.43%	712	10.13%
No Children Under 18 Years	473	9.26%	519	7.39%
<hr/>				
Total Single Parent Families	787		1,034	
Male Householder	254	32.27%	322	31.14%
Female Householder	533	67.73%	712	68.86%

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

As shown, within Jackson County, among all families 14.71% are single-parent families, while in Altus, the percentage is 15.40%.

### Population by Presence of Disabilities

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

**2013 Age by Number of Disabilities**

	Altus		Jackson County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	18,124		24,597		3,702,515	
Under 18 Years:	5,108		6,826		933,738	
With One Type of Disability	238	4.66%	295	4.32%	33,744	3.61%
With Two or More Disabilities	89	1.74%	111	1.63%	11,082	1.19%
No Disabilities	4,781	93.60%	6,420	94.05%	888,912	95.20%
18 to 64 Years:	10,781		14,488		2,265,702	
With One Type of Disability	795	7.37%	1,059	7.31%	169,697	7.49%
With Two or More Disabilities	556	5.16%	760	5.25%	149,960	6.62%
No Disabilities	9,430	87.47%	12,669	87.44%	1,946,045	85.89%
65 Years and Over:	2,235		3,283		503,075	
With One Type of Disability	416	18.61%	649	19.77%	95,633	19.01%
With Two or More Disabilities	433	19.37%	641	19.52%	117,044	23.27%
No Disabilities	1,386	62.01%	1,993	60.71%	290,398	57.72%
<b>Total Number of Persons with Disabilities:</b>	<b>2,527</b>	<b>13.94%</b>	<b>3,515</b>	<b>14.29%</b>	<b>577,160</b>	<b>15.59%</b>

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

Within Jackson County, 14.29% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Altus the percentage is 13.94%.

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

**2013 Population by Veteran and Disability Status**

	Altus		Jackson County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	12,943		17,698		2,738,788	
Veteran:	2,372	18.33%	3,360	18.99%	305,899	11.17%
With a Disability	396	16.69%	667	19.85%	100,518	32.86%
No Disability	1,976	83.31%	2,693	80.15%	205,381	67.14%
Non-veteran:	10,571	81.67%	14,338	81.01%	2,432,889	88.83%
With a Disability	1,804	17.07%	2,442	17.03%	430,610	17.70%
No Disability	8,767	82.93%	11,896	82.97%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Jackson County, the Census Bureau estimates there are 3,360 veterans, 19.85% of which have one or more disabilities (compared with 32.86% at a statewide level). In Altus, there are an estimated 2,372 veterans, 16.69% of which are estimated to have a disability. Compared with the rest of the state, veterans in Altus and Jackson County are less likely to have one or more disabilities.

**Group Quarters Population**

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

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**2010 Group Quarters Population**


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	<b>Altus</b>		<b>Jackson County</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
Total Population	19,813		26,446	
Group Quarters Population	687	3.47%	687	2.60%
Institutionalized Population	390	1.97%	390	1.47%
Correctional facilities for adults	200	1.01%	200	0.76%
Juvenile facilities	0	0.00%	0	0.00%
Nursing facilities/Skilled-nursing facilities	190	0.96%	190	0.72%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	297	1.50%	297	1.12%
College/University student housing	94	0.47%	94	0.36%
Military quarters	196	0.99%	196	0.74%
Other noninstitutional facilities	7	0.04%	7	0.03%

Source: 2010 Decennial Census, Table P42

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The percentage of the Jackson County population in group quarters is generally similar to the statewide figure, which was 2.99% in 2010.

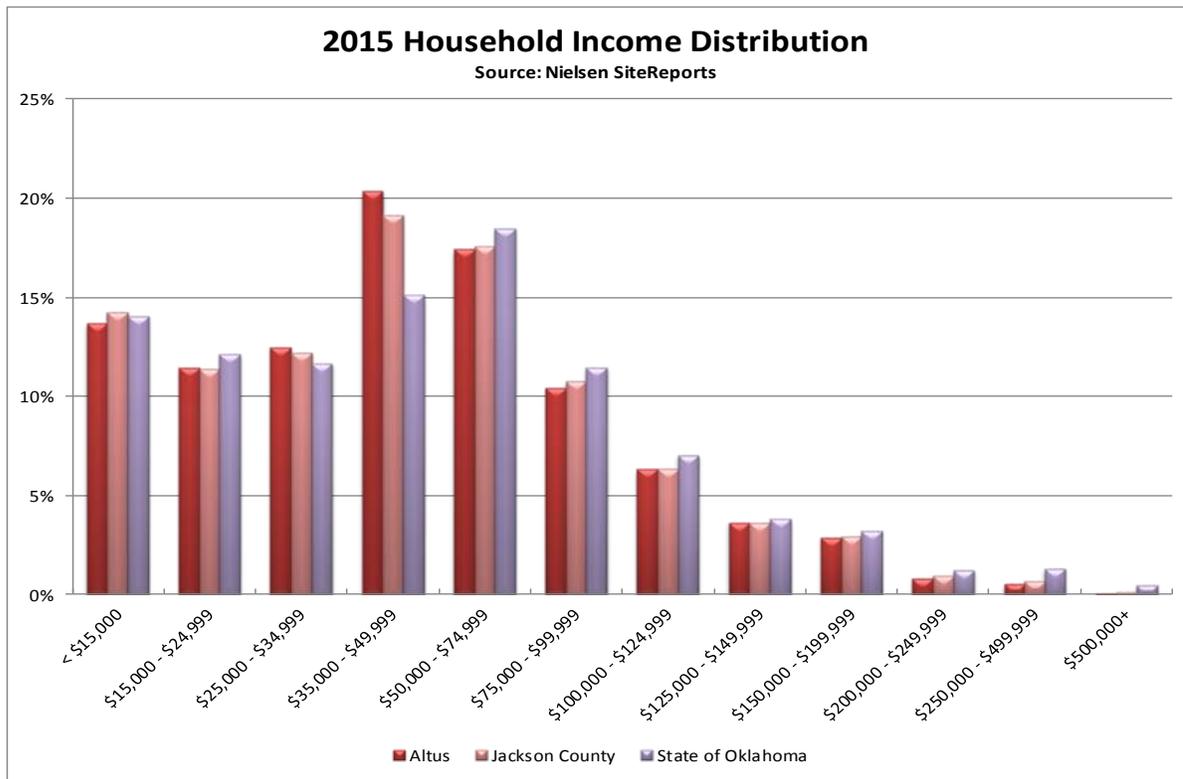
## Household Income Levels

Data in the following chart shows the distribution of household income in Jackson 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.

<b>2015 Household Income Distribution</b>						
	<b>Altus</b>		<b>Jackson County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Households by HH Income</b>	7,678		10,157		1,520,327	
< \$15,000	1,049	13.66%	1,446	14.24%	213,623	14.05%
\$15,000 - \$24,999	877	11.42%	1,158	11.40%	184,613	12.14%
\$25,000 - \$34,999	958	12.48%	1,241	12.22%	177,481	11.67%
\$35,000 - \$49,999	1,560	20.32%	1,944	19.14%	229,628	15.10%
\$50,000 - \$74,999	1,335	17.39%	1,782	17.54%	280,845	18.47%
\$75,000 - \$99,999	799	10.41%	1,092	10.75%	173,963	11.44%
\$100,000 - \$124,999	485	6.32%	646	6.36%	106,912	7.03%
\$125,000 - \$149,999	280	3.65%	368	3.62%	57,804	3.80%
\$150,000 - \$199,999	222	2.89%	299	2.94%	48,856	3.21%
\$200,000 - \$249,999	63	0.82%	97	0.96%	18,661	1.23%
\$250,000 - \$499,999	43	0.56%	70	0.69%	20,487	1.35%
\$500,000+	7	0.09%	14	0.14%	7,454	0.49%
<b>Median Household Income</b>	\$44,183		\$44,518		\$47,049	
<b>Average Household Income</b>	\$56,829		\$57,811		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Jackson County is estimated to be \$44,518 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Altus, median household income is estimated to be \$44,183. For the most part, the income distribution in Jackson County is very similar to the rest of the state, excepting a higher proportion of persons in the income bracket between \$35,000 and \$50,000 per year. The income distribution can be better visualized by the following chart.



### Household Income Trend

Next we examine the long-term growth of incomes in Jackson 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
Altus	\$30,217	\$44,183	2.40%	2.40%	0.00%
Jackson County	\$30,737	\$44,518	2.34%	2.40%	-0.06%
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, income growth in both Jackson County and Altus essentially kept pace with inflation between 1999 and 2015. This is contrary to state and national trends which saw declines in median household income after adjusting for inflation. Over the same period, the national median household



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

### Poverty Rates

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

Poverty Rates	2000 Census	2013 ACS	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
				Male Householder	Female Householder
Altus	17.16%	16.72%	-44	29.53%	63.79%
Jackson County	16.23%	16.51%	28	24.53%	56.18%
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 Jackson County is estimated to be 16.51% by the American Community Survey. This is an increase of 28 basis points since the 2000 Census. Within Altus, the poverty rate is estimated to be 16.72%. As shown, the poverty rates of Altus and Jackson County as a whole were relatively stable between 2000 and 2013. 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 Jackson County, with figures for Oklahoma and the United States for comparison. This data is as of May 2015.

<b>Employment and Unemployment</b>						
	May-2010 Employment	May-2015 Employment	Annual Growth	May-2010 Unemp. Rate	May-2015 Unemp. Rate	Change (bp)
Jackson County	10,851	10,782	-0.13%	6.2%	4.0%	-220
State of Oklahoma	1,650,748	1,776,187	1.48%	6.8%	4.4%	-240
United States (thds)	139,497	149,349	1.37%	9.3%	5.3%	-400

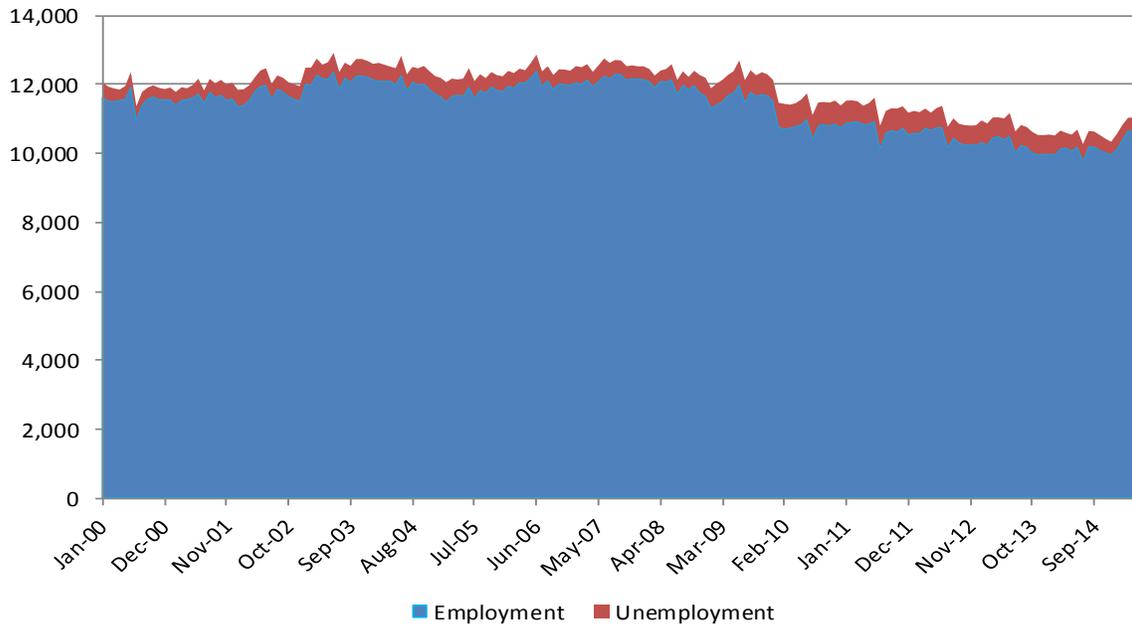
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Jackson County was 10,782 persons. Compared with figures from May 2010, this represents annualized employment decline of -0.13% per year. The unemployment rate in May was 4.0%, a decrease of -220 basis points from May 2010, which was 6.2%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Jackson County has underperformed both the state and nation in terms of employment growth, though its unemployment rate is lower than state and national figures.

### Employment Level Trends

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

**Employment and Unemployment in Jackson County  
January 2000 through May 2015**



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

As shown, total employment levels were generally level from 2000 through late 2008, which marked the beginning of the national economic downturn. Total employment has generally trended downward since 2008, though some slight improvement has occurred over the last twelve months, to its current level of 10,782 persons. The number of unemployed persons in May 2015 was 448, out of a total labor force of 11,230 persons.

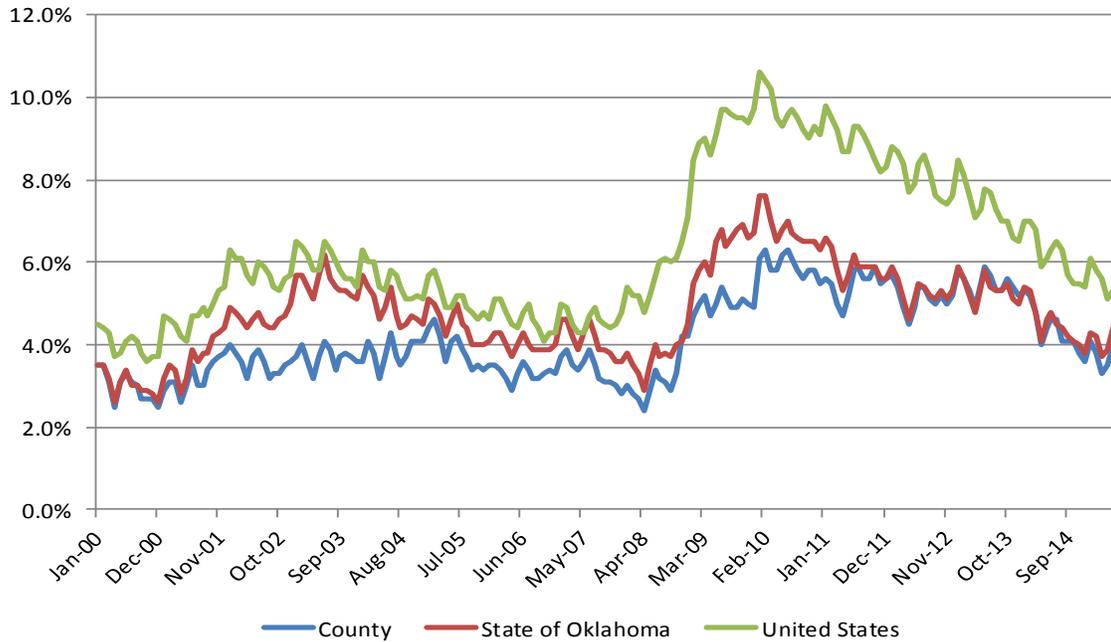
It is expected that employment figures will increase significantly in the near future due to jobs related to the KC-46A Pegasus tanker: Altus Air Force Base was selected as one of the bases where training and maintenance for the tanker will take place, and this is projected to directly result in 350 additional jobs (civilian and military) at Altus AFB.

**Unemployment Rate Trends**

The next chart shows historic unemployment rates for Jackson 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 Jackson 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 Jackson County increased moderately from 2000 through 2003, and then generally declined until the 4<sup>th</sup> 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 4.0%. On the whole, unemployment rates in Jackson County track very well with statewide figures. Compared with the United States, unemployment rates in Jackson 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 Jackson 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.

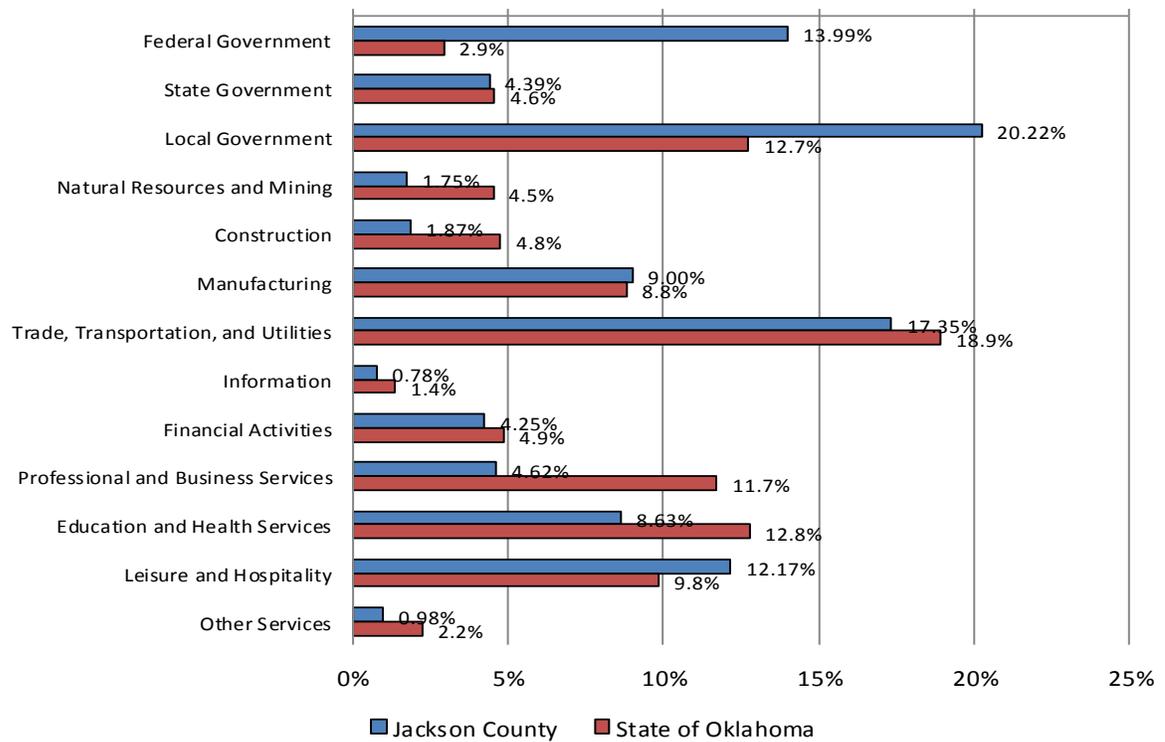


**Employees and Wages by Supersector - 2014**

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	29	1,309	13.99%	\$51,676	7.00
State Government	15	411	4.39%	\$32,952	1.32
Local Government	43	1,892	20.22%	\$37,123	2.01
Natural Resources and Mining	49	164	1.75%	\$34,575	1.16
Construction	48	175	1.87%	\$30,523	0.42
Manufacturing	14	842	9.00%	\$43,204	1.01
Trade, Transportation, and Utilities	165	1,623	17.35%	\$27,877	0.91
Information	8	73	0.78%	\$43,487	0.39
Financial Activities	64	398	4.25%	\$38,975	0.76
Professional and Business Services	82	432	4.62%	\$31,330	0.33
Education and Health Services	61	807	8.63%	\$39,432	0.57
Leisure and Hospitality	60	1,139	12.17%	\$12,899	1.14
Other Services	29	92	0.98%	\$22,700	0.32
<b>Total</b>	<b>666</b>	<b>9,356</b>		<b>\$34,720</b>	<b>1.00</b>

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 (17.35%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$27,877 per year. The industry with the highest annual pay is Information, with average annual pay of \$43,487 per year.

The rightmost column of the previous table provides location quotients for each industry for Jackson 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 (Jackson 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 Jackson County, among all industries the largest location quotient is in Federal Government, with a quotient of 7.00 (attributable to Altus Air Force Base). Among private employers, the largest is Natural Resources and Mining, with a quotient of 1.16.

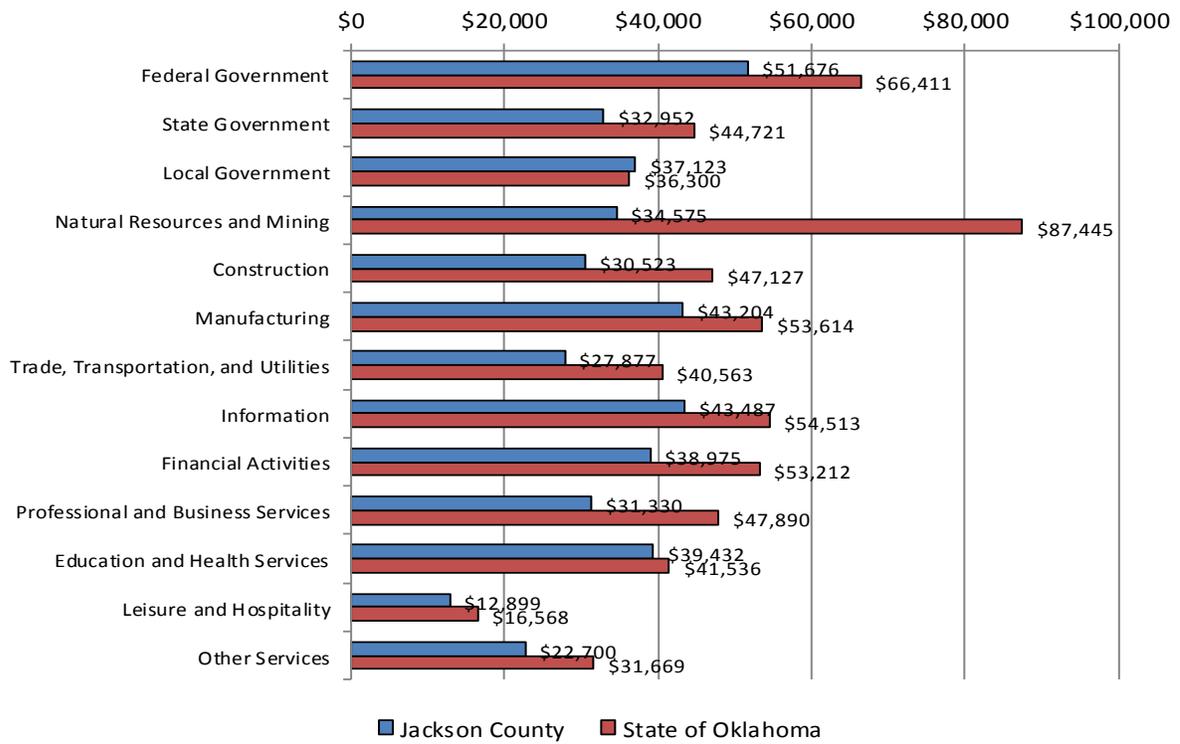
The next table presents average annual pay in Jackson County by industry, in comparison with Oklahoma as a whole and the United States.

### Comparison of 2014 Average Annual Pay by Supersector

Supersector	Jackson County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$51,676	\$66,411	\$75,784	77.8%	68.2%
State Government	\$32,952	\$44,721	\$54,184	73.7%	60.8%
Local Government	\$37,123	\$36,300	\$46,146	102.3%	80.4%
Natural Resources and Mining	\$34,575	\$87,445	\$59,666	39.5%	57.9%
Construction	\$30,523	\$47,127	\$55,041	64.8%	55.5%
Manufacturing	\$43,204	\$53,614	\$62,977	80.6%	68.6%
Trade, Transportation, and Utilities	\$27,877	\$40,563	\$42,988	68.7%	64.8%
Information	\$43,487	\$54,513	\$90,804	79.8%	47.9%
Financial Activities	\$38,975	\$53,212	\$85,261	73.2%	45.7%
Professional and Business Services	\$31,330	\$47,890	\$66,657	65.4%	47.0%
Education and Health Services	\$39,432	\$41,536	\$45,951	94.9%	85.8%
Leisure and Hospitality	\$12,899	\$16,568	\$20,993	77.9%	61.4%
Other Services	\$22,700	\$31,669	\$33,935	71.7%	66.9%
<b>Total</b>	<b>\$34,720</b>	<b>\$43,774</b>	<b>\$51,361</b>	<b>79.3%</b>	<b>67.6%</b>

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, Jackson County has lower average wages in every category excepting local government, which is very slightly higher.

### Working Families

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

<b>Families by Employment Status and Presence of Children</b>						
	<b>Altus</b>		<b>Jackson County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Total Families</b>	<b>5,109</b>		<b>7,027</b>		<b>961,468</b>	
With Children <18 Years:	2,247	43.98%	3,137	44.64%	425,517	44.26%
Married Couple:	1,460	64.98%	2,103	67.04%	281,418	66.14%
Both Parents Employed	648	44.38%	1,044	49.64%	166,700	59.24%
One Parent Employed	715	48.97%	885	42.08%	104,817	37.25%
Neither Parent Employed	97	6.64%	174	8.27%	9,901	3.52%
Other Family:	787	35.02%	1,034	32.96%	144,099	33.86%
Male Householder:	254	32.27%	322	31.14%	36,996	25.67%
Employed	214	84.25%	259	80.43%	31,044	83.91%
Not Employed	40	15.75%	63	19.57%	5,952	16.09%
Female Householder:	533	67.73%	712	68.86%	107,103	74.33%
Employed	407	76.36%	521	73.17%	75,631	70.62%
Not Employed	126	23.64%	191	26.83%	31,472	29.38%
Without Children <18 Years:	2,862	56.02%	3,890	55.36%	535,951	55.74%
Married Couple:	2,293	80.12%	3,229	83.01%	431,868	80.58%
Both Spouses Employed	1,013	44.18%	1,352	41.87%	167,589	38.81%
One Spouse Employed	615	26.82%	951	29.45%	138,214	32.00%
Neither Spouse Employed	665	29.00%	926	28.68%	126,065	29.19%
Other Family:	569	19.88%	661	16.99%	104,083	19.42%
Male Householder:	96	14.44%	142	15.33%	32,243	25.58%
Employed	83	86.46%	112	78.87%	19,437	60.28%
Not Employed	13	13.54%	30	21.13%	12,806	39.72%
Female Householder:	473	83.13%	519	78.52%	71,840	69.02%
Employed	186	39.32%	207	39.88%	36,601	50.95%
Not Employed	287	60.68%	312	60.12%	35,239	49.05%
<i>Total Working Families:</i>	<i>3,881</i>	<i>75.96%</i>	<i>5,331</i>	<i>75.86%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children &lt;18 Years:</i>	<i>1,984</i>	<i>51.12%</i>	<i>2,709</i>	<i>50.82%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children &lt;18 Years:</i>	<i>1,897</i>	<i>48.88%</i>	<i>2,622</i>	<i>49.18%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Jackson County, there are 5,331 working families, 50.82% 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 Jackson County area are presented in the following table, as reported by the Cameron University School of Business.

<b>Major Employers in Jackson County</b>			
<b>Company</b>	<b>City/Town</b>	<b>Industry / Description</b>	<b>No. Employees</b>
Altus Air Force Base	Altus	Fed. Gov't Installation	1,000-1,500
Jackson County Memorial Hospital	Altus	Health Care	700-800
Altus Public Schools	Altus	Education	600-650
Bar-S Foods	Altus	Meat Processing	500-600
Wal-Mart	Altus	Retail	400-450
City of Altus	Altus	Government	250-300
Western Oklahoma State College	Altus	Education	150-200
Boeing Aerospace Operations	Altus	AFB Support Operations	150-200
English Village Manor Nursing Home	Altus	Health Care	150-200
Southwest OK Community Action Agency	Altus	Community & Social Services	100-150
Flight Safety Services Corp.	Altus	AFB Support Operations	100-150
American Gypsum Company	Duke	Gypsum Products	100-150

*Source: Cameron University School of Business*

Although Altus Air Force Base is the most significant presence in Jackson County, there are other significant employers including Bar-S Foods and American Gypsum Company.

It is expected that employment at Altus AFB will increase significantly in the near future due to jobs related to the KC-46A Pegasus tanker: Altus Air Force Base was selected as one of the bases where training and maintenance for the tanker will take place, and this is projected to directly result in 350 additional jobs (civilian and military) at Altus AFB.

## Commuting Patterns

### Travel Time to Work

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

	<b>Altus</b>		<b>Jackson County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Commuting Workers:</b>	<b>8,776</b>		<b>11,691</b>		<b>1,613,364</b>	
Less than 15 minutes	6,603	75.24%	7,616	65.14%	581,194	36.02%
15 to 30 minutes	1,456	16.59%	2,883	24.66%	625,885	38.79%
30 to 45 minutes	432	4.92%	683	5.84%	260,192	16.13%
45 to 60 minutes	126	1.44%	199	1.70%	74,625	4.63%
60 or more minutes	159	1.81%	310	2.65%	71,468	4.43%

*Source: 2009-2013 American Community Survey, Table B08303*

Within Jackson County, the largest percentage of workers (65.14%) travel fewer than 15 minutes to work. Although Jackson County has an active labor market, it also serves to some extent as a bedroom community to the greater Oklahoma City metro area.

### Means of Transportation

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

	Altus		Jackson County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Total Workers Age 16+</b>	<b>8,991</b>		<b>11,942</b>		<b>1,673,026</b>	
Car, Truck or Van:	8,202	91.22%	11,063	92.64%	1,551,461	92.73%
<i>Drove Alone</i>	7,334	89.42%	9,822	88.78%	1,373,407	88.52%
<i>Carpooled</i>	868	10.58%	1,241	11.22%	178,054	11.48%
Public Transportation	8	0.09%	12	0.10%	8,092	0.48%
Taxicab	50	0.56%	50	0.42%	984	0.06%
Motorcycle	39	0.43%	39	0.33%	3,757	0.22%
Bicycle	42	0.47%	42	0.35%	4,227	0.25%
Walked	319	3.55%	364	3.05%	30,401	1.82%
Other Means	116	1.29%	121	1.01%	14,442	0.86%
Worked at Home	215	2.39%	251	2.10%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

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

## Housing Stock Analysis

### Existing Housing Units

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

<b>Total Housing Units</b>					
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change
Altus	9,264	8,890	-0.41%	9,058	0.38%
Jackson County	12,377	12,077	-0.25%	12,163	0.14%
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 Jackson County grew by 0.14% per year, to a total of 12,163 housing units in 2015. In terms of new housing unit construction, Jackson County underperformed Oklahoma as a whole between 2010 and 2015.

### Housing by Units in Structure

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

<b>2013 Housing Units by Units in Structure</b>						
	Altus		Jackson County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Total Housing Units</b>	<b>8,847</b>		<b>12,083</b>		<b>1,669,828</b>	
1 Unit, Detached	7,367	83.27%	9,994	82.71%	1,219,987	73.06%
1 Unit, Attached	373	4.22%	379	3.14%	34,434	2.06%
Duplex Units	119	1.35%	139	1.15%	34,207	2.05%
3-4 Units	213	2.41%	223	1.85%	42,069	2.52%
5-9 Units	221	2.50%	282	2.33%	59,977	3.59%
10-19 Units	204	2.31%	283	2.34%	57,594	3.45%
20-49 Units	109	1.23%	125	1.03%	29,602	1.77%
50 or More Units	58	0.66%	92	0.76%	30,240	1.81%
Mobile Homes	183	2.07%	564	4.67%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	2	0.02%	2,159	0.13%
<b>Total Multifamily Units</b>	<b>924</b>	<b>10.44%</b>	<b>1,144</b>	<b>9.47%</b>	<b>253,689</b>	<b>15.19%</b>

Source: 2009-2013 American Community Survey, Table B25024

Within Jackson County, 82.71% of housing units are single-family, detached. 9.47% of housing units are multifamily in structure (two or more units per building), while 4.68% of housing units comprise mobile homes, RVs, etc.

Within Altus, 83.27% of housing units are single-family, detached. 10.44% of housing units are multifamily in structure, while 2.07% of housing units comprise mobile homes, RVs, etc.

### Housing Units Number of Bedrooms and Tenure

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

#### 2013 Housing Units by Tenure and Number of Bedrooms

	Altus		Jackson County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
<b>Total Occupied Housing Units</b>	<b>7,666</b>		<b>10,455</b>		<b>1,444,081</b>	
<b>Owner Occupied:</b>	<b>4,306</b>	<b>56.17%</b>	<b>6,459</b>	<b>61.78%</b>	<b>968,736</b>	<b>67.08%</b>
No Bedroom	20	0.46%	40	0.62%	2,580	0.27%
1 Bedroom	70	1.63%	115	1.78%	16,837	1.74%
2 Bedrooms	694	16.12%	1,092	16.91%	166,446	17.18%
3 Bedrooms	2,631	61.10%	3,921	60.71%	579,135	59.78%
4 Bedrooms	798	18.53%	1,187	18.38%	177,151	18.29%
5 or More Bedrooms	93	2.16%	104	1.61%	26,587	2.74%
<b>Renter Occupied:</b>	<b>3,360</b>	<b>43.83%</b>	<b>3,996</b>	<b>38.22%</b>	<b>475,345</b>	<b>32.92%</b>
No Bedroom	64	1.90%	67	1.68%	13,948	2.93%
1 Bedroom	433	12.89%	506	12.66%	101,850	21.43%
2 Bedrooms	1,307	38.90%	1,498	37.49%	179,121	37.68%
3 Bedrooms	1,277	38.01%	1,583	39.61%	152,358	32.05%
4 Bedrooms	266	7.92%	315	7.88%	24,968	5.25%
5 or More Bedrooms	13	0.39%	27	0.68%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Jackson County is 61.78%, while 38.22% of housing units are renter occupied. In Altus, the homeownership rate is 56.17%, while 43.83% of households are renters. Compared with the rest of the state, Altus and Jackson County have relatively low homeownership rates, which is likely attributable in part to Altus Air Force Base.

### Housing Units Tenure and Household Income

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

### Jackson County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
<b>Total</b>	<b>10,455</b>	<b>6,459</b>	<b>3,996</b>	<b>61.78%</b>	<b>38.22%</b>
Less than \$5,000	369	157	212	42.55%	57.45%
\$5,000 - \$9,999	475	172	303	36.21%	63.79%
\$10,000-\$14,999	584	256	328	43.84%	56.16%
\$15,000-\$19,999	678	316	362	46.61%	53.39%
\$20,000-\$24,999	639	298	341	46.64%	53.36%
\$25,000-\$34,999	1,361	715	646	52.53%	47.47%
\$35,000-\$49,999	1,858	1,137	721	61.19%	38.81%
\$50,000-\$74,999	1,998	1,464	534	73.27%	26.73%
\$75,000-\$99,999	1,176	915	261	77.81%	22.19%
\$100,000-\$149,999	840	649	191	77.26%	22.74%
\$150,000 or more	477	380	97	79.66%	20.34%
<b>Income Less Than \$25,000</b>	<b>2,745</b>	<b>1,199</b>	<b>1,546</b>	<b>43.68%</b>	<b>56.32%</b>

Source: 2009-2013 American Community Survey, Table B25118

Within Jackson County as a whole, 56.32% of households with incomes less than \$25,000 are estimated to be renters, while 43.68% are estimated to be homeowners.

### Altus Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
<b>Total</b>	<b>7,666</b>	<b>4,306</b>	<b>3,360</b>	<b>56.17%</b>	<b>43.83%</b>
Less than \$5,000	226	82	144	36.28%	63.72%
\$5,000 - \$9,999	346	88	258	25.43%	74.57%
\$10,000-\$14,999	397	129	268	32.49%	67.51%
\$15,000-\$19,999	528	211	317	39.96%	60.04%
\$20,000-\$24,999	506	211	295	41.70%	58.30%
\$25,000-\$34,999	1,024	480	544	46.88%	53.13%
\$35,000-\$49,999	1,444	813	631	56.30%	43.70%
\$50,000-\$74,999	1,505	1,061	444	70.50%	29.50%
\$75,000-\$99,999	800	578	222	72.25%	27.75%
\$100,000-\$149,999	615	438	177	71.22%	28.78%
\$150,000 or more	275	215	60	78.18%	21.82%
<b>Income Less Than \$25,000</b>	<b>2,003</b>	<b>721</b>	<b>1,282</b>	<b>36.00%</b>	<b>64.00%</b>

Source: 2009-2013 American Community Survey, Table B25118

Within Altus, 64.00% of households with incomes less than \$25,000 are estimated to be renters, while 36.00% 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.

<b>2013 Housing Units by Tenure and Year of Construction</b>						
	<b>Altus</b>		<b>Jackson County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Total Occupied Housing Units</b>	<b>7,666</b>		<b>10,455</b>		<b>1,444,081</b>	
<b>Owner Occupied:</b>	<b>4,306</b>	<b>56.17%</b>	<b>6,459</b>	<b>61.78%</b>	<b>968,736</b>	<b>67.08%</b>
Built 2010 or Later	17	0.39%	19	0.29%	10,443	1.08%
Built 2000 to 2009	334	7.76%	555	8.59%	153,492	15.84%
Built 1990 to 1999	405	9.41%	723	11.19%	125,431	12.95%
Built 1980 to 1989	474	11.01%	699	10.82%	148,643	15.34%
Built 1970 to 1979	808	18.76%	1,216	18.83%	184,378	19.03%
Built 1960 to 1969	919	21.34%	1,196	18.52%	114,425	11.81%
Built 1950 to 1959	715	16.60%	886	13.72%	106,544	11.00%
Built 1940 to 1949	212	4.92%	419	6.49%	50,143	5.18%
Built 1939 or Earlier	422	9.80%	746	11.55%	75,237	7.77%
Median Year Built:		1969		1970		1977
<b>Renter Occupied:</b>	<b>3,360</b>	<b>43.83%</b>	<b>3,996</b>	<b>38.22%</b>	<b>475,345</b>	<b>32.92%</b>
Built 2010 or Later	0	0.00%	3	0.08%	5,019	1.06%
Built 2000 to 2009	232	6.90%	354	8.86%	50,883	10.70%
Built 1990 to 1999	270	8.04%	343	8.58%	47,860	10.07%
Built 1980 to 1989	400	11.90%	447	11.19%	77,521	16.31%
Built 1970 to 1979	479	14.26%	599	14.99%	104,609	22.01%
Built 1960 to 1969	590	17.56%	644	16.12%	64,546	13.58%
Built 1950 to 1959	973	28.96%	1,027	25.70%	54,601	11.49%
Built 1940 to 1949	265	7.89%	332	8.31%	31,217	6.57%
Built 1939 or Earlier	151	4.49%	247	6.18%	39,089	8.22%
Median Year Built:		1965		1966		1975
<b>Overall Median Year Built:</b>		<b>1969</b>		<b>1969</b>		<b>1976</b>

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

Within Jackson County, 8.90% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Altus the percentage is 7.61%.

80.90% of housing units in Jackson County were built prior to 1990, while in Altus the percentage is 83.59%. These figures compare with the statewide figure of 72.78%. Compared with the rest of the state, Altus and Jackson County have relatively older housing stocks, with relatively fewer homes of recent construction.

### Substandard Housing

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

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

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

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

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

### 2013 Substandard Housing Units

	Occupied Units	Inadequate Plumbing Number	Inadequate Plumbing Percent	Inadequate Kitchen Number	Inadequate Kitchen Percent	Uses Wood for Fuel Number	Uses Wood for Fuel Percent
Altus	7,666	26	0.34%	106	1.38%	5	0.07%
Jackson County	10,455	63	0.60%	157	1.50%	42	0.40%
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 Jackson County, 0.60% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 1.50% have inadequate kitchen facilities (compared with 0.90% at a statewide level). It is likely that there is at least some overlap between these two figures, among units lacking both complete plumbing and kitchen facilities.

### Vacancy Rates

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

<b>2013 Housing Units by Vacancy</b>						
	<b>Altus</b>		<b>Jackson County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Total Housing Units</b>	8,847		12,083		1,669,828	
Total Vacant Units	1,181	13.35%	1,628	13.47%	225,747	13.52%
For rent	209	17.70%	238	14.62%	43,477	19.26%
Rented, not occupied	64	5.42%	72	4.42%	9,127	4.04%
For sale only	276	23.37%	318	19.53%	23,149	10.25%
Sold, not occupied	21	1.78%	41	2.52%	8,618	3.82%
For seasonal, recreational, or occasional use	42	3.56%	63	3.87%	39,475	17.49%
For migrant workers	22	1.86%	22	1.35%	746	0.33%
Other vacant	547	46.32%	874	53.69%	101,155	44.81%
<b>Homeowner Vacancy Rate</b>	6.00%		4.66%		2.31%	
<b>Rental Vacancy Rate</b>	5.75%		5.53%		8.24%	

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

Within Jackson County, the overall housing vacancy rate is estimated to be 13.47%. The homeowner vacancy rate is estimated to be 4.66%, while the rental vacancy rate is estimated to be 5.53%.

In Altus, the overall housing vacancy rate is estimated to be 13.35%. The homeowner vacancy rate is estimated to be 6.00%, while the rental vacancy rate is estimated to be 5.75%.

Compared with the rest of the state, Altus and Jackson County have relatively lower rental vacancy, but higher vacancy among homes intended for ownership.

## Building Permits

The table presents data regarding new residential building permits issued in Altus. 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. Data was unavailable for the years 2009 and 2010, but available for each of the other years.

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

<b>Year</b>	<b>Single Family Units</b>	<b>Avg. Construction Cost</b>	<b>Multifamily Units</b>	<b>Avg. Multifamily Construction Cost</b>
2004	26	\$130,277	0	N/A
2005	37	\$144,321	0	N/A
2006	48	\$146,690	0	N/A
2007	45	\$159,639	0	N/A
2008	49	\$151,946	0	N/A
2009	0	N/A	0	N/A
2010	0	N/A	0	N/A
2011	33	\$161,118	0	N/A
2012	29	\$160,859	0	N/A
2013	32	\$150,000	0	N/A
2014	26	\$436,000	0	N/A

*Source: United States Census Bureau Building Permits Survey*

In Altus, building permits for 325 housing units were issued between 2004 and 2014, for an average of 30 units per year. Note that the Census Bureau is missing data for the years 2009 and 2010. 100.00% of these housing units were single family homes.

**New Construction Activity****For Ownership:**

Most new housing construction in Jackson County is located in or around Altus. New construction has occurred in additions such as Heritage Homes, Hunter Pointe, Laurel Homes and North Ridge (in some cases in later phases of these additions), and for the most part is located on the north side of Altus. Although some new home construction is relatively affordable, much is not: the average sale price of homes constructed in 2012 or later (for homes sold in 2015) is \$255,944 or \$105.55 per square foot. This is well above what could be afforded by a household earning at or less than median household income for Jackson County, which is estimated to be \$44,518 in 2015.

**For Rent:**

To the best of our knowledge, no significant new multifamily rental development has occurred in Altus or Jackson County in many years. There is currently a proposal to renovate an existing project-based facility for elderly/disabled tenants (Parkridge Estates) using Affordable Housing Tax Credits, but if funded this project will not add any new units to the Altus market.

## Homeownership Market

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

### Housing Units by Home Value

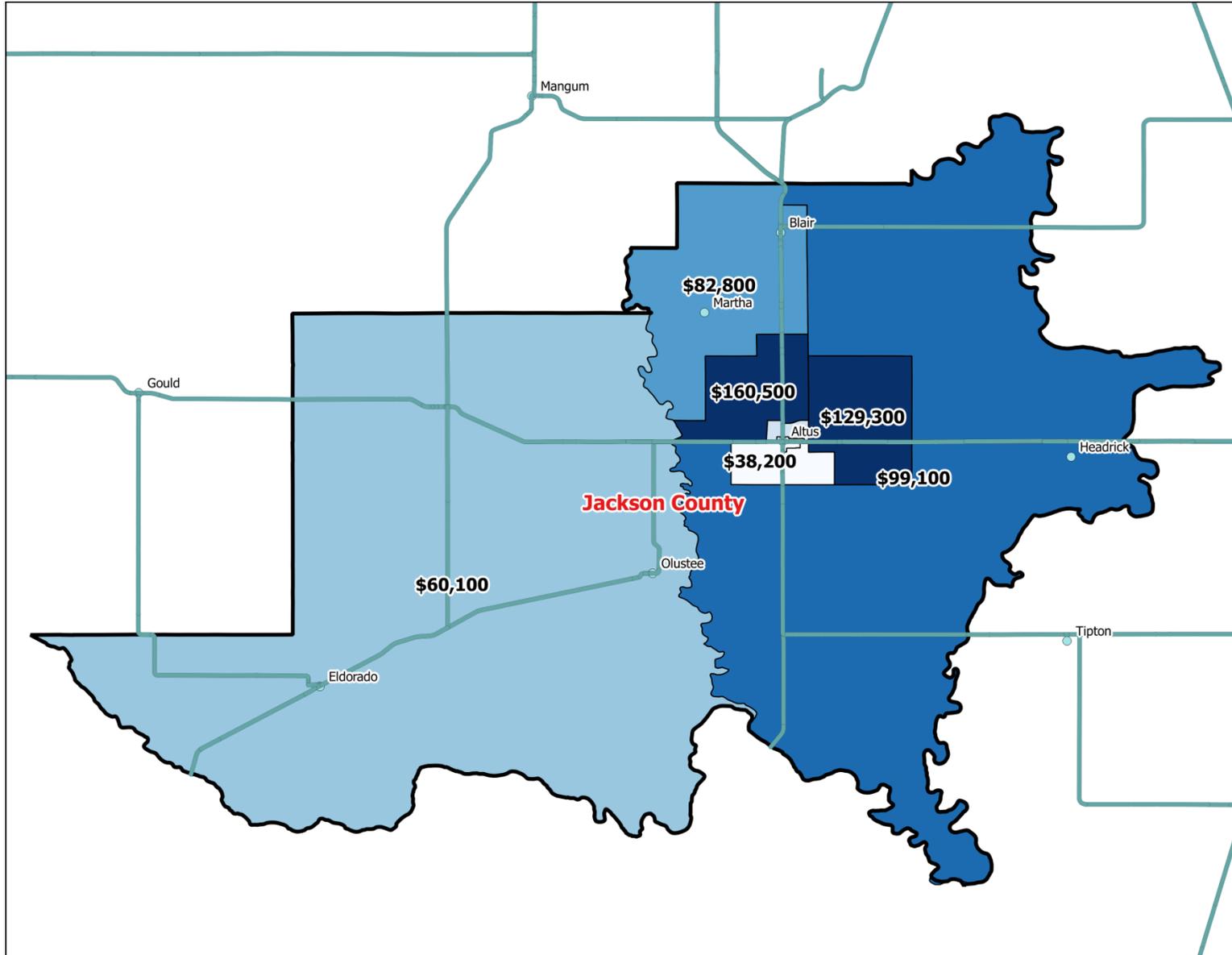
The following table presents housing units in Jackson County by value, as well as median home value, as reported by the Census Bureau's American Community Survey.

<b>2013 Housing Units by Home Value</b>						
	<b>Altus</b>		<b>Jackson County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Total Owner-Occupied Units:</b>	<b>4,306</b>		<b>6,459</b>		<b>968,736</b>	
Less than \$10,000	83	1.93%	132	2.04%	20,980	2.17%
\$10,000 to \$14,999	146	3.39%	202	3.13%	15,427	1.59%
\$15,000 to \$19,999	43	1.00%	83	1.29%	13,813	1.43%
\$20,000 to \$24,999	139	3.23%	217	3.36%	16,705	1.72%
\$25,000 to \$29,999	189	4.39%	225	3.48%	16,060	1.66%
\$30,000 to \$34,999	90	2.09%	151	2.34%	19,146	1.98%
\$35,000 to \$39,999	149	3.46%	238	3.68%	14,899	1.54%
\$40,000 to \$49,999	262	6.08%	444	6.87%	39,618	4.09%
\$50,000 to \$59,999	313	7.27%	405	6.27%	45,292	4.68%
\$60,000 to \$69,999	168	3.90%	309	4.78%	52,304	5.40%
\$70,000 to \$79,999	280	6.50%	410	6.35%	55,612	5.74%
\$80,000 to \$89,999	367	8.52%	560	8.67%	61,981	6.40%
\$90,000 to \$99,999	129	3.00%	241	3.73%	51,518	5.32%
\$100,000 to \$124,999	319	7.41%	478	7.40%	119,416	12.33%
\$125,000 to \$149,999	327	7.59%	413	6.39%	96,769	9.99%
\$150,000 to \$174,999	412	9.57%	576	8.92%	91,779	9.47%
\$175,000 to \$199,999	235	5.46%	376	5.82%	53,304	5.50%
\$200,000 to \$249,999	330	7.66%	494	7.65%	69,754	7.20%
\$250,000 to \$299,999	102	2.37%	166	2.57%	41,779	4.31%
\$300,000 to \$399,999	152	3.53%	212	3.28%	37,680	3.89%
\$400,000 to \$499,999	12	0.28%	15	0.23%	13,334	1.38%
\$500,000 to \$749,999	51	1.18%	92	1.42%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	0	0.00%	3,764	0.39%
\$1,000,000 or more	8	0.19%	20	0.31%	5,018	0.52%
<b>Median Home Value:</b>	<b>\$87,900</b>		<b>\$87,400</b>		<b>\$112,800</b>	

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

The median value of owner-occupied homes in Jackson County is \$87,400. This is -22.5% lower than the statewide median, which is \$112,800. The median home value in Altus is estimated to be \$87,900. The geographic distribution of home values in Jackson County can be visualized by the following map.

Jackson County Median Home Values by Census Tract



## Home Values by Year of Construction

The next table presents median home values in Jackson 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

	Altus Median Value	Jackson County Median Value	State of Oklahoma Median Value
<b>Total Owner-Occupied Units:</b>			
Built 2010 or Later	-	\$198,400	\$188,900
Built 2000 to 2009	\$226,700	\$218,000	\$178,000
Built 1990 to 1999	\$173,000	\$162,700	\$147,300
Built 1980 to 1989	\$136,500	\$134,300	\$118,300
Built 1970 to 1979	\$96,500	\$102,400	\$111,900
Built 1960 to 1969	\$84,000	\$81,300	\$97,100
Built 1950 to 1959	\$59,600	\$62,000	\$80,300
Built 1940 to 1949	\$58,000	\$58,200	\$67,900
Built 1939 or Earlier	\$36,000	\$43,900	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

## Altus Single Family Sales Activity

The next series of tables provides data regarding single family home sales activity in Altus. 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.

### Altus Single Family Sales Activity

#### Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	102	94	77	77	56
Average Sale Price	\$33,657	\$29,820	\$24,748	\$45,884	\$36,146
Average Square Feet	972	963	943	948	999
Average Price/SF	\$34.63	\$30.97	\$26.24	\$48.40	\$36.18
Average Year Built	1956	1958	1953	1954	1956

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

### Altus Single Family Sales Activity Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	176	155	147	168	162
Average Sale Price	\$103,323	\$90,185	\$103,773	\$95,224	\$96,432
Average Square Feet	1,597	1,541	1,640	1,579	1,572
Average Price/SF	\$64.70	\$58.52	\$63.28	\$60.31	\$61.34
Average Year Built	1977	1975	1974	1972	1972

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

### Altus Single Family Sales Activity Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	75	100	111	109	91
Average Sale Price	\$189,715	\$208,094	\$205,928	\$201,245	\$191,407
Average Square Feet	2,308	2,350	2,383	2,368	2,271
Average Price/SF	\$82.20	\$88.55	\$86.42	\$84.99	\$84.28
Average Year Built	1993	1998	1999	1995	1992

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

### Altus Single Family Sales Activity All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	399	364	352	376	333
Average Sale Price	\$126,470	\$108,607	\$118,379	\$117,327	\$120,268
Average Square Feet	1,568	1,605	1,708	1,641	1,724
Average Price/SF	\$80.64	\$67.67	\$69.31	\$71.50	\$69.78
Average Year Built	1975	1977	1977	1975	1977

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

Data for 2011 appears abnormally high and appears to have been influenced by a portfolio transaction. Between 2012 and 2015, the average sale price grew by 2.58% per year. The average sale price in 2015 was \$120,268 for an average price per square foot of \$69.78. The average year of construction for homes sold in 2015 is estimated to be 1977. On the whole, the Altus single-family market appears to be strengthening over the last several years. Given high demand for housing expected in the near future due to the KC-46A, it is likely that this trend will continue in the near term.

### Foreclosure Rates

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

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**Foreclosure Rates**

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<b>Geography</b>	<b>% of Outstanding Mortgages in Foreclosure, May 2014</b>
Jackson County	1.4%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	51

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\* Rank among the 64 counties for which foreclosure rates are available

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Source: Federal Reserve Bank of New York, Community Credit Profiles

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According to the data provided, the foreclosure rate in Jackson County was 1.4% in May 2014. The county ranked 51 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 the state, foreclosures have likely had less impact on the market for homes in Altus and Jackson County than other parts of the state.

## Rental Market

This section will discuss supply and demand factors for the rental market in Jackson 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 Jackson 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).

<b>2013 Rental Units by Gross Rent</b>						
	<b>Altus</b>		<b>Jackson County</b>		<b>State of Oklahoma</b>	
	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>	<b>No.</b>	<b>Percent</b>
<b>Total Rental Units:</b>	<b>3,360</b>		<b>3,996</b>		<b>475,345</b>	
With cash rent:	3,155		3,663		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	17	0.51%	21	0.53%	4,268	0.90%
\$200 to \$249	66	1.96%	70	1.75%	8,784	1.85%
\$250 to \$299	115	3.42%	146	3.65%	8,413	1.77%
\$300 to \$349	75	2.23%	115	2.88%	9,107	1.92%
\$350 to \$399	31	0.92%	61	1.53%	10,932	2.30%
\$400 to \$449	181	5.39%	215	5.38%	15,636	3.29%
\$450 to \$499	206	6.13%	226	5.66%	24,055	5.06%
\$500 to \$549	150	4.46%	174	4.35%	31,527	6.63%
\$550 to \$599	295	8.78%	319	7.98%	33,032	6.95%
\$600 to \$649	278	8.27%	339	8.48%	34,832	7.33%
\$650 to \$699	285	8.48%	319	7.98%	32,267	6.79%
\$700 to \$749	125	3.72%	192	4.80%	30,340	6.38%
\$750 to \$799	198	5.89%	272	6.81%	27,956	5.88%
\$800 to \$899	219	6.52%	226	5.66%	45,824	9.64%
\$900 to \$999	335	9.97%	337	8.43%	34,153	7.18%
\$1,000 to \$1,249	448	13.33%	461	11.54%	46,884	9.86%
\$1,250 to \$1,499	112	3.33%	123	3.08%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	28	0.70%	10,145	2.13%
\$2,000 or more	19	0.57%	19	0.48%	5,121	1.08%
No cash rent	205	6.10%	333	8.33%	43,236	9.10%
<b>Median Gross Rent</b>		<b>\$679</b>		<b>\$673</b>		<b>\$699</b>

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

Median gross rent in Jackson County is estimated to be \$673, which is -3.7% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Altus is estimated to be \$679.

### 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

	Altus Median Rent	Jackson County Median Rent	State of Oklahoma Median Rent
<b>Total Rental Units:</b>			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	\$839	\$784	\$841
Built 1990 to 1999	\$916	\$767	\$715
Built 1980 to 1989	\$731	\$681	\$693
Built 1970 to 1979	\$605	\$635	\$662
Built 1960 to 1969	\$768	\$715	\$689
Built 1950 to 1959	\$640	\$627	\$714
Built 1940 to 1949	\$615	\$623	\$673
Built 1939 or Earlier	\$636	\$621	\$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 Jackson County is among housing units constructed after 2000, which is \$784 per month. In order to be affordable, a household would need to earn at least \$31,360 per year to afford such a unit.

### Altus Rental Survey Data

The next table shows the results of our rental survey of Altus.

Altus Rental Properties								
Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Apple Creek Altus	Market Rate	1985	1	1	424	\$395	\$0.932	N/A
Apple Creek Altus	Market Rate	1985	1	1	626	\$470	\$0.751	N/A
Apple Creek Altus	Market Rate	1985	2	1	744	\$655	\$0.880	N/A
Apple Creek Altus	Market Rate	1985	2	2	877	\$600	\$0.684	N/A
Enterprise Square Apartments	Market Rate	1983	1	1	308	\$435	\$1.412	0.00%
Enterprise Square Apartments	Market Rate	1983	1	1	800	\$480	\$0.600	0.00%
Enterprise Square Apartments	Market Rate	1983	2	1	1,000	\$560	\$0.560	0.00%
Madison Trail Apartment	Market Rate	2002	1	1	696	\$649	\$0.932	3.00%
Madison Trail Apartment	Market Rate	2002	2	2	946	\$699	\$0.739	3.00%
Madison Trail Apartment	Market Rate	2002	3	2	1,096	\$850	\$0.776	3.00%
Parkridge Estates	Project Based - Elderly/Disabled	1978	1	1	718	\$549	\$0.765	0.00%

The previous rent surveys encompass most of the larger complexes in Altus. These properties are located throughout the community and provide a good indication of the availability and rental structure of multifamily property. 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. The area should continue to show good rental rate and occupancy support due to the limited number of new available units, and projected new employment at Altus Air Force Base related to the KC-46A.

### **Rental Market Vacancy – Altus**

The developments outlined previously report occupancy levels typically above 95%, and several report waiting lists. 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 Altus market. The Section 8 units, according to property managers, typically stay well occupied. The overall market vacancy of rental housing units was reported at 5.75% by the Census Bureau as of the most recent American Community Survey. Occupancy levels will likely remain very high in the near future as population and employment levels grow and new supply remains minimal.



Parkridge Estates



Madison Trail Apartments



Enterprise Square Apartments



Apple Creek Altus

## 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 Jackson 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.

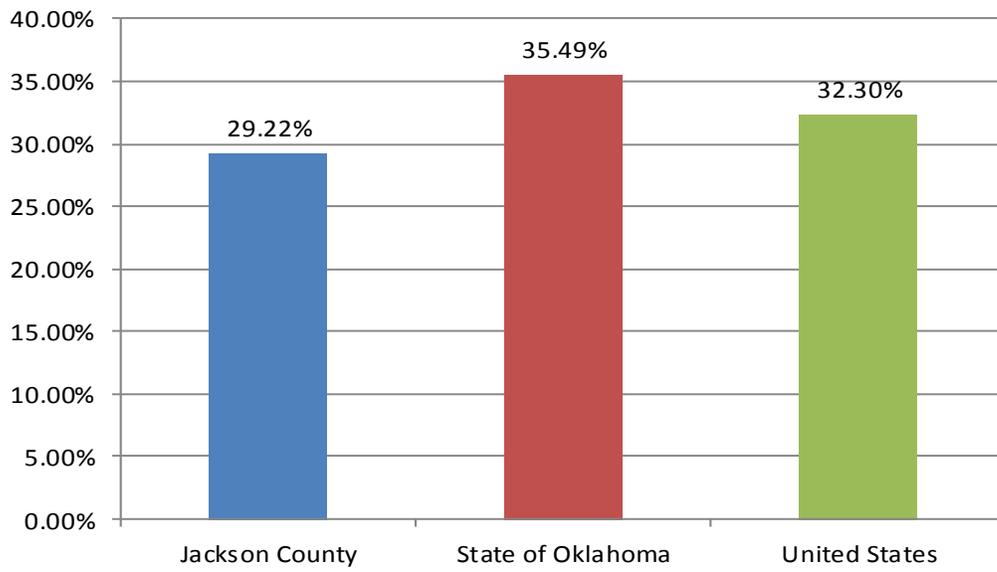
### HUD Programs in Jackson County

	# Units	Occupancy Rate	Avg. Household Income	Tenant Contribution	Federal Contribution	% of Total Rent
<b>Jackson County</b>						
Public Housing	0	N/A	N/A	N/A	N/A	N/A
Housing Choice Vouchers	56	95%	\$11,177	\$290	\$378	43.44%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	44	95%	\$10,345	\$240	\$515	31.82%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	62	94%	\$3,036	\$84	\$588	12.51%
Summary of All HUD Programs	162	95%	\$8,454	\$208	\$503	29.22%
<b>State of Oklahoma</b>						
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%
<b>United States</b>						
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 162 housing units located within Jackson County, with an overall occupancy rate of 95%. The average household income among households living in these units is \$8,454. Total monthly rent for these units averages \$711, with the federal contribution averaging \$503 (70.78%) and the tenant's contribution averaging \$208 (29.22%).

**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.



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**Demographics of Persons in HUD Programs in Jackson County**


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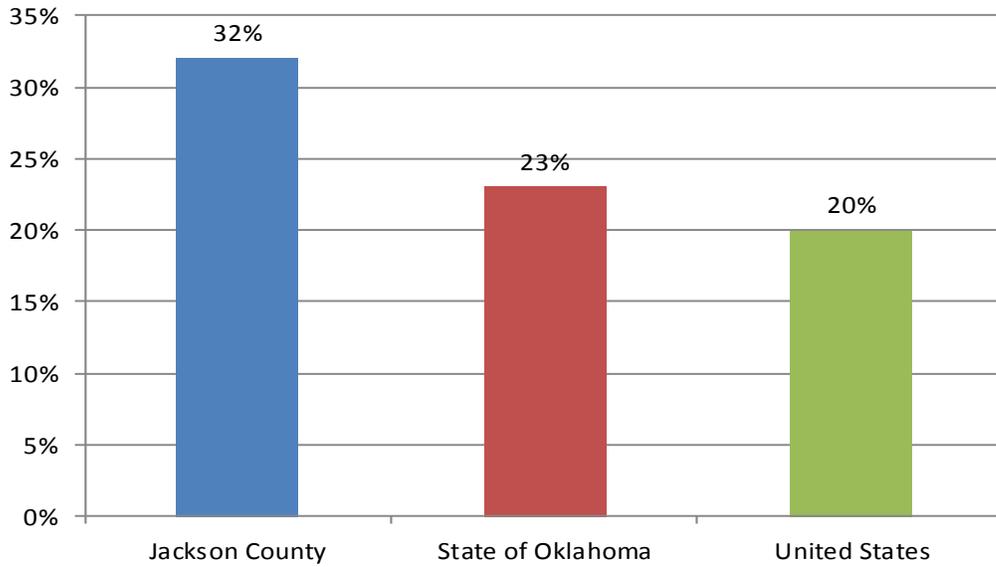
<b>Jackson County</b>	<b># Units</b>	<b>% Single Mothers</b>	<b>% w/ Disability</b>	<b>% Age 62+</b>	<b>% Age 62+ w/ Disability</b>	<b>% Minority</b>
Public Housing	0	N/A	N/A	N/A	N/A	N/A
Housing Choice Vouchers	56	46%	28%	19%	80%	76%
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	44	0%	77%	57%	64%	23%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	62	53%	5%	2%	100%	72%
<b>Summary of All HUD Programs</b>	<b>162</b>	<b>27%</b>	<b>32%</b>	<b>31%</b>	<b>67%</b>	<b>51%</b>
<b>State of Oklahoma</b>						
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%
<b>Summary of All HUD Programs</b>	<b>50,599</b>	<b>38%</b>	<b>23%</b>	<b>25%</b>	<b>53%</b>	<b>50%</b>
<b>United States</b>						
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%
<b>Summary of All HUD Programs</b>	<b>5,180,467</b>	<b>36%</b>	<b>20%</b>	<b>33%</b>	<b>40%</b>	<b>64%</b>

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

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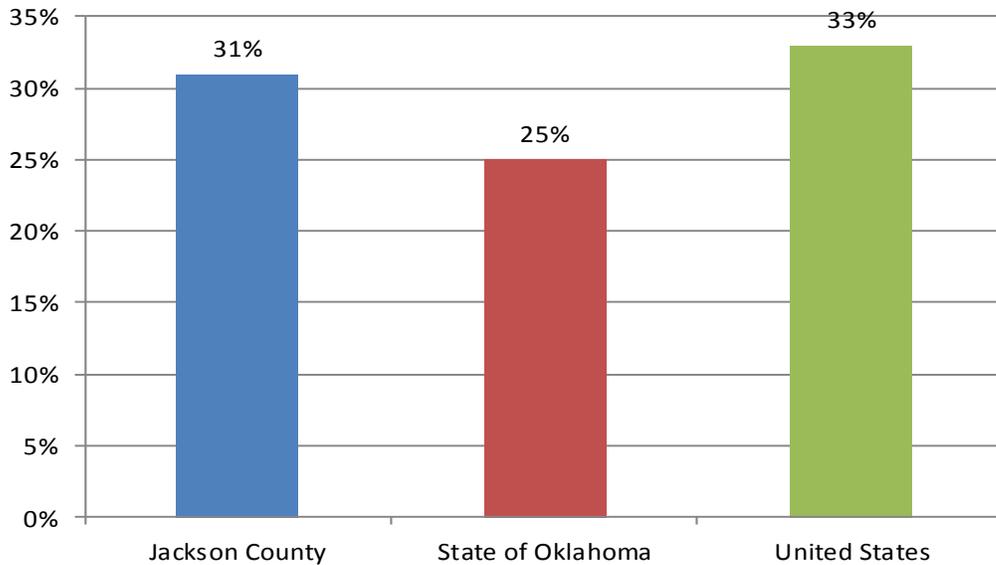
27% of housing units are occupied by single parents with female heads of household. 32% of households have at least one person with a disability. 31% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 67% have one or more disabilities. Finally, 51% of 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**



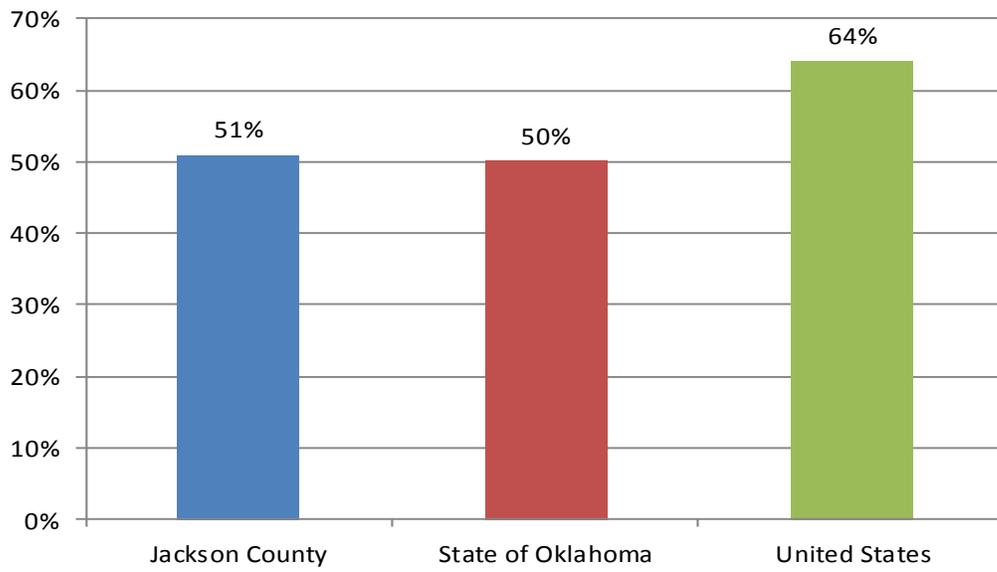
Source: 2013 HUD Picture of Subsidized Households



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**Percentage of Minority Households - HUD Subsidized Properties**

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Source: 2013 HUD Picture of Subsidized Households

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## 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 Jackson 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 Jackson 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.

**Jackson County : CHAS - Housing Cost Burden by HAMFI**

Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
<b>Income &lt; 30% HAMFI</b>	<b>605</b>		<b>865</b>	
Cost Burden Less Than 30%	145	23.97%	110	12.72%
Cost Burden Between 30%-50%	160	26.45%	170	19.65%
Cost Burden Greater Than 50%	230	38.02%	465	53.76%
Not Computed (no/negative income)	75	12.40%	120	13.87%
<b>Income 30%-50% HAMFI</b>	<b>440</b>		<b>495</b>	
Cost Burden Less Than 30%	280	63.64%	220	44.44%
Cost Burden Between 30%-50%	110	25.00%	185	37.37%
Cost Burden Greater Than 50%	45	10.23%	90	18.18%
Not Computed (no/negative income)	0	0.00%	0	0.00%
<b>Income 50%-80% HAMFI</b>	<b>845</b>		<b>1,065</b>	
Cost Burden Less Than 30%	590	69.82%	700	65.73%
Cost Burden Between 30%-50%	190	22.49%	315	29.58%
Cost Burden Greater Than 50%	65	7.69%	50	4.69%
Not Computed (no/negative income)	0	0.00%	0	0.00%
<b>Income 80%-100% HAMFI</b>	<b>725</b>		<b>465</b>	
Cost Burden Less Than 30%	550	75.86%	410	88.17%
Cost Burden Between 30%-50%	175	24.14%	55	11.83%
Cost Burden Greater Than 50%	0	0.00%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
<b>All Incomes</b>	<b>6,510</b>		<b>3,970</b>	
Cost Burden Less Than 30%	5,315	81.64%	2,520	63.48%
Cost Burden Between 30%-50%	755	11.60%	725	18.26%
Cost Burden Greater Than 50%	365	5.61%	605	15.24%
Not Computed (no/negative income)	75	1.15%	120	3.02%

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

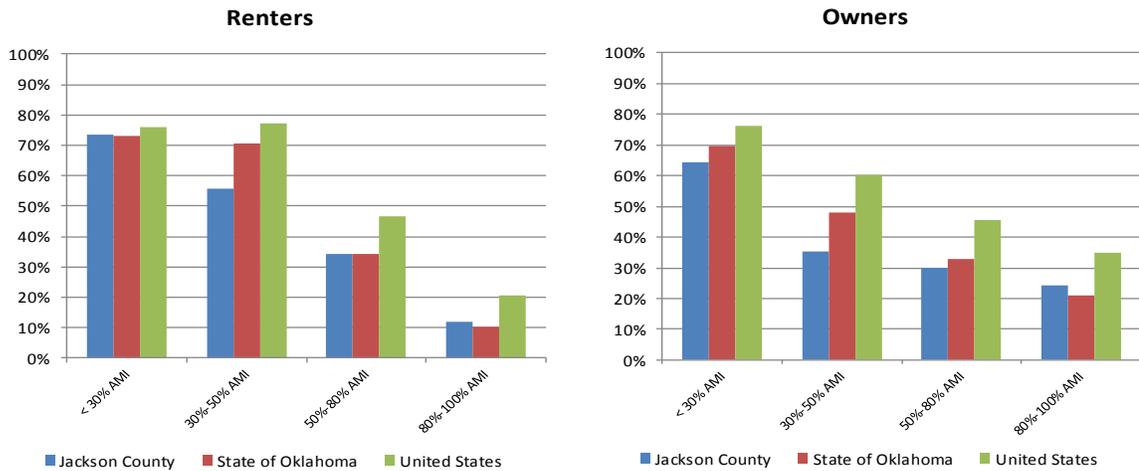
The next table summarizes the data from the previous table for households with cost burden greater than 30% of gross income, followed by a chart comparing these figures for Jackson County with the State of Oklahoma as a whole, and the United States.

**Jackson 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	605	64.46%	865	73.41%
Income 30%-50% HAMFI	440	35.23%	495	55.56%
Income 50%-80% HAMFI	845	30.18%	1,065	34.27%
Income 80%-100% HAMFI	725	24.14%	465	11.83%
All Incomes	6,510	17.20%	3,970	33.50%

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.



**Jackson County : CHAS - HAMFI by Substandard Conditions / Overcrowding**

Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
<b>Income &lt; 30% HAMFI</b>	<b>605</b>		<b>865</b>	
Between 1.0 and 1.5 Persons per Room	0	0.00%	4	0.46%
More than 1.5 Persons per Room	10	1.65%	30	3.47%
Lacks Complete Kitchen or Plumbing	20	3.31%	55	6.36%
<b>Income 30%-50% HAMFI</b>	<b>440</b>		<b>495</b>	
Between 1.0 and 1.5 Persons per Room	4	0.91%	50	10.10%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	10	2.27%	40	8.08%
<b>Income 50%-80% HAMFI</b>	<b>845</b>		<b>1,065</b>	
Between 1.0 and 1.5 Persons per Room	15	1.78%	50	4.69%
More than 1.5 Persons per Room	0	0.00%	35	3.29%
Lacks Complete Kitchen or Plumbing	0	0.00%	10	0.94%
<b>Income 80%-100% HAMFI</b>	<b>725</b>		<b>465</b>	
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	4	0.55%	20	4.30%
<b>All Incomes</b>	<b>6,510</b>		<b>3,970</b>	
Between 1.0 and 1.5 Persons per Room	59	0.91%	134	3.38%
More than 1.5 Persons per Room	40	0.61%	65	1.64%
Lacks Complete Kitchen or Plumbing	38	0.58%	125	3.15%

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

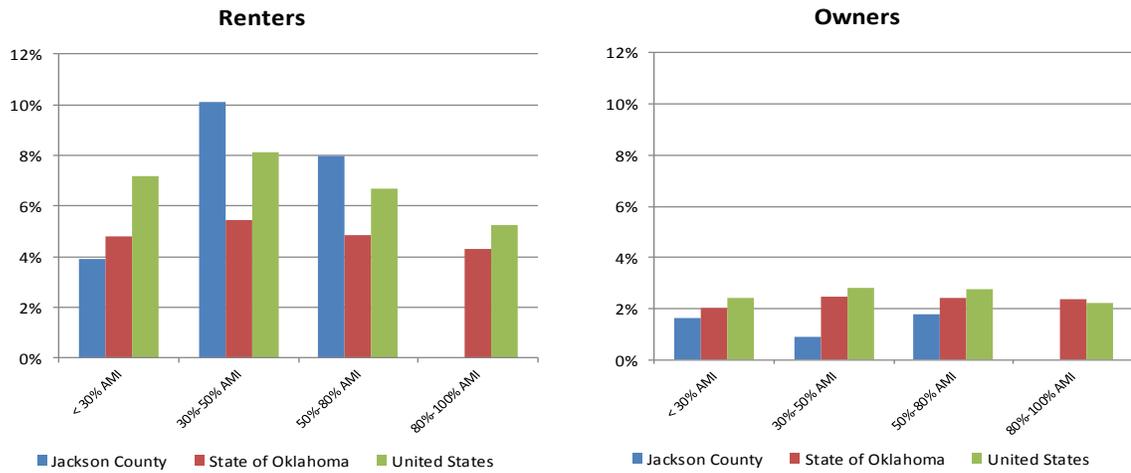
The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Jackson County, Oklahoma and the nation.

**Jackson 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	605	1.65%	865	3.93%	865
Income 30%-50% HAMFI	440	0.91%	495	10.10%	495
Income 50%-80% HAMFI	845	1.78%	1,065	7.98%	1,065
Income 80%-100% HAMFI	725	0.00%	465	0.00%	465
All Incomes	6,510	1.52%	3,970	5.01%	3,970

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 Jackson County, the state and the nation.

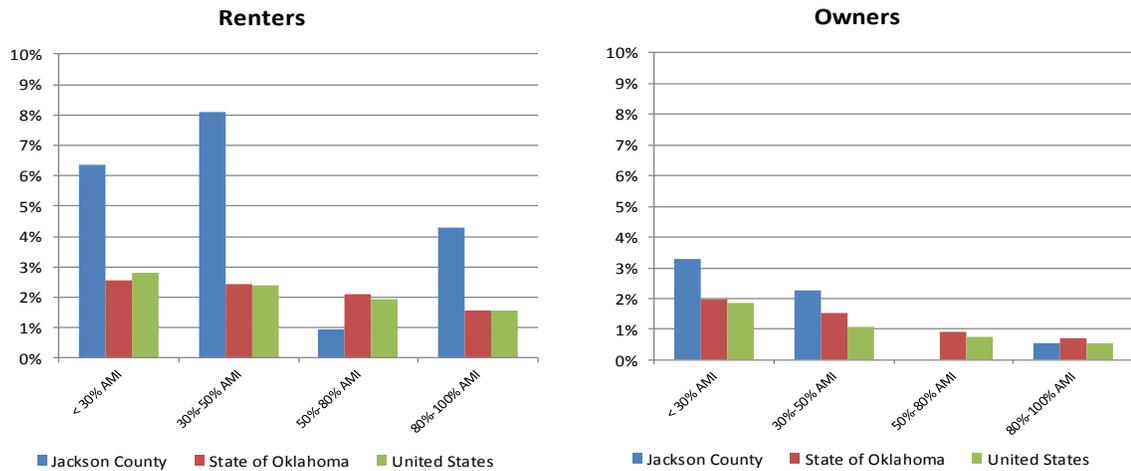
**Jackson County : Households by Income by Substandard Conditions**

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	605	3.31%	865	6.36%	865
Income 30%-50% HAMFI	440	2.27%	495	8.08%	495
Income 50%-80% HAMFI	845	0.00%	1,065	0.94%	1,065
Income 80%-100% HAMFI	725	0.55%	465	4.30%	465
All Incomes	6,510	0.58%	3,970	3.15%	3,970

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.

<b>Jackson County : CHAS - Housing Cost Burden by Household Type / HAMFI</b>						
Income, Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
<b>Income &lt; 30% HAMFI</b>	<b>605</b>	<b>389</b>	<b>64.30%</b>	<b>865</b>	<b>635</b>	<b>73.41%</b>
Elderly Family	70	50	71.43%	30	30	100.00%
Small Family (2-4 persons)	165	110	66.67%	305	235	77.05%
Large Family (5 or more persons)	30	14	46.67%	95	90	94.74%
Elderly Non-Family	185	100	54.05%	80	30	37.50%
Non-Family, Non-Elderly	160	115	71.88%	355	250	70.42%
<b>Income 30%-50% HAMFI</b>	<b>440</b>	<b>157</b>	<b>35.68%</b>	<b>495</b>	<b>285</b>	<b>57.58%</b>
Elderly Family	80	60	75.00%	30	25	83.33%
Small Family (2-4 persons)	125	39	31.20%	180	115	63.89%
Large Family (5 or more persons)	40	10	25.00%	65	35	53.85%
Elderly Non-Family	155	29	18.71%	115	50	43.48%
Non-Family, Non-Elderly	35	19	54.29%	105	60	57.14%
<b>Income 50%-80% HAMFI</b>	<b>845</b>	<b>253</b>	<b>29.94%</b>	<b>1,065</b>	<b>359</b>	<b>33.71%</b>
Elderly Family	200	85	42.50%	40	15	37.50%
Small Family (2-4 persons)	340	85	25.00%	510	189	37.06%
Large Family (5 or more persons)	55	35	63.64%	125	35	28.00%
Elderly Non-Family	130	29	22.31%	50	10	20.00%
Non-Family, Non-Elderly	120	19	15.83%	340	110	32.35%
<b>Income 80%-100% HAMFI</b>	<b>725</b>	<b>169</b>	<b>23.31%</b>	<b>465</b>	<b>55</b>	<b>11.83%</b>
Elderly Family	100	15	15.00%	15	0	0.00%
Small Family (2-4 persons)	225	95	42.22%	150	30	20.00%
Large Family (5 or more persons)	85	4	4.71%	45	0	0.00%
Elderly Non-Family	190	10	5.26%	4	0	0.00%
Non-Family, Non-Elderly	130	45	34.62%	245	25	10.20%
<b>All Incomes</b>	<b>6,510</b>	<b>1,112</b>	<b>17.08%</b>	<b>3,970</b>	<b>1,334</b>	<b>33.60%</b>
Elderly Family	1,305	225	17.24%	155	70	45.16%
Small Family (2-4 persons)	2,975	454	15.26%	1,580	569	36.01%
Large Family (5 or more persons)	490	63	12.86%	460	160	34.78%
Elderly Non-Family	860	172	20.00%	294	90	30.61%
Non-Family, Non-Elderly	885	198	22.37%	1,475	445	30.17%

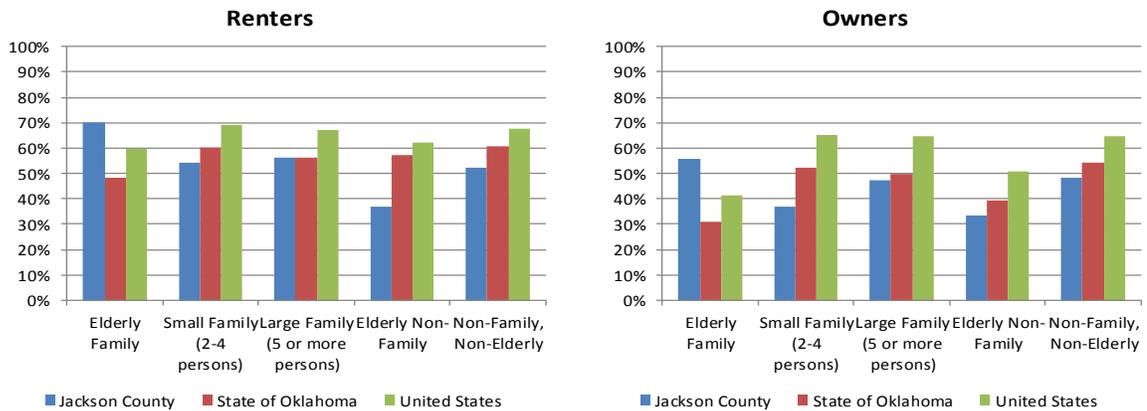
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

**Jackson County : Households under 80% AMI by Cost Burden**

Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
<b>Income &lt; 80% HAMFI</b>	<b>1,890</b>	<b>799</b>	<b>42.28%</b>	<b>2,425</b>	<b>1,279</b>	<b>52.74%</b>
Elderly Family	350	195	55.71%	100	70	70.00%
Small Family (2-4 persons)	630	234	37.14%	995	539	54.17%
Large Family (5 or more persons)	125	59	47.20%	285	160	56.14%
Elderly Non-Family	470	158	33.62%	245	90	36.73%
Non-Family, Non-Elderly	315	153	48.57%	800	420	52.50%

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).



<b>Jackson County : CHAS - Housing Problems by Household Type and HAMFI</b>						
Income, Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
<b>Income &lt; 30% HAMFI</b>	<b>605</b>	<b>395</b>	<b>65.29%</b>	<b>865</b>	<b>660</b>	<b>76.30%</b>
Elderly Family	70	50	71.43%	30	30	100.00%
Small Family (2-4 persons)	165	110	66.67%	305	250	81.97%
Large Family (5 or more persons)	30	15	50.00%	95	95	100.00%
Elderly Non-Family	185	100	54.05%	80	35	43.75%
Non-Family, Non-Elderly	160	120	75.00%	355	250	70.42%
<b>Income 30%-50% HAMFI</b>	<b>440</b>	<b>170</b>	<b>38.64%</b>	<b>495</b>	<b>300</b>	<b>60.61%</b>
Elderly Family	80	60	75.00%	30	25	83.33%
Small Family (2-4 persons)	125	45	36.00%	180	120	66.67%
Large Family (5 or more persons)	40	15	37.50%	65	45	69.23%
Elderly Non-Family	155	30	19.35%	115	50	43.48%
Non-Family, Non-Elderly	35	20	57.14%	105	60	57.14%
<b>Income 50%-80% HAMFI</b>	<b>845</b>	<b>255</b>	<b>30.18%</b>	<b>1,065</b>	<b>455</b>	<b>42.72%</b>
Elderly Family	200	85	42.50%	40	15	37.50%
Small Family (2-4 persons)	340	85	25.00%	510	245	48.04%
Large Family (5 or more persons)	55	35	63.64%	125	60	48.00%
Elderly Non-Family	130	30	23.08%	50	10	20.00%
Non-Family, Non-Elderly	120	20	16.67%	340	125	36.76%
<b>Income Greater than 80% of HAMFI</b>	<b>4,620</b>	<b>400</b>	<b>8.66%</b>	<b>1,545</b>	<b>110</b>	<b>7.12%</b>
Elderly Family	955	30	3.14%	55	0	0.00%
Small Family (2-4 persons)	2,345	235	10.02%	585	30	5.13%
Large Family (5 or more persons)	370	75	20.27%	175	35	20.00%
Elderly Non-Family	385	15	3.90%	55	0	0.00%
Non-Family, Non-Elderly	570	45	7.89%	675	45	6.67%
<b>All Incomes</b>	<b>6,510</b>	<b>1,220</b>	<b>18.74%</b>	<b>3,970</b>	<b>1,525</b>	<b>38.41%</b>
Elderly Family	1,305	225	17.24%	155	70	45.16%
Small Family (2-4 persons)	2,975	475	15.97%	1,580	645	40.82%
Large Family (5 or more persons)	495	140	28.28%	460	235	51.09%
Elderly Non-Family	855	175	20.47%	300	95	31.67%
Non-Family, Non-Elderly	885	205	23.16%	1,475	480	32.54%

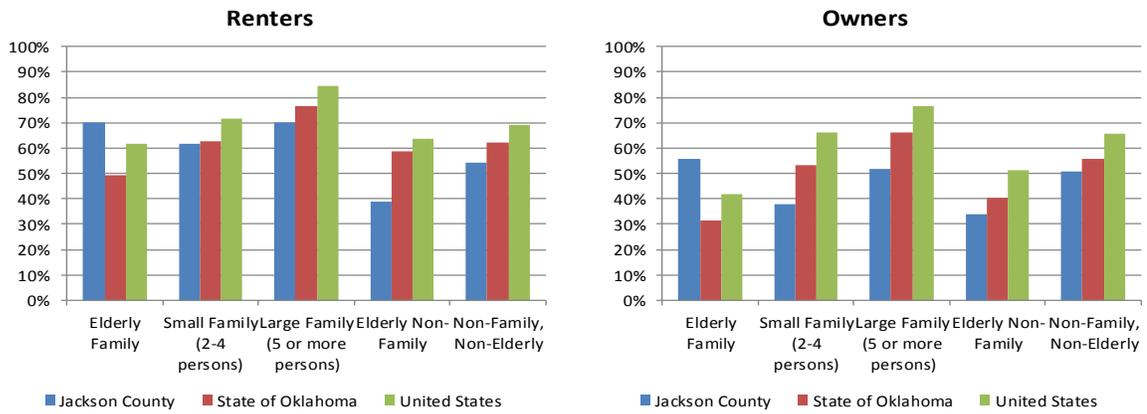
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

**Jackson 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
<b>Income &lt; 80% HAMFI</b>	<b>1,890</b>	<b>820</b>	<b>43.39%</b>	<b>2,425</b>	<b>58.35%</b>
Elderly Family	350	195	55.71%	100	70.00%
Small Family (2-4 persons)	630	240	38.10%	995	61.81%
Large Family (5 or more persons)	125	65	52.00%	285	70.18%
Elderly Non-Family	470	160	34.04%	245	38.78%
Non-Family, Non-Elderly	315	160	50.79%	800	54.38%

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 Jackson 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.”



<b>Jackson County : CHAS - Housing Problems by Race / Ethnicity and HAMFI</b>						
Income, Race / Ethnicity	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
<b>Income &lt; 30% HAMFI</b>	<b>605</b>	<b>395</b>	<b>65.3%</b>	<b>865</b>	<b>655</b>	<b>75.7%</b>
White alone, non-Hispanic	330	280	84.8%	370	295	79.7%
Black or African-American alone	50	0	0.0%	155	85	54.8%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	14	4	28.6%	4	4	100.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	195	95	48.7%	300	240	80.0%
Other (including multiple races)	15	15	100.0%	35	25	71.4%
<b>Income 30%-50% HAMFI</b>	<b>440</b>	<b>170</b>	<b>38.6%</b>	<b>500</b>	<b>295</b>	<b>59.0%</b>
White alone, non-Hispanic	285	125	43.9%	295	175	59.3%
Black or African-American alone	24	20	83.3%	50	25	50.0%
Asian alone	4	0	0.0%	0	0	N/A
American Indian alone	4	0	0.0%	4	4	100.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	95	15	15.8%	95	45	47.4%
Other (including multiple races)	25	10	40.0%	50	40	80.0%
<b>Income 50%-80% HAMFI</b>	<b>845</b>	<b>265</b>	<b>31.4%</b>	<b>1,065</b>	<b>460</b>	<b>43.2%</b>
White alone, non-Hispanic	600	200	33.3%	680	285	41.9%
Black or African-American alone	20	0	0.0%	175	80	45.7%
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	190	30	15.8%	190	90	47.4%
Other (including multiple races)	30	30	100.0%	15	0	0.0%
<b>Income 80%-100% HAMFI</b>	<b>725</b>	<b>180</b>	<b>24.8%</b>	<b>465</b>	<b>75</b>	<b>16.1%</b>
White alone, non-Hispanic	600	180	30.0%	320	75	23.4%
Black or African-American alone	0	0	N/A	45	0	0.0%
Asian alone	0	0	N/A	10	0	0.0%
American Indian alone	0	0	N/A	4	0	0.0%
Pacific Islander alone	0	0	N/A	35	0	0.0%
Hispanic, any race	119	4	3.4%	50	0	0.0%
Other (including multiple races)	10	0	0.0%	0	0	N/A
<b>All Incomes</b>	<b>6,510</b>	<b>1,230</b>	<b>18.9%</b>	<b>3,975</b>	<b>1,520</b>	<b>38.2%</b>
White alone, non-Hispanic	5,200	960	18.5%	2,320	860	37.1%
Black or African-American alone	194	20	10.3%	575	190	33.0%
Asian alone	64	15	23.4%	40	0	0.0%
American Indian alone	42	4	9.5%	32	8	25.0%
Pacific Islander alone	0	0	N/A	60	0	0.0%
Hispanic, any race	814	174	21.4%	804	379	47.1%
Other (including multiple races)	195	55	28.2%	120	65	54.2%

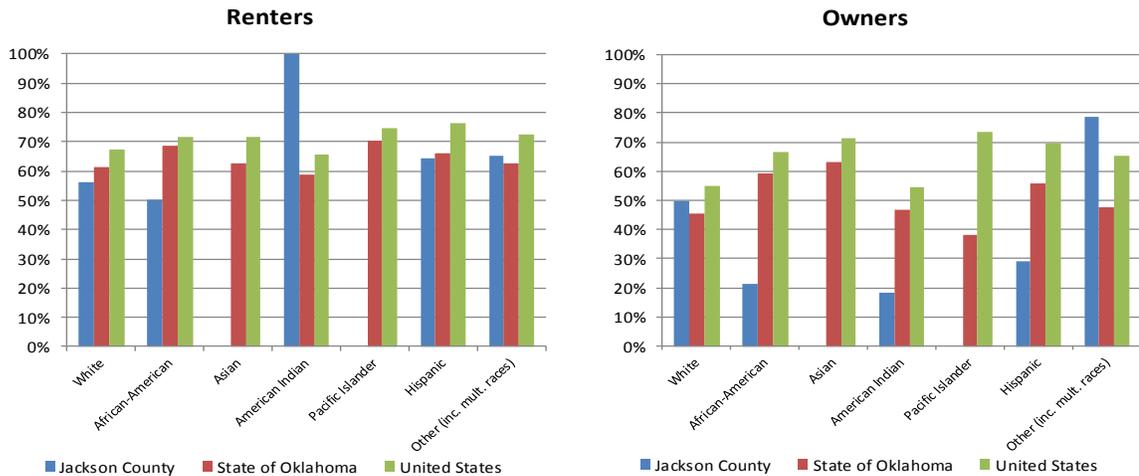
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

**Jackson 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
<b>Income &lt; 80% HAMFI</b>	<b>1,890</b>	<b>830</b>	<b>43.92%</b>	<b>2,430</b>	<b>58.02%</b>
White alone, non-Hispanic	1,215	605	49.79%	1,345	56.13%
Black or African-American alone	94	20	21.28%	380	50.00%
Asian alone	4	0	0.00%	0	N/A
American Indian alone	22	4	18.18%	8	100.00%
Pacific Islander alone	0	0	N/A	0	N/A
Hispanic, any race	480	140	29.17%	585	64.10%
Other (including multiple races)	70	55	78.57%	100	65.00%

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 Jackson County. The greatest needs are among households with incomes less than 30% of Area Median Income. Several other areas of note:

- Among households with incomes less than 50% of Area Median Income, there are 910 renter households that are cost overburdened, and 545 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 135 renter households that are cost overburdened, and 239 homeowners that are cost overburdened.
- Nearly 64% of renters with incomes less than 80% of AMI, with one or more disabilities, have one or more housing problems.





## Housing Demand – Population Subsets

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

#### Jackson County: 2015-2020 Housing Needs by Income Threshold

	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand: 2015-2020	100.00%	100.00%	57	44	101
Less than 30% AMI	9.29%	21.79%	5	10	15
Less than 50% AMI	16.05%	34.26%	9	15	24
Less than 60% AMI	19.26%	41.11%	11	18	29
Less than 80% AMI	29.03%	61.08%	17	27	43

### 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.

#### Jackson County: 2015-2020 Housing Needs Age 62 and Up

	Owner Subset %	Renter Subset %	Elderly Owners	Elderly Renters	Elderly Total
Total New Elderly (62+) Demand: 2015-2020	33.26%	11.31%	19	5	24
Elderly less than 30% AMI	3.92%	2.77%	2	1	3
Elderly less than 50% AMI	7.53%	6.42%	4	3	7
Elderly less than 60% AMI	9.03%	7.71%	5	3	9
Elderly less than 80% AMI	12.60%	8.69%	7	4	11

### 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.

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**Jackson County: 2015-2020 Housing Needs for Persons with Disabilities**


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	Owner Subset %	Renter Subset %	Disabled Owners	Disabled Renters	Disabled Total
Total New Disabled Demand (2015-2020)	30.65%	22.54%	17	10	27
Disabled less than 30% AMI	5.07%	7.68%	3	3	6
Disabled less than 50% AMI	8.37%	13.10%	5	6	11
Disabled less than 60% AMI	10.05%	15.72%	6	7	13
Disabled less than 80% AMI	13.06%	18.14%	7	8	15

**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.

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**Jackson County: 2015-2020 Housing Needs for Veterans**


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	Owner Subset %	Renter Subset %	Veteran Owners	Veteran Renters	Veteran Total
Total New Demand (2015-2020)	100.00%	100.00%	57	44	101
Total Veteran Demand	18.99%	18.99%	11	8	19
Veterans with Disabilities	3.77%	3.77%	2	2	4
Veterans Below Poverty	1.54%	1.54%	1	1	2
Disabled Veterans Below Poverty	0.34%	0.34%	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).

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**Jackson County: 2015-2020 Housing Needs for Working Families**


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	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	57	44	101
Total Working Families	50.99%	50.99%	29	22	51
Working Families with Children Present	25.91%	25.91%	15	11	26

**Population Subset Conclusions**

Based on population and household growth over the next five years, a total of 39 housing units will be needed in Jackson County over the next five years. Of those units:

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

- 3 will be needed by households age 62 and up, earning less than 60% of Area Median Income
- 5 will be needed by households with disabilities / special needs, earning less than 60% of Area Median Income
- 10 will be needed by working families with children present

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