

Housing Needs Assessment
Love County

Prepared For:

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

Effective Date of the Analysis:

October 16, 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.





December 31, 2015

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

SUBJECT: Housing Needs Assessment
 Love County
 IRR - Tulsa/OKC File No. 140-2015-0056

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 Love County Residential Housing Market Analysis. Analyst Derrick Wilson personally inspected the Love County area during the month of October 2015 to collect the data used in the preparation of the Love 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
December 31, 2015
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This market study is true and correct to the best of the professional's knowledge and belief, and there is no identity of interest between Owen S. Ard, MAI, David A. Puckett, or Integra Realty Resources – Tulsa/OKC and any applicant, developer, owner or developer.

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

Respectfully submitted,

Integra Realty Resources - Tulsa/OKC

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Derrick Wilson
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Introduction and Executive Summary

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

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

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

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

Housing Market Analysis Specific Findings:

1. The population of Love County is projected to grow by 1.16% per year over the next five years, outperforming the State of Oklahoma.
2. Love County is projected to need a total of 186 housing units for ownership and 59 housing units for rent over the next five years, based solely on new population growth.
3. Median Household Income in Love County is estimated to be \$45,146 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Love County is estimated to be 16.60%, compared with 16.85% for Oklahoma.
4. Homeowner vacancy rates in Love County are lower than the state averages, though the rental vacancy rate is higher.
5. Home values and rental rates in Love County are also lower than the state averages.
6. Average sale price for homes in Marietta was \$74,676 in 2015, with an average price per square foot of \$59.31. The average year of construction was 1971.
7. Approximately 19.9% of renters and 12.4% of owners are housing cost overburdened.

Disaster Resiliency Specific Findings:

1. Create and maintain the county HMP
2. Apply for grants/funding to develop a county hazard mitigation plan.
3. Tornadoes (1959-2014): Number: 20 Injuries:18 Fatalities:13 Damages (1996-2014): \$3,170,000.00
4. Social Vulnerability: Below state score at the county level; The area most vulnerable by census tract is in the populated area of Marietta.
5. Floodplain: updated flood maps not available.

Homelessness Specific Findings

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

Fair Housing Specific Findings

1. Units in immigrant enclaves: 62

Lead-Based Paint Specific Findings

1. We estimate there are 475 occupied housing units in Love County with lead-based paint hazards.
2. 222 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 72 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 Love 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 Love 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 Love 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 Love County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Love County area.

Effective Date of Consultation

The Love County area was inspected and research was performed during October, 2015. The effective date of this analysis is October 16, 2015. The date of this report is December 31, 2015. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

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

Data Sources

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

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

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

Love County Analysis

Area Information

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

Love County is located in south-central Oklahoma. The county is bordered on the north by Carter County, on the west by Jefferson County, on the south by Texas, and on the east by Marshall County and Texas. The county is Marietta, which is located in the central part of the county. This location is approximately 194 miles southwest of Tulsa and 115 miles South of Oklahoma City.

Love County has a total area of 532 square miles (514 square miles of land, and 18 square miles of water), ranking 72nd out of Oklahoma's 77 counties in terms of total area. The total population of Love County as of the 2010 Census was 9,423 persons, for a population density of 18 persons per square mile of land.

Access and Linkages

The county has above average accessibility to state and national highway systems. Multiple major highways intersect within Love. These are I-35, OK-32, OK-775, OK-76, and OK-77. The nearest interstate highway is I-35, which dissects the county north/south. The county also has an intricate network of county roadways.

Public transportation is provided by the Southern Oklahoma Rural Transportation System (SORTS, a service of Big Five Community Services) which operates a demand-response service in Bryan, Carter, Coal and Love counties. The local market perceives public transportation as average compared to other communities in the region of similar size. However, the primary mode of transportation in this area is private automobiles by far.

Ardmore Downtown Executive Airport is located 18.1 miles north of Marietta in Ardmore. The primary asphalt runway measures 5,001 feet in length. The nearest full-service commercial airport is the Dallas-Fort Worth Airport, located 81.6 miles south.

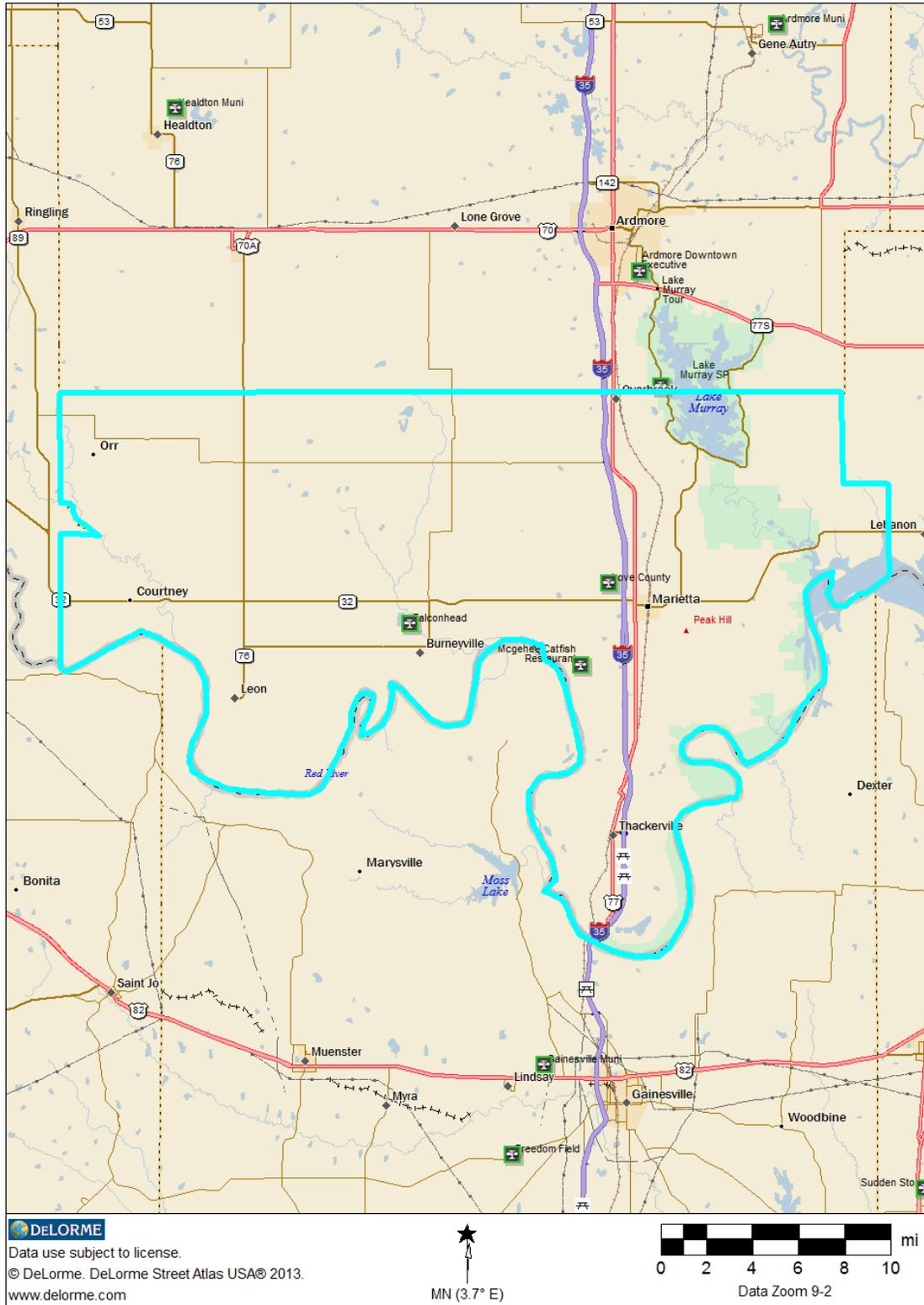
Educational Facilities

All of the county communities have public school facilities. Marietta is served by Marietta Public Schools which operates one high school, one middle school, and one elementary school. The University Center of Southern Oklahoma is a nearby opportunity for higher education located in Ardmore. It offers a wide variety of areas of academic study and degree offerings through the participation of Murray State College, East Central University, and Southeastern Oklahoma State University.

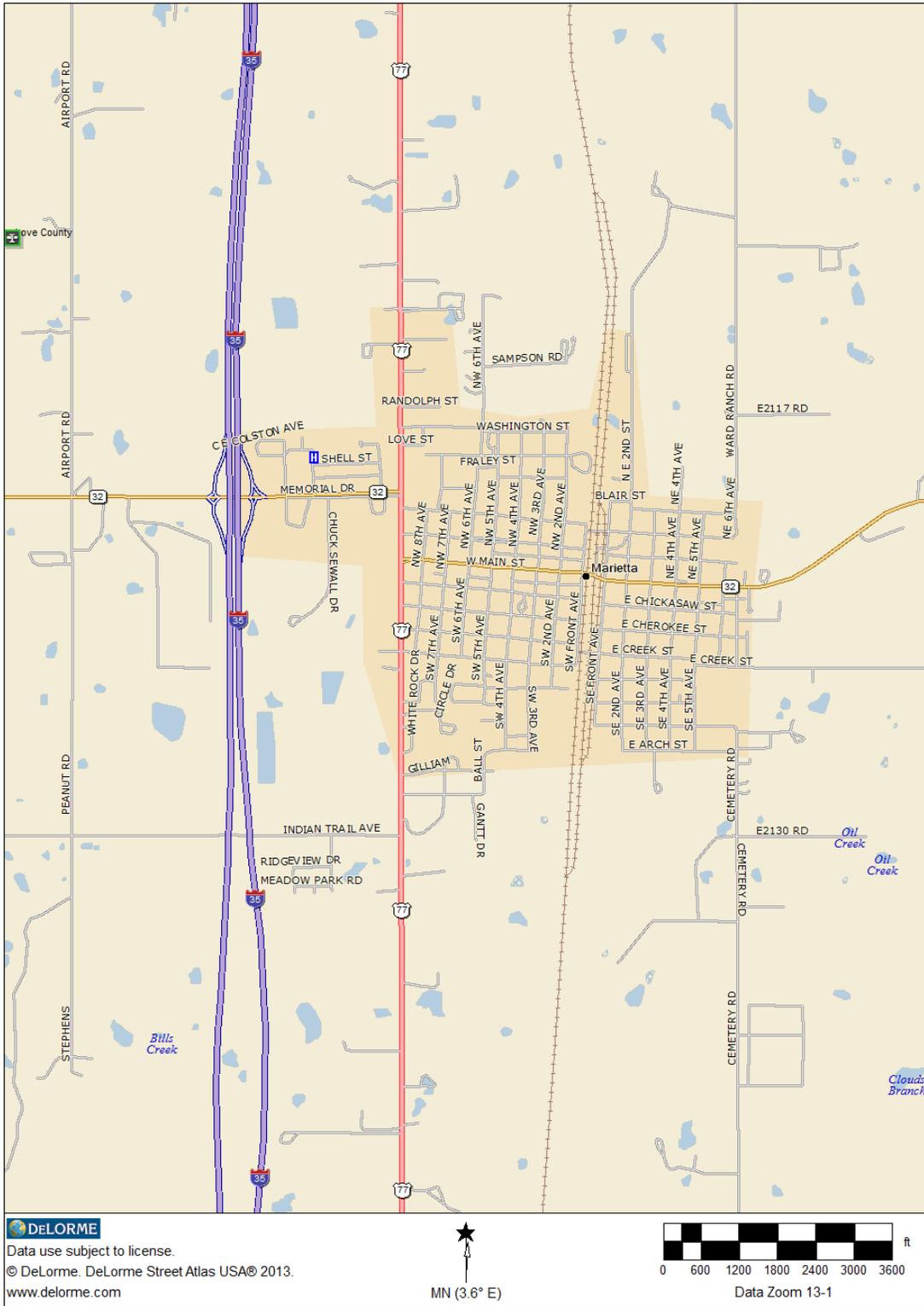
Medical Facilities

Medical services are provided by Mercy Health Love County, a critical-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.

Love County Area Map



Marietta Area Map



Demographic Analysis

Population and Households

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

Population Levels and Annual Changes							
	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Marietta	2,445	2,626	0.72%	2,719	0.70%	2,861	1.02%
Love County	8,831	9,423	0.65%	9,957	1.11%	10,546	1.16%
State of Oklahoma	3,450,654	3,751,351	0.84%	3,898,675	0.77%	4,059,399	0.81%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

The population of Love County was 9,423 persons as of the 2010 Census, a 0.65% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Love County to be 9,957 persons, and projects that the population will show 1.16% annualized growth over the next five years.

The population of Marietta was 2,626 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 Marietta to be 2,719 persons, and projects that the population will show 1.02% annualized growth over the next five years.

The next table presents data regarding household levels in Love 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.

Population Levels and Annual Changes							
	2000	2010	Annual	2015	Annual	2020	Annual
	Census	Census	Change	Estimate	Change	Forecast	Change
Marietta	2,445	2,626	0.72%	2,719	0.70%	2,861	1.02%
Love County	8,831	9,423	0.65%	9,957	1.11%	10,546	1.16%
State of Oklahoma	3,450,654	3,751,351	0.84%	3,898,675	0.77%	4,059,399	0.81%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As of 2010, Love County had a total of 3,713 households, representing a 0.76% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Love County to have 3,938 households. This number is expected to experience a 1.21% annualized rate of growth over the next five years.

As of 2010, Marietta had a total of 983 households, representing a 0.32% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Marietta to have 1,026 households. This number is expected to experience a 1.07% 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 Love County based on the U.S. Census Bureau's American Community Survey.

2013 Population by Race and Ethnicity

Single-Classification Race	Marietta		Love County	
	No.	Percent	No.	Percent
Total Population	2,642		9,496	
White Alone	2,214	83.80%	8,093	85.23%
Black or African American Alone	99	3.75%	192	2.02%
Amer. Indian or Alaska Native Alone	124	4.69%	649	6.83%
Asian Alone	0	0.00%	47	0.49%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	0	0.00%
Some Other Race Alone	46	1.74%	127	1.34%
Two or More Races	159	6.02%	388	4.09%

Population by Hispanic or Latino Origin	Marietta		Love County	
	No.	Percent	No.	Percent
Total Population	2,642		9,496	
Hispanic or Latino	827	31.30%	1,216	12.81%
<i>Hispanic or Latino, White Alone</i>	723	87.42%	985	81.00%
<i>Hispanic or Latino, All Other Races</i>	104	12.58%	231	19.00%
Not Hispanic or Latino	1,815	68.70%	8,280	87.19%
<i>Not Hispanic or Latino, White Alone</i>	1,491	82.15%	7,108	85.85%
<i>Not Hispanic or Latino, All Other Races</i>	324	17.85%	1,172	14.15%

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

In Love County, racial and ethnic minorities comprise 25.15% of the total population. Within Marietta, racial and ethnic minorities represent 43.57% of the population.

Population by Age

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

Love County Population By Age								
	2010 Census	Percent of Total	2015 Estimate	Percent of Total	2020 Forecast	Percent of Total	2000 - 2015 Ann. Chng.	2015 - 2020 Ann. Chng.
Population by Age	9,423		9,957		10,546			
Age 0 - 4	616	6.54%	618	6.21%	676	6.41%	0.06%	1.81%
Age 5 - 9	654	6.94%	658	6.61%	642	6.09%	0.12%	-0.49%
Age 10 - 14	644	6.83%	696	6.99%	685	6.50%	1.57%	-0.32%
Age 15 - 17	380	4.03%	410	4.12%	456	4.32%	1.53%	2.15%
Age 18 - 20	301	3.19%	364	3.66%	409	3.88%	3.87%	2.36%
Age 21 - 24	384	4.08%	471	4.73%	541	5.13%	4.17%	2.81%
Age 25 - 34	1,068	11.33%	1,123	11.28%	1,190	11.28%	1.01%	1.17%
Age 35 - 44	1,151	12.21%	1,119	11.24%	1,158	10.98%	-0.56%	0.69%
Age 45 - 54	1,323	14.04%	1,285	12.91%	1,192	11.30%	-0.58%	-1.49%
Age 55 - 64	1,284	13.63%	1,319	13.25%	1,372	13.01%	0.54%	0.79%
Age 65 - 74	971	10.30%	1,165	11.70%	1,400	13.28%	3.71%	3.74%
Age 75 - 84	472	5.01%	545	5.47%	605	5.74%	2.92%	2.11%
Age 85 and over	175	1.86%	184	1.85%	220	2.09%	1.01%	3.64%
<i>Age 55 and over</i>	<i>2,902</i>	<i>30.80%</i>	<i>3,213</i>	<i>32.27%</i>	<i>3,597</i>	<i>34.11%</i>	<i>2.06%</i>	<i>2.28%</i>
<i>Age 62 and over</i>	<i>1,828</i>	<i>19.40%</i>	<i>2,106</i>	<i>21.15%</i>	<i>2,417</i>	<i>22.91%</i>	<i>2.87%</i>	<i>2.79%</i>
Median Age	40.8		40.7		40.8		-0.05%	0.05%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Love County is 40.7 years. This compares with the statewide figure of 36.6 years. Approximately 6.21% of the population is below the age of 5, while 21.15% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 2.79% per year.

Marietta Population By Age								
	2010 Census	Percent of Total	2015 Estimate	Percent of Total	2020 Forecast	Percent of Total	2000 - 2015 Ann. Chng.	2015 - 2020 Ann. Chng.
Population by Age	2,626		2,719		2,861			
Age 0 - 4	222	8.45%	215	7.91%	235	8.21%	-0.64%	1.79%
Age 5 - 9	233	8.87%	229	8.42%	219	7.65%	-0.35%	-0.89%
Age 10 - 14	192	7.31%	233	8.57%	231	8.07%	3.95%	-0.17%
Age 15 - 17	95	3.62%	115	4.23%	148	5.17%	3.90%	5.18%
Age 18 - 20	105	4.00%	103	3.79%	127	4.44%	-0.38%	4.28%
Age 21 - 24	132	5.03%	130	4.78%	152	5.31%	-0.30%	3.18%
Age 25 - 34	361	13.75%	377	13.87%	351	12.27%	0.87%	-1.42%
Age 35 - 44	326	12.41%	336	12.36%	358	12.51%	0.61%	1.28%
Age 45 - 54	313	11.92%	300	11.03%	313	10.94%	-0.84%	0.85%
Age 55 - 64	264	10.05%	267	9.82%	291	10.17%	0.23%	1.74%
Age 65 - 74	189	7.20%	226	8.31%	234	8.18%	3.64%	0.70%
Age 75 - 84	121	4.61%	116	4.27%	129	4.51%	-0.84%	2.15%
Age 85 and over	73	2.78%	72	2.65%	73	2.55%	-0.28%	0.28%
<i>Age 55 and over</i>	<i>647</i>	<i>24.64%</i>	<i>681</i>	<i>25.05%</i>	<i>727</i>	<i>25.41%</i>	<i>1.03%</i>	<i>1.32%</i>
<i>Age 62 and over</i>	<i>389</i>	<i>14.82%</i>	<i>422</i>	<i>15.52%</i>	<i>450</i>	<i>15.74%</i>	<i>1.64%</i>	<i>1.30%</i>
Median Age	34.3		33.9		34.1		-0.23%	0.12%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Marietta is 33.9 years. This compares with the statewide figure of 36.6 years. Approximately 7.91% of the population is below the age of 5, while 15.52% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.30% per year.

Compared with the rest of the state, Marietta has a slightly younger population, while Love County as a whole has a moderately older population. The population age 62 and above is projected to increase significantly over the next five years.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Marietta		Love County	
	No.	Percent	No.	Percent
Total Families:	620		2,561	
Married-Couple Family:	387	62.42%	2,049	80.01%
With Children Under 18 Years	171	27.58%	663	25.89%
No Children Under 18 Years	216	34.84%	1,386	54.12%
Other Family:	233	37.58%	512	19.99%
Male Householder, No Wife Present	59	9.52%	161	6.29%
With Children Under 18 Years	35	5.65%	94	3.67%
No Children Under 18 Years	24	3.87%	67	2.62%
Female Householder, No Husband Present	174	28.06%	351	13.71%
With Children Under 18 Years	142	22.90%	232	9.06%
No Children Under 18 Years	32	5.16%	119	4.65%
<hr/>				
Total Single Parent Families	177		326	
Male Householder	35	19.77%	94	28.83%
Female Householder	142	80.23%	232	71.17%

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

As shown, within Love County, among all families 12.73% are single-parent families, while in Marietta, the percentage is 28.55%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	2,570		9,419		3,702,515	
Under 18 Years:	894		2,320		933,738	
With One Type of Disability	4	0.45%	43	1.85%	33,744	3.61%
With Two or More Disabilities	19	2.13%	19	0.82%	11,082	1.19%
No Disabilities	871	97.43%	2,258	97.33%	888,912	95.20%
18 to 64 Years:	1,407		5,522		2,265,702	
With One Type of Disability	85	6.04%	217	3.93%	169,697	7.49%
With Two or More Disabilities	106	7.53%	575	10.41%	149,960	6.62%
No Disabilities	1,216	86.43%	4,730	85.66%	1,946,045	85.89%
65 Years and Over:	269		1,577		503,075	
With One Type of Disability	43	15.99%	185	11.73%	95,633	19.01%
With Two or More Disabilities	60	22.30%	276	17.50%	117,044	23.27%
No Disabilities	166	61.71%	1,116	70.77%	290,398	57.72%
Total Number of Persons with Disabilities:	317	12.33%	1,315	13.96%	577,160	15.59%

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

Within Love County, 13.96% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Marietta the percentage is 12.33%. Compared with the rest of the state, the populations of Marietta and Love County as a whole are slightly less likely to have one or more disabilities.

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

2013 Population by Veteran and Disability Status

	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	1,676		7,099		2,738,788	
Veteran:	103	6.15%	637	8.97%	305,899	11.17%
With a Disability	51	49.51%	171	26.84%	100,518	32.86%
No Disability	52	50.49%	466	73.16%	205,381	67.14%
Non-veteran:	1,573	93.85%	6,462	91.03%	2,432,889	88.83%
With a Disability	243	15.45%	1,082	16.74%	430,610	17.70%
No Disability	1,330	84.55%	5,380	83.26%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Love County, the Census Bureau estimates there are 637 veterans, 26.84% of which have one or more disabilities (compared with 32.86% at a statewide level). In Marietta, there are an estimated 103 veterans, 49.51% of which are estimated to have a disability. Compared with the rest of the state, the veterans in Love County are somewhat less likely to have one or more disabilities, however in Marietta they are somewhat more likely.

Group Quarters Population

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

	Marietta		Love County	
	No.	Percent	No.	Percent
Total Population	2,626		9,423	
Group Quarters Population	74	2.82%	88	0.93%
Institutionalized Population	61	2.32%	68	0.72%
Correctional facilities for adults	5	0.19%	5	0.05%
Juvenile facilities	0	0.00%	7	0.07%
Nursing facilities/Skilled-nursing facilities	56	2.13%	56	0.59%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	13	0.50%	20	0.21%
College/University student housing	0	0.00%	0	0.00%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	13	0.50%	20	0.21%

Source: 2010 Decennial Census, Table P42

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

Household Income Levels

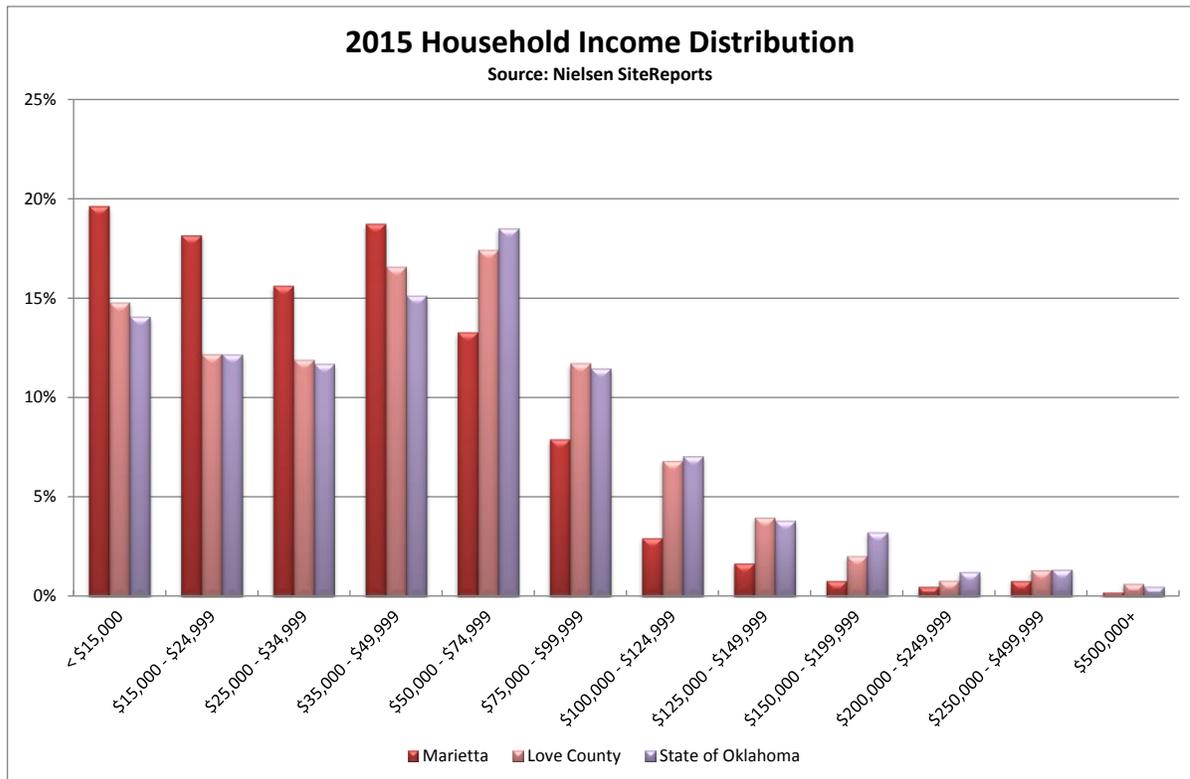
Data in the following chart shows the distribution of household income in Love County, as well as median and average household income. Data for Oklahoma is included as a basis of comparison. This data is provided by Nielsen SiteReports for 2015.

2015 Household Income Distribution

	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	1,026		3,938		1,520,327	
< \$15,000	201	19.59%	581	14.75%	213,623	14.05%
\$15,000 - \$24,999	186	18.13%	479	12.16%	184,613	12.14%
\$25,000 - \$34,999	160	15.59%	468	11.88%	177,481	11.67%
\$35,000 - \$49,999	192	18.71%	652	16.56%	229,628	15.10%
\$50,000 - \$74,999	136	13.26%	685	17.39%	280,845	18.47%
\$75,000 - \$99,999	81	7.89%	461	11.71%	173,963	11.44%
\$100,000 - \$124,999	30	2.92%	268	6.81%	106,912	7.03%
\$125,000 - \$149,999	17	1.66%	156	3.96%	57,804	3.80%
\$150,000 - \$199,999	8	0.78%	80	2.03%	48,856	3.21%
\$200,000 - \$249,999	5	0.49%	31	0.79%	18,661	1.23%
\$250,000 - \$499,999	8	0.78%	52	1.32%	20,487	1.35%
\$500,000+	2	0.19%	25	0.63%	7,454	0.49%
Median Household Income	\$32,875		\$45,146		\$47,049	
Average Household Income	\$44,591		\$61,340		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Love County is estimated to be \$45,146 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Marietta, median household income is estimated to be \$32,875. The median household income of Love County is slightly lower than the statewide figure, while the median household income of Marietta is significantly lower. While the income distribution of Love County is generally very similar to the rest of the state, the distribution of household income in Marietta is much more heavily weighted toward the lower income brackets (incomes under \$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 Love County, from the results of the 2000 Census (representing calendar year 1999), through the current 2015 estimates provided by Nielsen SiteReports. This data is then annualized into a compounded annual growth rate to estimate nominal annual household income growth over this period of time. We then compare the rate of annual growth with the rate of inflation over the same period of time (measured using the Consumer Price Index for all urban consumers, South Region, Size Class D, from May 1999 through May 2015). Subtracting the annual rate of inflation from the nominal rate of annual income growth yields a “real” rate of income growth which takes into account the effect of increasing prices of goods and services.

Household Income Trend

	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
Marietta	\$26,454	\$32,875	1.37%	2.40%	-1.03%
Love County	\$32,558	\$45,146	2.06%	2.40%	-0.34%
State of Oklahoma	\$33,400	\$47,049	2.16%	2.40%	-0.23%

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



As shown, both Love County and the State of Oklahoma as a whole saw negative growth in “real” median household income, once inflation is taken into account. It should be noted that this trend is not unique to Oklahoma or Love County, but rather a national trend. Over the same period, the national median household income increased from \$41,994 to \$53,706 (for a nominal annualized growth rate of 1.55%) while the Consumer Price Index increased at an annualized rate of 2.26%, for a “real” growth rate of -0.72%.

Poverty Rates

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

	2000 Census	2013 ACS	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
				Male Householder	Female Householder
Marietta	16.72%	27.98%	1126	34.29%	57.04%
Love County	11.81%	16.60%	479	26.60%	46.55%
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 Love County is estimated to be 16.60% by the American Community Survey. This is an increase of 479 basis points since the 2000 Census. Within Marietta, the poverty rate is estimated to be 27.98%. 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 Love County, with figures for Oklahoma and the United States for comparison. This data is as of May 2015.

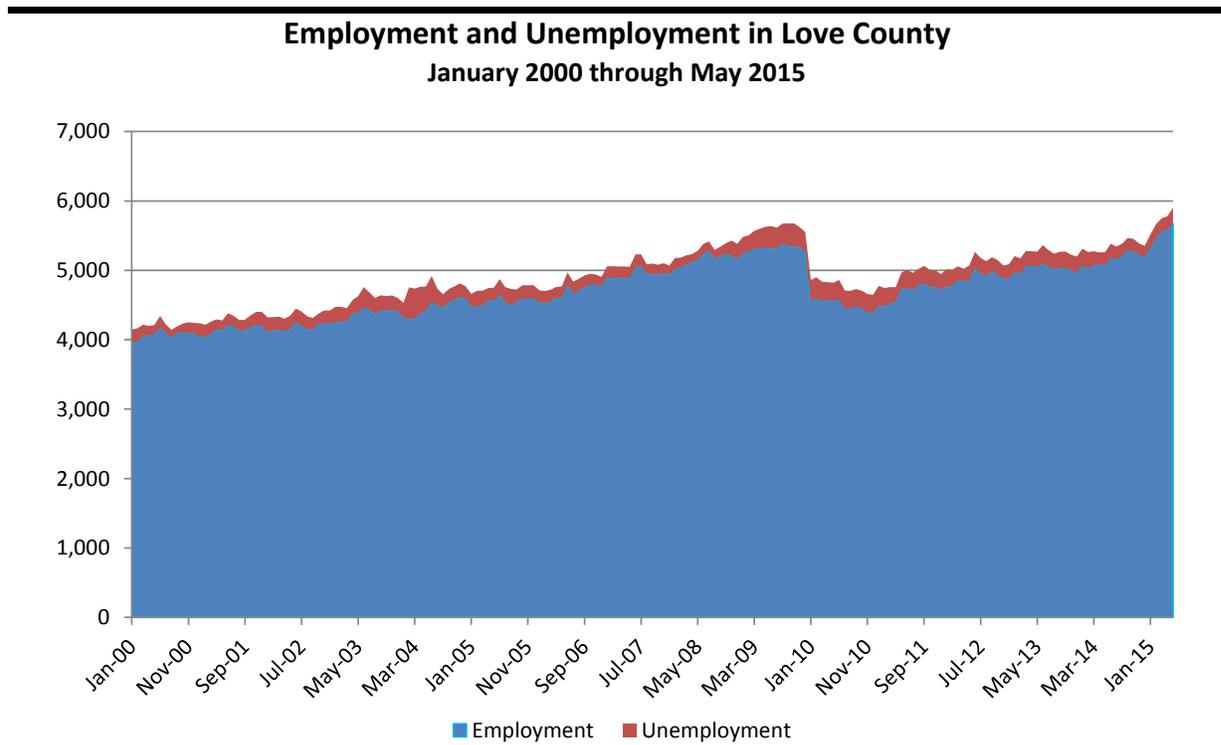
Employment and Unemployment						
	May-2010 Employment	May-2015 Employment	Annual Growth	May-2010 Unemp. Rate	May-2015 Unemp. Rate	Change (bp)
Love County	4,550	5,672	4.51%	5.6%	3.9%	-170
State of Oklahoma	1,650,748	1,776,187	1.48%	6.8%	4.4%	-240
United States (thsd)	139,497	149,349	1.37%	9.3%	5.3%	-400

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

As of May 2015, total employment in Love County was 5,672 persons. Compared with figures from May 2010, this represents annualized employment growth of 4.51% per year. The unemployment rate in May was 3.9%, a decrease of -170 basis points from May 2010, which was 5.6%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Love County has outperformed both the state and nation in these statistics.

Employment Level Trends

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



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

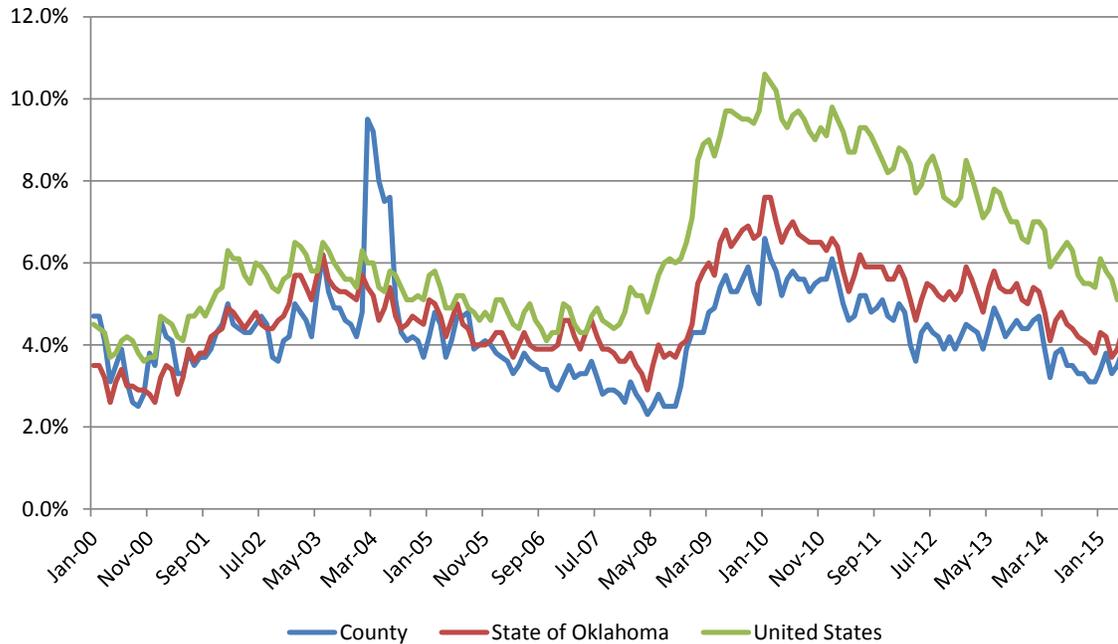
As shown, total employment levels have generally trended upward over the last fifteen years. The decline observed in 2010 does not reflect an actual employment decline, but rather a statistical recalibration on the part of the Bureau of Labor Statistics to reflect revised data from the Census Bureau. Employment growth resumed in early 2011, and has continued to grow to its current level of 5,672 persons. The number of unemployed persons in May 2015 was 230, out of a total labor force of 5,902 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Love 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 Love 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 Love County increased moderately from 2000 through 2003, and then generally declined until the 4th quarter of 2008 as the effects of the national economic recession were felt. Unemployment rates began to decline again in 2010, to their current level of 3.9%. On the whole, unemployment rates in Love County track very well with statewide figures but are typically below the state. Compared with the United States, unemployment rates in Love 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 Love County by industry, including total number of establishments, average number of employees in 2014, average annual pay, and location quotients for each industry compared with the United States. This data is furnished by the Bureau of Labor Statistics, Quarterly Census of Employment and Wages program.

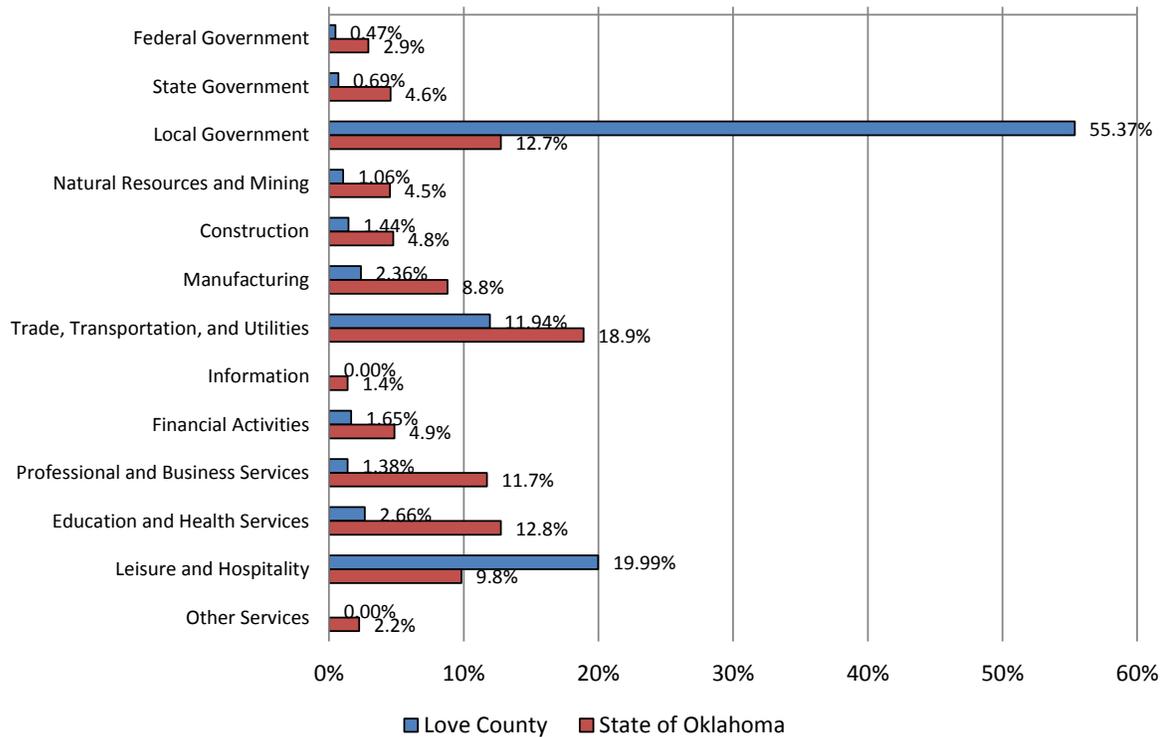


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	7	23	0.47%	\$43,614	0.23
State Government	8	34	0.69%	\$39,908	0.21
Local Government	21	2,723	55.37%	\$35,718	5.49
Natural Resources and Mining	15	52	1.06%	\$32,823	0.70
Construction	23	71	1.44%	\$51,466	0.32
Manufacturing	6	116	2.36%	\$28,049	0.27
Trade, Transportation, and Utilities	48	587	11.94%	\$36,516	0.62
Information	2	N/A	N/A	N/A	N/A
Financial Activities	15	81	1.65%	\$25,525	0.29
Professional and Business Services	28	68	1.38%	\$29,907	0.10
Education and Health Services	15	131	2.66%	\$24,585	0.18
Leisure and Hospitality	26	983	19.99%	\$20,684	1.87
Other Services	8	N/A	N/A	N/A	N/A
Total	220	4,918		\$32,249	1.00

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

Employment Sectors - 2014



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



Among private employers, the largest percentage of persons (19.99%) are employed in Leisure and Hospitality. The average annual pay in this sector is \$20,684 per year. The industry with the highest annual pay is Construction, with average annual pay of \$51,466 per year.

The rightmost column of the previous table provides location quotients for each industry for Love 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 (Love 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 Love County, among all industries the largest location quotient is in Local Government, with a quotient of 5.49. The local government sector includes tribal government, and likely reflects employment at the WinStar Casino which is owned by the Chickasaw Nation. Among private employers, the largest is Leisure and Hospitality, with a quotient of 1.87 (this also likely reflects employment related to the WinStar Casino, but not directly employed by the Chickasaw Nation).

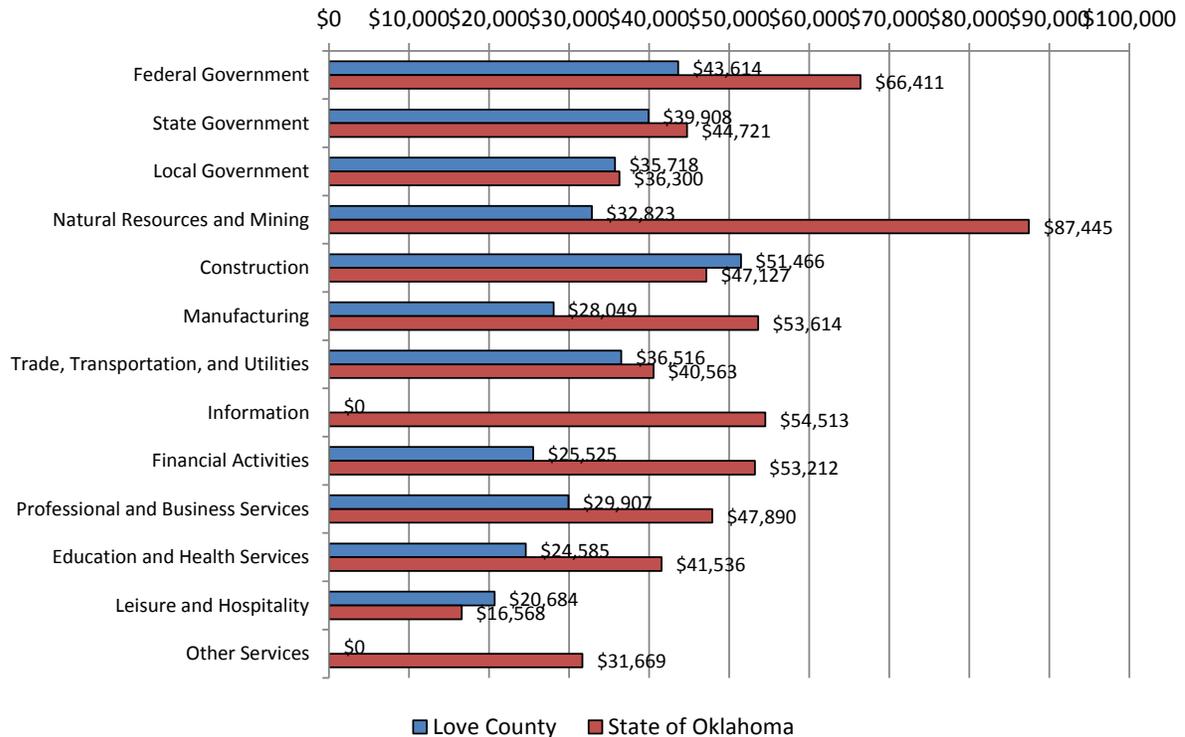
The next table presents average annual pay in Love County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Love County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$43,614	\$66,411	\$75,784	65.7%	57.6%
State Government	\$39,908	\$44,721	\$54,184	89.2%	73.7%
Local Government	\$35,718	\$36,300	\$46,146	98.4%	77.4%
Natural Resources and Mining	\$32,823	\$87,445	\$59,666	37.5%	55.0%
Construction	\$51,466	\$47,127	\$55,041	109.2%	93.5%
Manufacturing	\$28,049	\$53,614	\$62,977	52.3%	44.5%
Trade, Transportation, and Utilities	\$36,516	\$40,563	\$42,988	90.0%	84.9%
Information	N/A	\$54,513	\$90,804	N/A	N/A
Financial Activities	\$25,525	\$53,212	\$85,261	48.0%	29.9%
Professional and Business Services	\$29,907	\$47,890	\$66,657	62.4%	44.9%
Education and Health Services	\$24,585	\$41,536	\$45,951	59.2%	53.5%
Leisure and Hospitality	\$20,684	\$16,568	\$20,993	124.8%	98.5%
Other Services	N/A	\$31,669	\$33,935	N/A	N/A
Total	\$32,249	\$43,774	\$51,361	73.7%	62.8%

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, Love County has higher average wages in construction and leisure and hospitality, and lower average wages in all other supersectors.

Working Families

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

Families by Employment Status and Presence of Children						
	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	620		2,561		961,468	
With Children <18 Years:	348	56.13%	989	38.62%	425,517	44.26%
Married Couple:	171	49.14%	663	67.04%	281,418	66.14%
Both Parents Employed	131	76.61%	457	68.93%	166,700	59.24%
One Parent Employed	27	15.79%	171	25.79%	104,817	37.25%
Neither Parent Employed	13	7.60%	35	5.28%	9,901	3.52%
Other Family:	177	50.86%	326	32.96%	144,099	33.86%
Male Householder:	35	19.77%	94	28.83%	36,996	25.67%
Employed	28	80.00%	79	84.04%	31,044	83.91%
Not Employed	7	20.00%	15	15.96%	5,952	16.09%
Female Householder:	142	80.23%	232	71.17%	107,103	74.33%
Employed	118	83.10%	181	78.02%	75,631	70.62%
Not Employed	24	16.90%	51	21.98%	31,472	29.38%
Without Children <18 Years:	272	43.87%	1,572	61.38%	535,951	55.74%
Married Couple:	216	79.41%	1,386	88.17%	431,868	80.58%
Both Spouses Employed	40	18.52%	410	29.58%	167,589	38.81%
One Spouse Employed	108	50.00%	467	33.69%	138,214	32.00%
Neither Spouse Employed	68	31.48%	509	36.72%	126,065	29.19%
Other Family:	56	20.59%	186	11.83%	104,083	19.42%
Male Householder:	24	35.29%	67	13.16%	32,243	25.58%
Employed	10	41.67%	38	56.72%	19,437	60.28%
Not Employed	14	58.33%	29	43.28%	12,806	39.72%
Female Householder:	32	57.14%	119	63.98%	71,840	69.02%
Employed	2	6.25%	32	26.89%	36,601	50.95%
Not Employed	30	93.75%	87	73.11%	35,239	49.05%
<i>Total Working Families:</i>	<i>464</i>	<i>74.84%</i>	<i>1,835</i>	<i>71.65%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children <18 Years:</i>	<i>304</i>	<i>65.52%</i>	<i>888</i>	<i>48.39%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children <18 Years:</i>	<i>160</i>	<i>34.48%</i>	<i>947</i>	<i>51.61%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Love County, there are 1,835 working families, 48.39% of which have children under the age of 18 present. This compares with 51.10% in Oklahoma as a whole.

Major Employers

Major employers include Dollar Tree's Marietta Distribution Center, CNI Manufacturing, Ferina Carbide Tool Company, the Red River Rural Electric Association, and the WinStar Casino. The influence of the WinStar Casino cannot be understated: it is the largest casino in Oklahoma and among the largest in the world in terms of gaming floor area. In addition to its local employment base, the area is easily accessible to the Ardmore submarket.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	998		3,736		1,613,364	
Less than 15 minutes	418	41.88%	1,119	29.95%	581,194	36.02%
15 to 30 minutes	388	38.88%	1,313	35.14%	625,885	38.79%
30 to 45 minutes	160	16.03%	907	24.28%	260,192	16.13%
45 to 60 minutes	13	1.30%	178	4.76%	74,625	4.63%
60 or more minutes	19	1.90%	219	5.86%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Love County, the largest percentage of workers (35.14%) travel 15 to 30 minutes to work. Although Love County has an active labor market, many of its residents commute to other labor markets, such as Ardmore or areas of northern Texas.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	1,031		3,965		1,673,026	
Car, Truck or Van:	969	93.99%	3,649	92.03%	1,551,461	92.73%
<i>Drove Alone</i>	850	87.72%	3,242	88.85%	1,373,407	88.52%
<i>Carpooled</i>	119	12.28%	407	11.15%	178,054	11.48%
Public Transportation	2	0.19%	13	0.33%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	0	0.00%	0	0.00%	3,757	0.22%
Bicycle	0	0.00%	0	0.00%	4,227	0.25%
Walked	15	1.45%	47	1.19%	30,401	1.82%
Other Means	12	1.16%	27	0.68%	14,442	0.86%
Worked at Home	33	3.20%	229	5.78%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

As shown, the vast majority of persons in Love 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 Love County. This data is provided as of the 2000 Census, the 2010 Census, with a 2015 estimate furnished by Nielsen SiteReports.

Total Housing Units					
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change
Marietta	1,094	1,115	0.19%	1,167	0.92%
Love County	4,066	4,539	1.11%	4,764	0.97%
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 Love County grew by 0.97% per year, to a total of 4,764 housing units in 2015. In terms of new housing unit construction, Love County outpaced Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure						
	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	1,116		4,521		1,669,828	
1 Unit, Detached	903	80.91%	3,255	72.00%	1,219,987	73.06%
1 Unit, Attached	7	0.63%	32	0.71%	34,434	2.06%
Duplex Units	28	2.51%	28	0.62%	34,207	2.05%
3-4 Units	60	5.38%	79	1.75%	42,069	2.52%
5-9 Units	62	5.56%	68	1.50%	59,977	3.59%
10-19 Units	14	1.25%	14	0.31%	57,594	3.45%
20-49 Units	4	0.36%	4	0.09%	29,602	1.77%
50 or More Units	0	0.00%	0	0.00%	30,240	1.81%
Mobile Homes	38	3.41%	1,033	22.85%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	8	0.18%	2,159	0.13%
Total Multifamily Units	168	15.05%	193	4.27%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Love County, 72.00% of housing units are single-family, detached. 4.27% of housing units are multifamily in structure (two or more units per building), while 23.03% of housing units comprise mobile homes, RVs, etc.

Within Marietta, 80.91% of housing units are single-family, detached. 15.05% of housing units are multifamily in structure, while 3.41% of housing units comprise mobile homes, RVs, etc.

Compared with the rest of the state, Love County has relatively few multifamily housing units, but a much larger percentage of mobile homes.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	848		3,378		1,444,081	
Owner Occupied:	470	55.42%	2,561	75.81%	968,736	67.08%
No Bedroom	0	0.00%	5	0.20%	2,580	0.27%
1 Bedroom	0	0.00%	56	2.19%	16,837	1.74%
2 Bedrooms	118	25.11%	521	20.34%	166,446	17.18%
3 Bedrooms	301	64.04%	1,648	64.35%	579,135	59.78%
4 Bedrooms	51	10.85%	304	11.87%	177,151	18.29%
5 or More Bedrooms	0	0.00%	27	1.05%	26,587	2.74%
Renter Occupied:	378	44.58%	817	24.19%	475,345	32.92%
No Bedroom	25	6.61%	25	3.06%	13,948	2.93%
1 Bedroom	51	13.49%	85	10.40%	101,850	21.43%
2 Bedrooms	134	35.45%	252	30.84%	179,121	37.68%
3 Bedrooms	137	36.24%	366	44.80%	152,358	32.05%
4 Bedrooms	31	8.20%	81	9.91%	24,968	5.25%
5 or More Bedrooms	0	0.00%	8	0.98%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Love County is 75.81%, while 24.19% of housing units are renter occupied. In Marietta, the homeownership rate is 55.42%, while 44.58% of households are renters. Compared with the rest of the state, Love County as a whole has a higher rate of homeownership, but Marietta has a much lower rate of homeownership.

Housing Units Tenure and Household Income

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

Love County Owner/Renter Percentages by Income Band in 2013

Household Income	Total				
	Households	Total Owners	Total Renters	% Owners	% Renters
Total	3,378	2,561	817	75.81%	24.19%
Less than \$5,000	113	69	44	61.06%	38.94%
\$5,000 - \$9,999	150	68	82	45.33%	54.67%
\$10,000-\$14,999	223	141	82	63.23%	36.77%
\$15,000-\$19,999	161	112	49	69.57%	30.43%
\$20,000-\$24,999	238	132	106	55.46%	44.54%
\$25,000-\$34,999	477	308	169	64.57%	35.43%
\$35,000-\$49,999	520	428	92	82.31%	17.69%
\$50,000-\$74,999	764	654	110	85.60%	14.40%
\$75,000-\$99,999	397	344	53	86.65%	13.35%
\$100,000-\$149,999	234	210	24	89.74%	10.26%
\$150,000 or more	101	95	6	94.06%	5.94%
Income Less Than \$25,000	885	522	363	58.98%	41.02%

Source: 2009-2013 American Community Survey, Table B25118

Within Love County as a whole, 41.02% of households with incomes less than \$25,000 are estimated to be renters, while 58.98% are estimated to be homeowners.

Marietta Owner/Renter Percentages by Income Band in 2013

Household Income	Total				
	Households	Total Owners	Total Renters	% Owners	% Renters
Total	848	470	378	55.42%	44.58%
Less than \$5,000	27	0	27	0.00%	100.00%
\$5,000 - \$9,999	43	14	29	32.56%	67.44%
\$10,000-\$14,999	62	28	34	45.16%	54.84%
\$15,000-\$19,999	54	28	26	51.85%	48.15%
\$20,000-\$24,999	95	11	84	11.58%	88.42%
\$25,000-\$34,999	154	71	83	46.10%	53.90%
\$35,000-\$49,999	127	94	33	74.02%	25.98%
\$50,000-\$74,999	220	176	44	80.00%	20.00%
\$75,000-\$99,999	38	26	12	68.42%	31.58%
\$100,000-\$149,999	9	3	6	33.33%	66.67%
\$150,000 or more	19	19	0	100.00%	0.00%
Income Less Than \$25,000	281	81	200	28.83%	71.17%

Source: 2009-2013 American Community Survey, Table B25118

Within Marietta, 71.17% of households with incomes less than \$25,000 are estimated to be renters, while 28.83% are estimated to be homeowners.

Housing Units by Year of Construction and Tenure

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

2013 Housing Units by Tenure and Year of Construction						
	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	848		3,378		1,444,081	
Owner Occupied:	470	55.42%	2,561	75.81%	968,736	67.08%
Built 2010 or Later	7	1.49%	50	1.95%	10,443	1.08%
Built 2000 to 2009	14	2.98%	386	15.07%	153,492	15.84%
Built 1990 to 1999	25	5.32%	452	17.65%	125,431	12.95%
Built 1980 to 1989	72	15.32%	599	23.39%	148,643	15.34%
Built 1970 to 1979	132	28.09%	510	19.91%	184,378	19.03%
Built 1960 to 1969	67	14.26%	193	7.54%	114,425	11.81%
Built 1950 to 1959	76	16.17%	181	7.07%	106,544	11.00%
Built 1940 to 1949	45	9.57%	96	3.75%	50,143	5.18%
Built 1939 or Earlier	32	6.81%	94	3.67%	75,237	7.77%
Median Year Built:		1971		1983		1977
Renter Occupied:	378	44.58%	817	24.19%	475,345	32.92%
Built 2010 or Later	0	0.00%	0	0.00%	5,019	1.06%
Built 2000 to 2009	54	14.29%	90	11.02%	50,883	10.70%
Built 1990 to 1999	92	24.34%	203	24.85%	47,860	10.07%
Built 1980 to 1989	48	12.70%	100	12.24%	77,521	16.31%
Built 1970 to 1979	64	16.93%	143	17.50%	104,609	22.01%
Built 1960 to 1969	50	13.23%	69	8.45%	64,546	13.58%
Built 1950 to 1959	45	11.90%	127	15.54%	54,601	11.49%
Built 1940 to 1949	20	5.29%	52	6.36%	31,217	6.57%
Built 1939 or Earlier	5	1.32%	33	4.04%	39,089	8.22%
Median Year Built:		1981		1979		1975
Overall Median Year Built:		1971		1983		1976

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

Within Love County, 15.57% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Marietta the percentage is 8.84%.

65.04% of housing units in Love County were built prior to 1990, while in Marietta the percentage is 77.36%. These figures compare with the statewide figure of 72.78%. This data suggests that most new housing construction in Love County is occurring outside of Marietta.

Substandard Housing

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

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

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

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

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

2013 Substandard Housing Units

	Occupied	Inadequate Plumbing		Inadequate Kitchen		Uses Wood for Fuel	
	Units	Number	Percent	Number	Percent	Number	Percent
Marietta	848	0	0.00%	0	0.00%	5	0.59%
Love County	3,378	19	0.56%	6	0.18%	74	2.19%
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 Love County, 0.56% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 0.18% 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 Love County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy						
	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	1,116		4,521		1,669,828	
Total Vacant Units	268	24.01%	1,143	25.28%	225,747	13.52%
For rent	176	65.67%	305	26.68%	43,477	19.26%
Rented, not occupied	4	1.49%	17	1.49%	9,127	4.04%
For sale only	10	3.73%	51	4.46%	23,149	10.25%
Sold, not occupied	30	11.19%	202	17.67%	8,618	3.82%
For seasonal, recreational, or occasional use	21	7.84%	379	33.16%	39,475	17.49%
For migrant workers	0	0.00%	2	0.17%	746	0.33%
Other vacant	27	10.07%	187	16.36%	101,155	44.81%
Homeowner Vacancy Rate	1.96%		1.81%		2.31%	
Rental Vacancy Rate	31.54%		26.78%		8.24%	

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

Within Love County, the overall housing vacancy rate is estimated to be 25.28%. The homeowner vacancy rate is estimated to be 1.81%, while the rental vacancy rate is estimated to be 26.78%.

In Marietta, the overall housing vacancy rate is estimated to be 24.01%. The homeowner vacancy rate is estimated to be 1.96%, while the rental vacancy rate is estimated to be 31.54%.

Compared with the rest of the state, Marietta and Love County as a whole have somewhat lower vacancy among homes intended for ownership, but much higher vacancy among rental units.

Building Permits

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

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

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	0	N/A	12	\$25,000
2005	17	\$26,765	0	N/A
2006	1	\$136,000	0	N/A
2007	0	N/A	0	N/A
2008	0	N/A	0	N/A
2009	0	N/A	0	N/A
2010	0	N/A	0	N/A
2011	0	N/A	0	N/A
2012	0	N/A	0	N/A
2013	0	N/A	0	N/A
2014	0	N/A	0	N/A

Source: United States Census Bureau Building Permits Survey

In Marietta, building permits for 30 housing units were issued between 2004 and 2014, for an average of 3 units per year. 60.00% of these housing units were single family homes, and 40.00% consisted of multifamily units. As noted previously, most new construction in Love County appears to be occurring outside of the city limits of Marietta, where building permits would not be required.

New Construction Activity**For Ownership:**

Much of the new construction in Love County has occurred in unincorporated areas outside of Marietta, or in smaller communities such as Thackerville, or around the Falconhead Resort. Some new construction has occurred on infill lots in Marietta, and new homes have been constructed in the McElreath addition. Some of the new construction in Love County has been reasonably affordable, but much is priced well outside of what could be afforded by a household earning at or less than area median income. For homes sold since January 2014, that were constructed after 2000, the average sale price is \$314,452 or \$114.49 per square foot. Excluding sales of homes over \$1,000,000, the average is \$193,630, or \$100.76 per square foot. Either figure is likely far more than can be afforded by a household with an annual income of \$45,146, which is the 2015 estimate of median household income for Love County.

For Rent:

To the best of our knowledge, no rental housing units of any kind have been constructed in Love County in the last ten years, and none are planned to our knowledge. At one point in the recent past, 30 homes were proposed for construction in Marietta which would have been subject to the Affordable Housing Tax Credit program, but to our knowledge this development is no longer planned.

Homeownership Market

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

Housing Units by Home Value

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

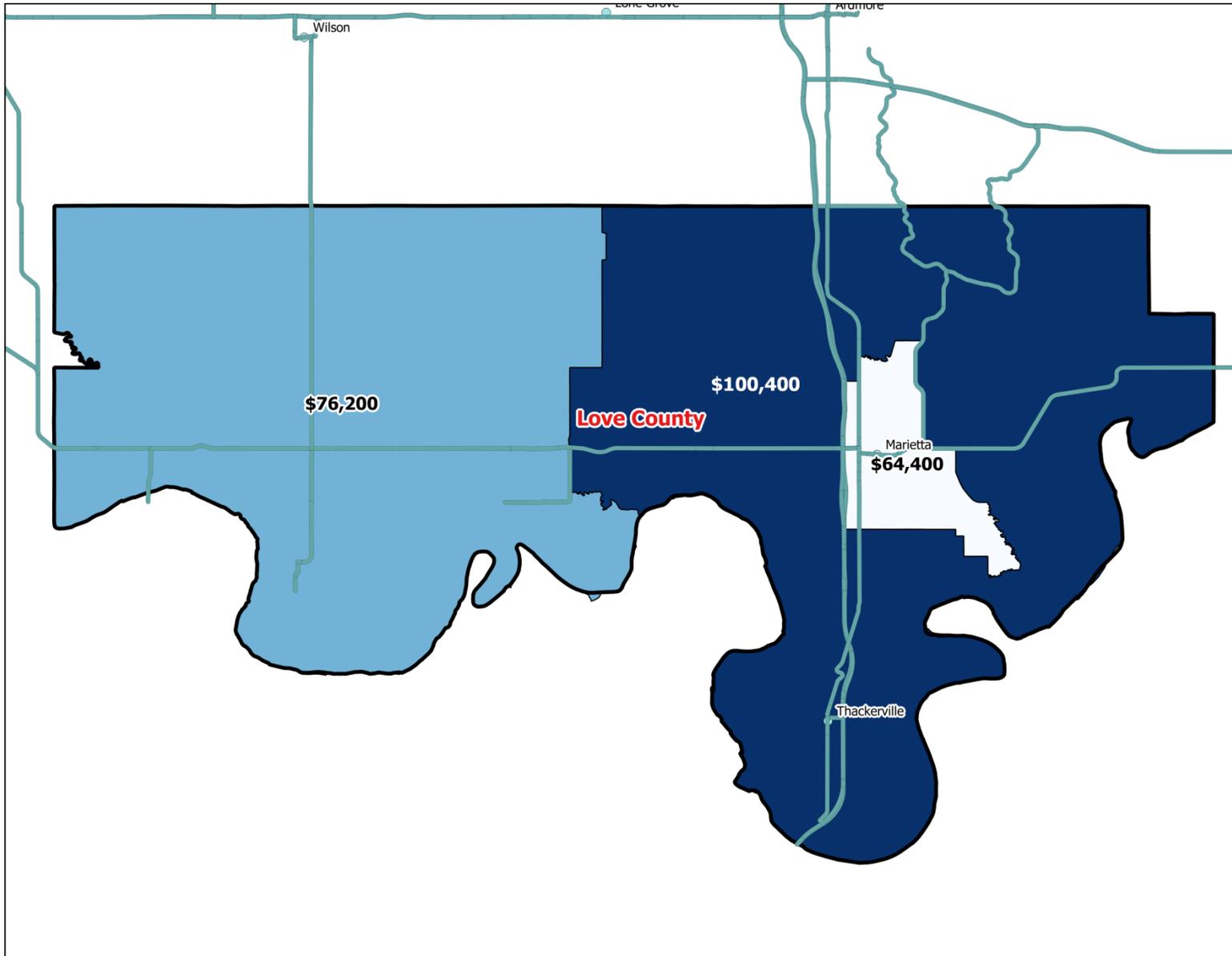
2013 Housing Units by Home Value						
	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	470		2,561		968,736	
Less than \$10,000	6	1.28%	93	3.63%	20,980	2.17%
\$10,000 to \$14,999	16	3.40%	56	2.19%	15,427	1.59%
\$15,000 to \$19,999	0	0.00%	42	1.64%	13,813	1.43%
\$20,000 to \$24,999	33	7.02%	98	3.83%	16,705	1.72%
\$25,000 to \$29,999	10	2.13%	24	0.94%	16,060	1.66%
\$30,000 to \$34,999	25	5.32%	118	4.61%	19,146	1.98%
\$35,000 to \$39,999	25	5.32%	62	2.42%	14,899	1.54%
\$40,000 to \$49,999	17	3.62%	109	4.26%	39,618	4.09%
\$50,000 to \$59,999	73	15.53%	190	7.42%	45,292	4.68%
\$60,000 to \$69,999	71	15.11%	228	8.90%	52,304	5.40%
\$70,000 to \$79,999	61	12.98%	250	9.76%	55,612	5.74%
\$80,000 to \$89,999	52	11.06%	201	7.85%	61,981	6.40%
\$90,000 to \$99,999	26	5.53%	86	3.36%	51,518	5.32%
\$100,000 to \$124,999	15	3.19%	269	10.50%	119,416	12.33%
\$125,000 to \$149,999	9	1.91%	160	6.25%	96,769	9.99%
\$150,000 to \$174,999	14	2.98%	179	6.99%	91,779	9.47%
\$175,000 to \$199,999	5	1.06%	62	2.42%	53,304	5.50%
\$200,000 to \$249,999	3	0.64%	110	4.30%	69,754	7.20%
\$250,000 to \$299,999	0	0.00%	96	3.75%	41,779	4.31%
\$300,000 to \$399,999	9	1.91%	72	2.81%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	13	0.51%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	16	0.62%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	4	0.16%	3,764	0.39%
\$1,000,000 or more	0	0.00%	23	0.90%	5,018	0.52%
Median Home Value:	\$64,200		\$80,500		\$112,800	

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

The median value of owner-occupied homes in Love County is \$80,500. This is -28.6% lower than the statewide median, which is \$112,800. The median home value in Marietta is estimated to be \$64,200.

The geographic distribution of home values in Love County can be visualized by the following map. As can be seen, the lowest home values are in and around Marietta, while the highest are in areas surrounding Marietta, including the Falconhead Resort.

Love County Median Home Values by Census Tract



Home Values by Year of Construction

The next table presents median home values in Love 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

	Marietta Median Value	Love County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	\$136,500	\$188,900
Built 2000 to 2009	\$74,300	\$95,900	\$178,000
Built 1990 to 1999	\$127,500	\$89,200	\$147,300
Built 1980 to 1989	\$68,400	\$102,900	\$118,300
Built 1970 to 1979	\$73,600	\$74,700	\$111,900
Built 1960 to 1969	\$62,100	\$74,300	\$97,100
Built 1950 to 1959	\$53,800	\$54,700	\$80,300
Built 1940 to 1949	\$38,800	\$51,500	\$67,900
Built 1939 or Earlier	\$55,700	\$72,500	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Marietta Single Family Sales Activity

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

Marietta Single Family Sales Activity

Two Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	16	18	17	11	2
Average Sale Price	\$34,036	\$60,667	\$36,312	\$46,182	\$48,250
Average Square Feet	1,217	1,162	1,018	1,029	990
Average Price/SF	\$27.97	\$52.21	\$35.67	\$44.88	\$48.74
Average Year Built	1953	1948	1960	1973	1980

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

Marietta Single Family Sales Activity Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	24	12	21	13	14
Average Sale Price	\$61,071	\$60,750	\$74,095	\$76,769	\$74,357
Average Square Feet	1,437	1,656	1,523	1,448	1,270
Average Price/SF	\$42.50	\$36.68	\$48.65	\$53.02	\$58.55
Average Year Built	1973	1974	1966	1957	1967

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

Marietta Single Family Sales Activity Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	4	1	2	2	1
Average Sale Price	\$62,375	\$127,500	\$207,500	\$66,250	\$132,000
Average Square Feet	1,774	1,698	3,084	1,904	1,637
Average Price/SF	\$35.16	\$75.09	\$67.28	\$34.80	\$80.64
Average Year Built	1970	2011	2003	1922	2010

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

Marietta Single Family Sales Activity All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	46	32	40	26	17
Average Sale Price	\$50,462	\$63,089	\$65,436	\$63,019	\$74,676
Average Square Feet	1,363	1,342	1,386	1,306	1,259
Average Price/SF	\$37.02	\$47.01	\$47.21	\$48.25	\$59.31
Average Year Built	1965	1960	1965	1961	1971

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

Between 2011 and 2014, the average sale price grew by 5.71% per year. The average sale price in 2015 was \$74,676 for an average price per square foot of \$59.31/SF. This data suggests a steadily strengthening market for homes, though the market is relatively older with an average age typically in the 1960s.

Foreclosure Rates

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

Foreclosure Rates	
Geography	% of Outstanding Mortgages in Foreclosure, May 2014
Love County	1.1%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	55

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

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

According to the data provided, the foreclosure rate in Love County was 1.1% in May 2014. The county ranked 55 out of 64 counties in terms of highest foreclosure rates in Oklahoma. This rate compares with the statewide and nationwide foreclosure rates, both of which were 2.1%. With one of the lowest foreclosure rates in the state, it is likely that foreclosures have not had as significant an impact on Love County as many other areas of Oklahoma.

Rental Market

This section will discuss supply and demand factors for the rental market in Love 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 Love County. Gross rent is the sum of contract rent, plus all utilities such as electricity, gas, water, sewer and trash, as applicable (telephone, cable, and/or internet expenses are not included in these figures).

2013 Rental Units by Gross Rent						
	Marietta		Love County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	378		817		475,345	
With cash rent:	294		562		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	18	4.76%	24	2.94%	4,268	0.90%
\$200 to \$249	20	5.29%	29	3.55%	8,784	1.85%
\$250 to \$299	23	6.08%	23	2.82%	8,413	1.77%
\$300 to \$349	14	3.70%	29	3.55%	9,107	1.92%
\$350 to \$399	0	0.00%	24	2.94%	10,932	2.30%
\$400 to \$449	0	0.00%	12	1.47%	15,636	3.29%
\$450 to \$499	13	3.44%	20	2.45%	24,055	5.06%
\$500 to \$549	6	1.59%	24	2.94%	31,527	6.63%
\$550 to \$599	57	15.08%	112	13.71%	33,032	6.95%
\$600 to \$649	17	4.50%	20	2.45%	34,832	7.33%
\$650 to \$699	25	6.61%	38	4.65%	32,267	6.79%
\$700 to \$749	16	4.23%	53	6.49%	30,340	6.38%
\$750 to \$799	16	4.23%	33	4.04%	27,956	5.88%
\$800 to \$899	56	14.81%	83	10.16%	45,824	9.64%
\$900 to \$999	10	2.65%	25	3.06%	34,153	7.18%
\$1,000 to \$1,249	3	0.79%	8	0.98%	46,884	9.86%
\$1,250 to \$1,499	0	0.00%	0	0.00%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	5	0.61%	10,145	2.13%
\$2,000 or more	0	0.00%	0	0.00%	5,121	1.08%
No cash rent	84	22.22%	255	31.21%	43,236	9.10%
Median Gross Rent	\$596		\$593		\$699	

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

Median gross rent in Love County is estimated to be \$593, which is -15.2% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Marietta is estimated to be \$596.

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

	Marietta Median Rent	Love County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	\$614	\$578	\$841
Built 1990 to 1999	\$599	\$656	\$715
Built 1980 to 1989	\$650	\$550	\$693
Built 1970 to 1979	\$666	\$486	\$662
Built 1960 to 1969	\$669	\$681	\$689
Built 1950 to 1959	\$575	\$665	\$714
Built 1940 to 1949	-	\$417	\$673
Built 1939 or Earlier	-	\$588	\$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 Love County is among housing units constructed between 1960 and 1969 (likely representing rental homes rather than apartments), which is \$681 per month. In order to be affordable, a household would need to earn at least \$27,240 per year to afford such a unit.

Marietta Rental Survey Data

The next two tables show the results of our rental survey of Marietta. There is relatively little multifamily rental housing in Marietta.

Marietta Rental Properties - Affordable

Name	Type	Year Built	Bedrooms	Rate
Northpark Apartments	USDA/LIHTC - Family	1980	1	30%
Northpark Apartments	USDA/LIHTC - Family	1980	2	30%
Northpark Apartments	USDA/LIHTC - Family	1980	3	30%

Northpark Apartments comprises 30 units with USDA rental assistance, for family occupancy. It is also subject to the Affordable Housing Tax Credit program. Rental rates at this property are based on 30% of the tenant's income.

Rental Market Vacancy – Marietta

The overall market vacancy of rental housing units was reported at 31.54% by the Census Bureau as of the most recent American Community Survey. This figure includes all rental properties in Marietta,

including rental houses. We note that HUD reports the overall occupancy rate of HUD-assisted units in Love County at 88% as of the most recent Picture of Subsidized Households dataset.

Summary of HUD Subsidized Properties

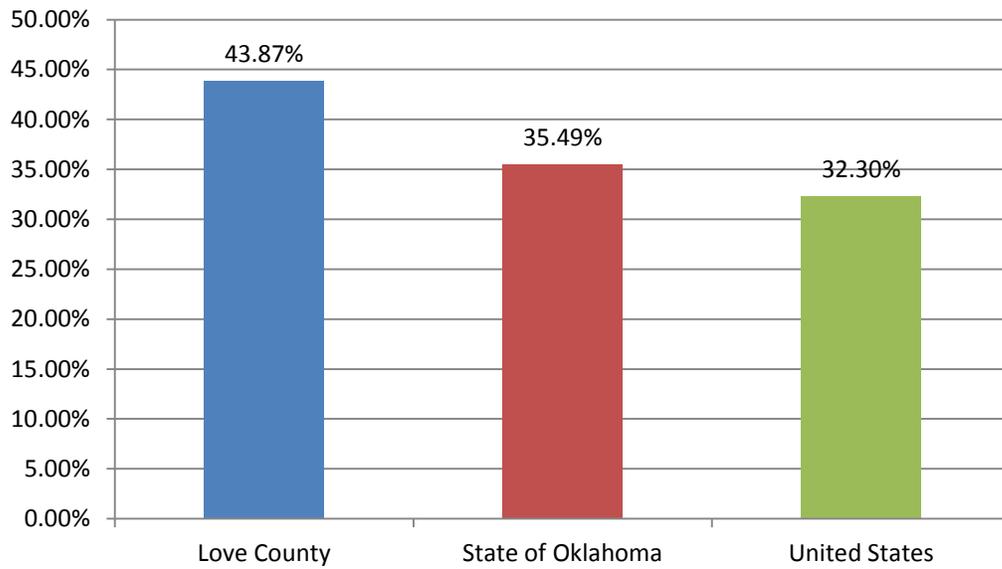
The following tables present data for housing units and households subsidized by the United States Department of Housing and Urban Development, for Love County, the State of Oklahoma, and the United States. This data is taken from HUD's "Picture of Subsidized Households" data for 2013, the most recent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

HUD Programs in Love County						
Love County	# Units	Occupancy Rate	Avg. Household Income	Tenant Contribution	Federal Contribution	% of Total Rent
Public Housing	0	N/A	N/A	N/A	N/A	N/A
Housing Choice Vouchers	1	N/A	N/A	N/A	N/A	N/A
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	30	87%	\$9,319	\$219	\$447	32.91%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	20	90%	\$13,106	\$287	\$123	70.00%
Summary of All HUD Programs	51	88%	\$10,929	\$250	\$319	43.87%
State of Oklahoma						
Public Housing	13,088	96%	\$11,328	\$215	\$371	36.71%
Housing Choice Vouchers	24,651	93%	\$10,766	\$283	\$470	37.57%
Mod Rehab	158	89%	\$7,272	\$129	\$509	20.17%
Section 8 NC/SR	4,756	93%	\$10,730	\$242	\$465	34.24%
Section 236	428	89%	\$8,360	\$192	\$344	35.82%
Multi-Family Other	7,518	91%	\$7,691	\$176	\$448	28.18%
Summary of All HUD Programs	50,599	94%	\$10,360	\$242	\$440	35.49%
United States						
Public Housing	1,150,867	94%	\$13,724	\$275	\$512	34.91%
Housing Choice Vouchers	2,386,237	92%	\$13,138	\$346	\$701	33.04%
Mod Rehab	19,148	87%	\$8,876	\$153	\$664	18.78%
Section 8 NC/SR	840,900	96%	\$12,172	\$274	\$677	28.80%
Section 236	126,859	93%	\$14,347	\$211	\$578	26.74%
Multi-Family Other	656,456	95%	\$11,135	\$255	\$572	30.80%
Summary of All HUD Programs	5,180,467	94%	\$12,892	\$304	\$637	32.30%

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

Among all HUD programs, there are 51 housing units located within Love County, with an overall occupancy rate of 88%. The average household income among households living in these units is \$10,929. Total monthly rent for these units averages \$569, with the federal contribution averaging \$319 (56.13%) and the tenant's contribution averaging \$250 (43.87%).

Percentage of Total Rent Paid by Tenant - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

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

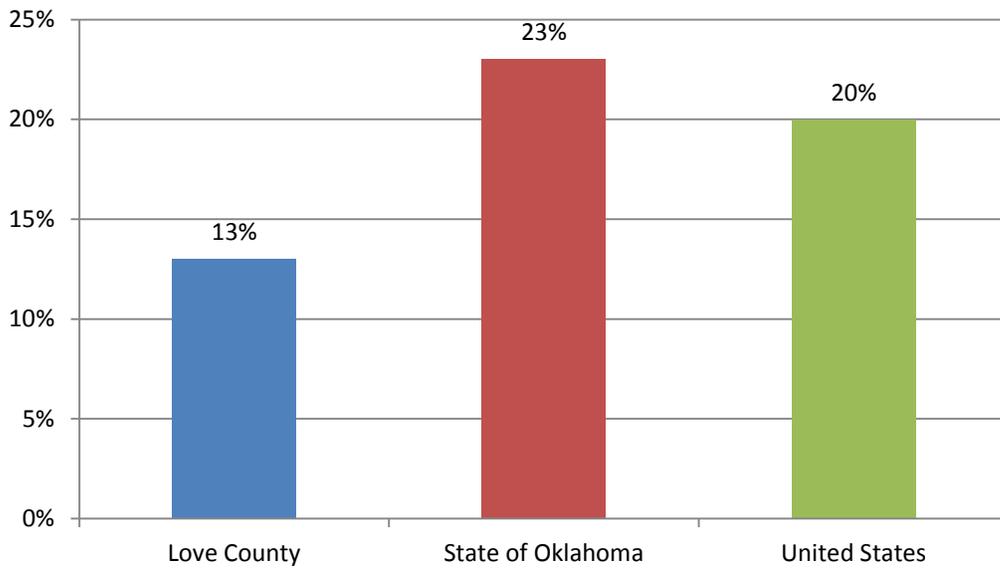
Demographics of Persons in HUD Programs in Love County

Love County	# Units	% Single Mothers	% w/ Disability	% Age 62+	% Age 62+ w/ Disability	% Minority
Public Housing	0	N/A	N/A	N/A	N/A	N/A
Housing Choice Vouchers	1	N/A	N/A	N/A	N/A	N/A
Mod Rehab	0	N/A	N/A	N/A	N/A	N/A
Section 8 NC/SR	30	42%	17%	4%	100%	15%
Section 236	0	N/A	N/A	N/A	N/A	N/A
Multi-Family Other	20	0%	0%	100%	0%	6%
Summary of All HUD Programs	51	25%	13%	41%	5%	11%
State of Oklahoma						
Public Housing	13,088	33%	22%	28%	63%	44%
Housing Choice Vouchers	24,651	46%	25%	17%	77%	60%
Mod Rehab	158	46%	17%	13%	67%	42%
Section 8 NC/SR	4,756	14%	32%	52%	28%	25%
Section 236	428	32%	22%	24%	32%	33%
Multi-Family Other	7,518	42%	12%	22%	25%	47%
Summary of All HUD Programs	50,599	38%	23%	25%	53%	50%
United States						
Public Housing	1,150,867	36%	20%	31%	48%	71%
Housing Choice Vouchers	2,386,237	44%	22%	22%	68%	67%
Mod Rehab	19,148	28%	27%	24%	69%	71%
Section 8 NC/SR	840,900	18%	21%	56%	19%	45%
Section 236	126,859	25%	13%	47%	16%	59%
Multi-Family Other	656,456	31%	13%	44%	16%	63%
Summary of All HUD Programs	5,180,467	36%	20%	33%	40%	64%

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

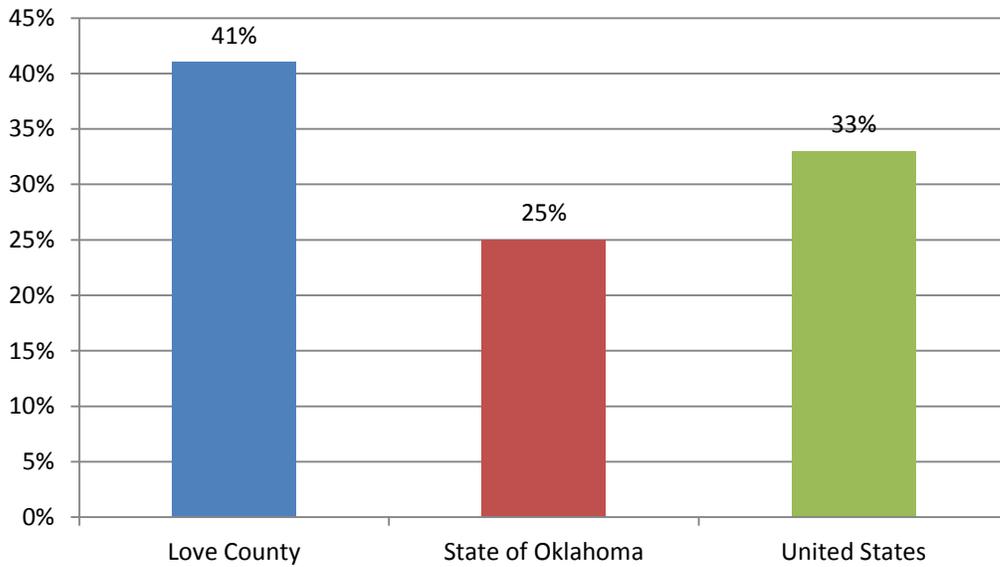
25% of housing units are occupied by single parents with female heads of household. 13% of households have at least one person with a disability. 41% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 5% have one or more disabilities. Finally, 11% of households are designated as racial or ethnic minorities.

Percentage of Households with Disabilities - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

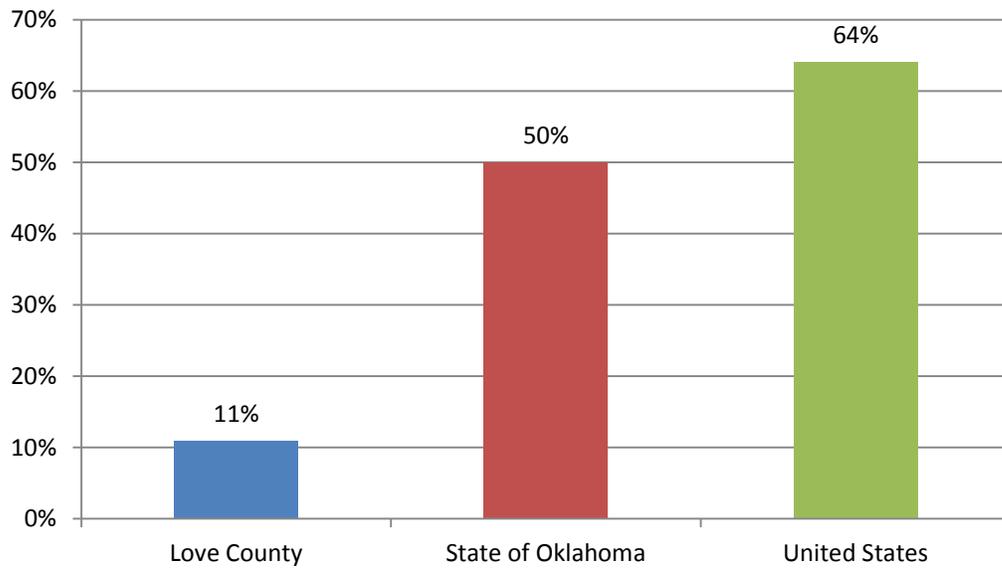
Percentage of Households Age 62+ - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households



Percentage of Minority Households - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households



Projected Housing Need

Consolidated Housing Affordability Strategy (CHAS)

This section will analyze data from the U.S. Department of Housing and Urban Development's Consolidated Housing Affordability Strategy (CHAS) dataset for Love 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 Love 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.

Love County : CHAS - Housing Cost Burden by HAMFI				
Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	240		195	
Cost Burden Less Than 30%	40	16.67%	110	56.41%
Cost Burden Between 30%-50%	55	22.92%	30	15.38%
Cost Burden Greater Than 50%	100	41.67%	40	20.51%
Not Computed (no/negative income)	45	18.75%	15	7.69%
Income 30%-50% HAMFI	175		180	
Cost Burden Less Than 30%	125	71.43%	100	55.56%
Cost Burden Between 30%-50%	40	22.86%	60	33.33%
Cost Burden Greater Than 50%	15	8.57%	20	11.11%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	415		175	
Cost Burden Less Than 30%	355	85.54%	150	85.71%
Cost Burden Between 30%-50%	40	9.64%	20	11.43%
Cost Burden Greater Than 50%	15	3.61%	4	2.29%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	235		85	
Cost Burden Less Than 30%	215	91.49%	85	100.00%
Cost Burden Between 30%-50%	20	8.51%	0	0.00%
Cost Burden Greater Than 50%	0	0.00%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	2,615		875	
Cost Burden Less Than 30%	2,245	85.85%	685	78.29%
Cost Burden Between 30%-50%	195	7.46%	110	12.57%
Cost Burden Greater Than 50%	130	4.97%	64	7.31%
Not Computed (no/negative income)	45	1.72%	15	1.71%

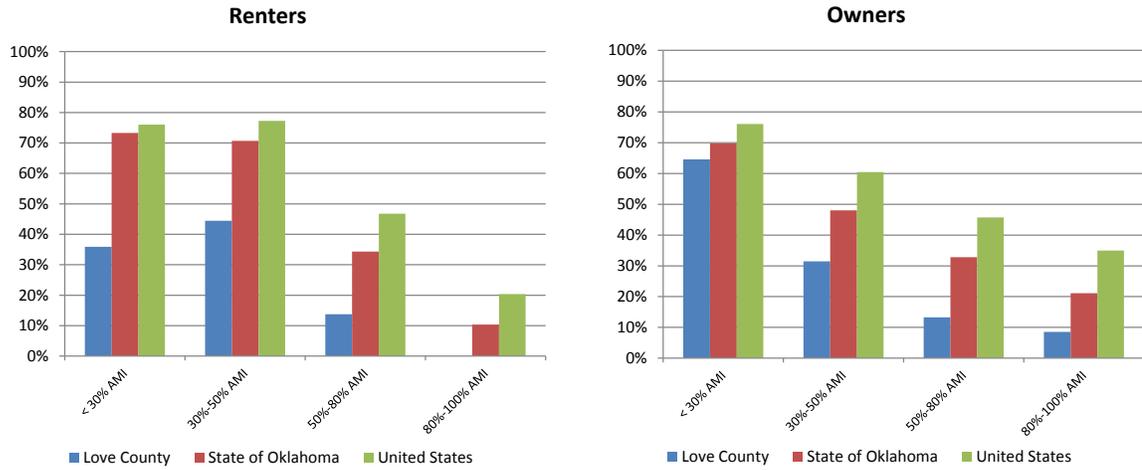
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

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

Love 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	240	64.58%	195	35.90%
Income 30%-50% HAMFI	175	31.43%	180	44.44%
Income 50%-80% HAMFI	415	13.25%	175	13.71%
Income 80%-100% HAMFI	235	8.51%	85	0.00%
All Incomes	2,615	12.43%	875	19.89%

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.



Love County : CHAS - HAMFI by Substandard Conditions / Overcrowding

Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	240		195	
Between 1.0 and 1.5 Persons per Room	15	6.25%	25	12.82%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	10	5.13%
Income 30%-50% HAMFI	175		180	
Between 1.0 and 1.5 Persons per Room	0	0.00%	4	2.22%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	4	2.22%
Income 50%-80% HAMFI	415		175	
Between 1.0 and 1.5 Persons per Room	4	0.96%	10	5.71%
More than 1.5 Persons per Room	0	0.00%	4	2.29%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 80%-100% HAMFI	235		85	
Between 1.0 and 1.5 Persons per Room	4	1.70%	20	23.53%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
All Incomes	2,615		875	
Between 1.0 and 1.5 Persons per Room	38	1.45%	69	7.89%
More than 1.5 Persons per Room	0	0.00%	4	0.46%
Lacks Complete Kitchen or Plumbing	0	0.00%	18	2.06%

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

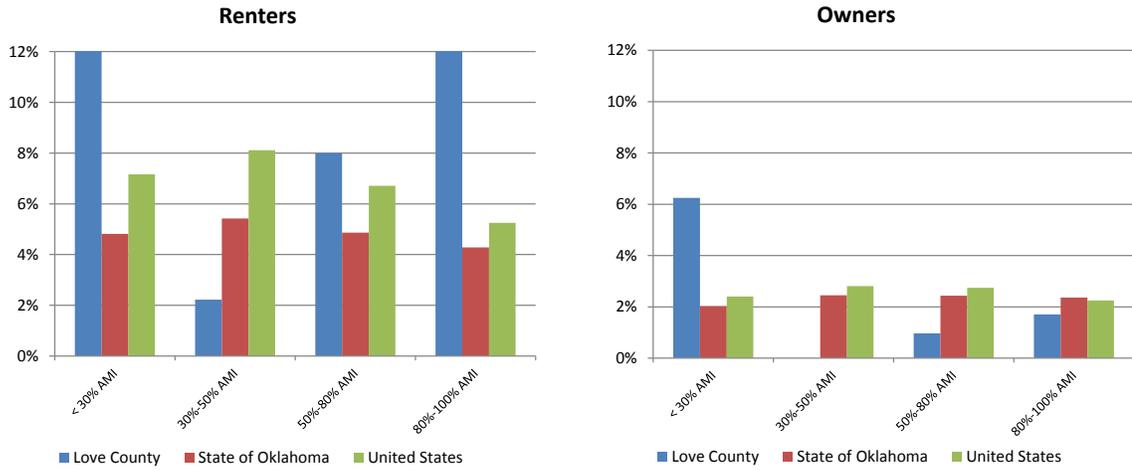
The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Love County, Oklahoma and the nation.

Love 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	240	6.25%	195	12.82%	
Income 30%-50% HAMFI	175	0.00%	180	2.22%	
Income 50%-80% HAMFI	415	0.96%	175	8.00%	
Income 80%-100% HAMFI	235	1.70%	85	23.53%	
All Incomes	2,615	1.45%	875	8.34%	

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 Love County, the state and the nation.

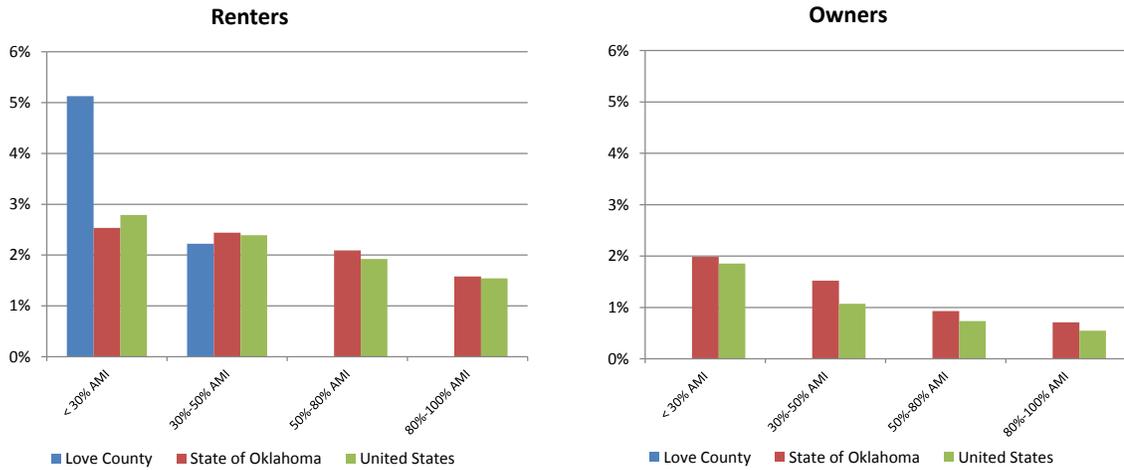
Love County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	240	0.00%	195	5.13%	
Income 30%-50% HAMFI	175	0.00%	180	2.22%	
Income 50%-80% HAMFI	415	0.00%	175	0.00%	
Income 80%-100% HAMFI	235	0.00%	85	0.00%	
All Incomes	2,615	0.00%	875	2.06%	

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.



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

Income, Household Size/Type	Total	Owners			Renters	
		No. w/ Cost	Pct. w/ Cost	Total	No. w/ Cost	Pct. w/ Cost
		> 30%	> 30%		> 30%	> 30%
		Income	Income		Income	Income
Income < 30% HAMFI	240	150	62.50%	195	75	38.46%
Elderly Family	40	35	87.50%	0	0	N/A
Small Family (2-4 persons)	60	20	33.33%	75	35	46.67%
Large Family (5 or more persons)	20	15	75.00%	15	10	66.67%
Elderly Non-Family	45	40	88.89%	65	10	15.38%
Non-Family, Non-Elderly	80	40	50.00%	40	20	50.00%
Income 30%-50% HAMFI	175	53	30.29%	180	82	45.56%
Elderly Family	50	20	40.00%	20	10	50.00%
Small Family (2-4 persons)	55	14	25.45%	55	29	52.73%
Large Family (5 or more persons)	0	0	N/A	30	25	83.33%
Elderly Non-Family	65	15	23.08%	30	4	13.33%
Non-Family, Non-Elderly	10	4	40.00%	50	14	28.00%
Income 50%-80% HAMFI	415	62	14.94%	175	23	13.14%
Elderly Family	145	4	2.76%	15	0	0.00%
Small Family (2-4 persons)	130	19	14.62%	95	19	20.00%
Large Family (5 or more persons)	25	10	40.00%	0	0	N/A
Elderly Non-Family	70	14	20.00%	10	0	0.00%
Non-Family, Non-Elderly	40	15	37.50%	55	4	7.27%
Income 80%-100% HAMFI	235	19	8.09%	85	0	0.00%
Elderly Family	85	15	17.65%	4	0	0.00%
Small Family (2-4 persons)	70	4	5.71%	25	0	0.00%
Large Family (5 or more persons)	30	0	0.00%	20	0	0.00%
Elderly Non-Family	50	0	0.00%	0	0	N/A
Non-Family, Non-Elderly	4	0	0.00%	40	0	0.00%
All Incomes	2,615	326	12.47%	875	180	20.57%
Elderly Family	660	78	11.82%	49	10	20.41%
Small Family (2-4 persons)	1,205	87	7.22%	405	83	20.49%
Large Family (5 or more persons)	165	25	15.15%	90	35	38.89%
Elderly Non-Family	310	73	23.55%	109	14	12.84%
Non-Family, Non-Elderly	279	63	22.58%	235	38	16.17%

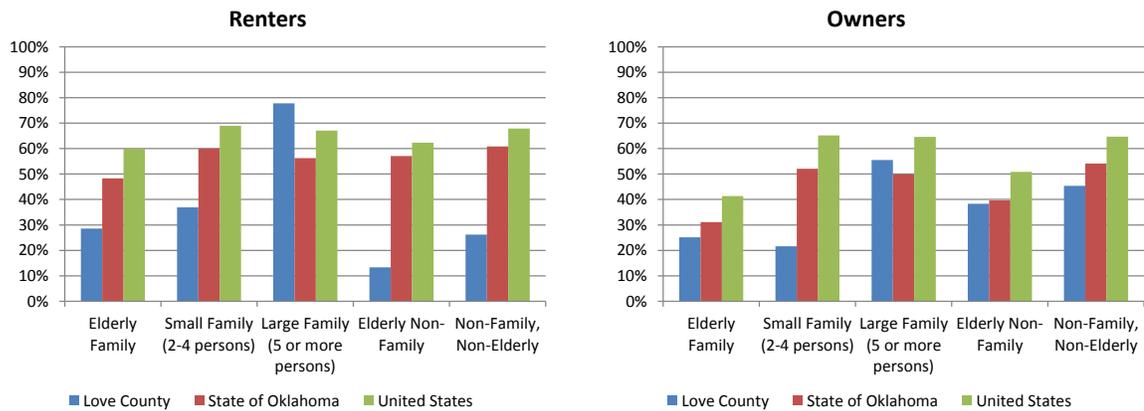
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Love County : Households under 80% AMI by Cost Burden

Household Size/Type	Total	Owners		Renters	
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 80% HAMFI	830	265	31.93%	550	32.73%
Elderly Family	235	59	25.11%	35	28.57%
Small Family (2-4 persons)	245	53	21.63%	225	36.89%
Large Family (5 or more persons)	45	25	55.56%	45	77.78%
Elderly Non-Family	180	69	38.33%	105	13.33%
Non-Family, Non-Elderly	130	59	45.38%	145	26.21%

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).



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

Income, Household Size/Type	Total	Owners		Renters		
		No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	240	155	64.58%	195	90	46.15%
Elderly Family	40	35	87.50%	0	0	N/A
Small Family (2-4 persons)	60	20	33.33%	75	35	46.67%
Large Family (5 or more persons)	20	15	75.00%	15	15	100.00%
Elderly Non-Family	45	40	88.89%	65	20	30.77%
Non-Family, Non-Elderly	80	45	56.25%	40	20	50.00%
Income 30%-50% HAMFI	175	54	30.86%	180	84	46.67%
Elderly Family	50	20	40.00%	20	10	50.00%
Small Family (2-4 persons)	55	15	27.27%	55	30	54.55%
Large Family (5 or more persons)	0	0	N/A	30	25	83.33%
Elderly Non-Family	65	15	23.08%	30	4	13.33%
Non-Family, Non-Elderly	10	4	40.00%	50	15	30.00%
Income 50%-80% HAMFI	415	64	15.42%	175	29	16.57%
Elderly Family	145	4	2.76%	15	0	0.00%
Small Family (2-4 persons)	130	20	15.38%	95	25	26.32%
Large Family (5 or more persons)	25	10	40.00%	0	0	N/A
Elderly Non-Family	70	15	21.43%	10	0	0.00%
Non-Family, Non-Elderly	40	15	37.50%	55	4	7.27%
Income Greater than 80% of HAMFI	1,790	83	4.64%	325	40	12.31%
Elderly Family	425	20	4.71%	10	0	0.00%
Small Family (2-4 persons)	960	35	3.65%	180	20	11.11%
Large Family (5 or more persons)	125	20	16.00%	45	20	44.44%
Elderly Non-Family	130	4	3.08%	4	0	0.00%
Non-Family, Non-Elderly	150	4	2.67%	85	0	0.00%
All Incomes	2,620	356	13.59%	875	243	27.77%
Elderly Family	660	79	11.97%	45	10	22.22%
Small Family (2-4 persons)	1,205	90	7.47%	405	110	27.16%
Large Family (5 or more persons)	170	45	26.47%	90	60	66.67%
Elderly Non-Family	310	74	23.87%	109	24	22.02%
Non-Family, Non-Elderly	280	68	24.29%	230	39	16.96%

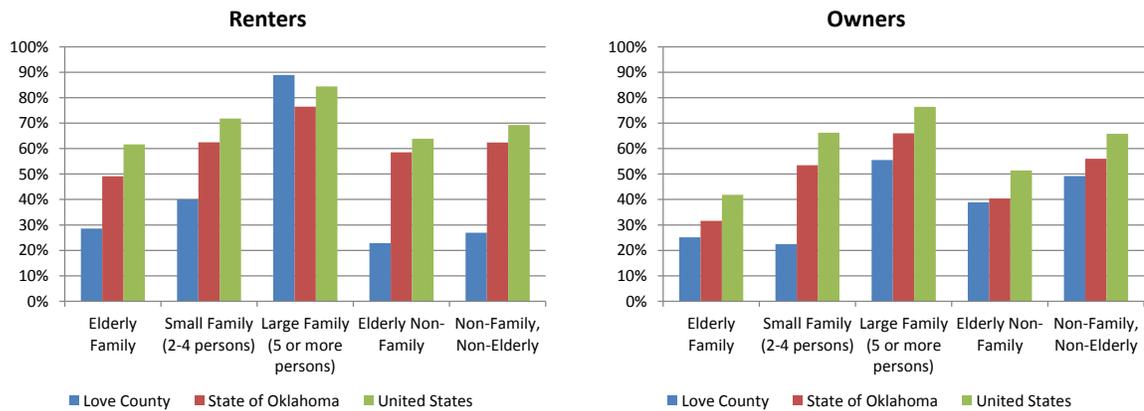
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Love County : Households under 80% AMI by Housing Problems

Household Size/Type	Total	Owners			Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	830	273	32.89%	550	203	36.91%
Elderly Family	235	59	25.11%	35	10	28.57%
Small Family (2-4 persons)	245	55	22.45%	225	90	40.00%
Large Family (5 or more persons)	45	25	55.56%	45	40	88.89%
Elderly Non-Family	180	70	38.89%	105	24	22.86%
Non-Family, Non-Elderly	130	64	49.23%	145	39	26.90%

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 Love 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.”



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

Income, Race / Ethnicity	Total	Owners		Renters		
		No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	240	155	64.6%	195	85	43.6%
White alone, non-Hispanic	140	105	75.0%	155	50	32.3%
Black or African-American alone	30	30	100.0%	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	40	15	37.5%	14	10	71.4%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	12	4	33.3%	15	15	100.0%
Other (including multiple races)	14	4	28.6%	10	10	100.0%
Income 30%-50% HAMFI	175	50	28.6%	180	85	47.2%
White alone, non-Hispanic	150	45	30.0%	105	50	47.6%
Black or African-American alone	0	0	N/A	29	4	13.8%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	19	4	21.1%	0	0	N/A
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	8	4	50.0%	50	30	60.0%
Other (including multiple races)	0	0	N/A	0	0	N/A
Income 50%-80% HAMFI	410	60	14.6%	175	35	20.0%
White alone, non-Hispanic	325	50	15.4%	125	30	24.0%
Black or African-American alone	15	0	0.0%	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	19	4	21.1%	14	4	28.6%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	44	4	9.1%	8	4	50.0%
Other (including multiple races)	4	0	0.0%	35	0	0.0%
Income 80%-100% HAMFI	235	25	10.6%	85	20	23.5%
White alone, non-Hispanic	200	25	12.5%	75	20	26.7%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	10	0	0.0%	10	0	0.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	25	0	0.0%	0	0	N/A
Other (including multiple races)	0	0	N/A	0	0	N/A
All Incomes	2,610	345	13.2%	870	240	27.6%
White alone, non-Hispanic	2,170	275	12.7%	635	165	26.0%
Black or African-American alone	85	30	35.3%	29	4	13.8%
Asian alone	20	0	0.0%	0	0	N/A
American Indian alone	168	23	13.7%	42	14	33.3%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	119	22	18.5%	123	49	39.8%
Other (including multiple races)	48	4	8.3%	49	10	20.4%

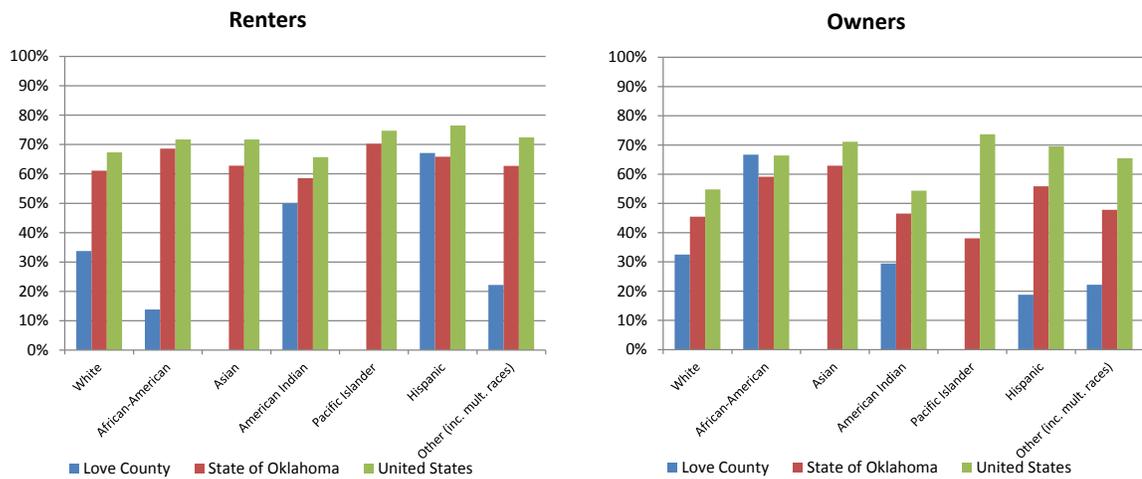
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

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

Household Size/Type	Total	Owners		Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	825	265	32.12%	550	37.27%
White alone, non-Hispanic	615	200	32.52%	385	33.77%
Black or African-American alone	45	30	66.67%	29	13.79%
Asian alone	0	0	N/A	0	N/A
American Indian alone	78	23	29.49%	28	50.00%
Pacific Islander alone	0	0	N/A	0	N/A
Hispanic, any race	64	12	18.75%	73	67.12%
Other (including multiple races)	18	4	22.22%	45	22.22%

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 Love 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 150 renter households that are cost overburdened, and 210 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 24 renter households that are cost overburdened, and 110 homeowners that are cost overburdened.



- 67.1% of Hispanic renters with incomes less than 80% of Area Median Income have one or more housing problems, and 50.0% of American Indian renters with incomes less than 80% of Area Median Income 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 Love 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 Love 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.

Love County: 2015-2020 Housing Needs by Income Threshold					
	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand: 2015-2020	100.00%	100.00%	186	59	245
Less than 30% AMI	9.18%	22.29%	17	13	30
Less than 50% AMI	15.87%	42.86%	29	25	55
Less than 60% AMI	19.04%	51.43%	35	30	66
Less than 80% AMI	31.74%	62.86%	59	37	96

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.

Love 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	37.09%	18.06%	69	11	80
Elderly less than 30% AMI	3.25%	7.43%	6	4	10
Elderly less than 50% AMI	7.65%	13.14%	14	8	22
Elderly less than 60% AMI	9.18%	15.77%	17	9	26
Elderly less than 80% AMI	15.87%	16.00%	29	9	39

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.

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

	Owner Subset %	Renter Subset %	Disabled Owners	Disabled Renters	Disabled Total
Total New Disabled Demand (2015-2020)	25.76%	32.00%	48	19	67
Elderly less than 30% AMI	3.82%	11.43%	7	7	14
Elderly less than 50% AMI	6.30%	16.57%	12	10	22
Elderly less than 60% AMI	7.56%	19.89%	14	12	26
Elderly less than 80% AMI	10.69%	25.71%	20	15	35

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.

Love County: 2015-2020 Housing Needs for Veterans

	Owner Subset %	Renter Subset %	Veteran Owners	Veteran Renters	Veteran Total
Total New Demand (2015-2020)	100.00%	100.00%	186	59	245
Total Veteran Demand	8.97%	8.97%	17	5	22
Veterans with Disabilities	2.41%	2.41%	4	1	6
Veterans Below Poverty	0.30%	0.30%	1	0	1
Disabled Veterans Below Poverty	0.17%	0.17%	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).

Love County: 2015-2020 Housing Needs for Working Families

	Owner Subset %	Renter Subset %	Owners	Renters	Total
Total New Demand (2015-2020)	100.00%	100.00%	186	59	245
Total Working Families	54.32%	54.32%	101	32	133
Working Families with Children Present	26.29%	26.29%	49	16	64

Population Subset Conclusions

Based on population and household growth over the next five years, a total of 245 housing units will be needed in Love County over the next five years. Of those units:

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

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

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