

Housing Needs Assessment
Noble 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:

December 15, 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
 Noble County
 IRR - Tulsa/OKC File No. 140-2015-0065

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 Noble County Residential Housing Market Analysis. Analyst Tyler Bowers personally inspected the Noble County area during the month of December 2015 to collect the data used in the preparation of the Noble 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
Page 2

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

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

Respectfully submitted,

Integra Realty Resources - Tulsa/OKC

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

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

Tyler Bowers
Market Analyst



Table of Contents

Introduction and Executive Summary	1	Working Families	25
General Information	4	Major Employers	26
Purpose and Function of the Market Study	4	Commuting Patterns	27
Effective Date of Consultation	4	Housing Stock Analysis	29
Scope of the Assignment	4	Existing Housing Units	29
Data Sources	4	Housing by Units in Structure	29
Noble County Analysis	6	Housing Units Number of Bedrooms and Tenure	30
Area Information	6	Housing Units Tenure and Household Income	30
Access and Linkages	6	Housing Units by Year of Construction and Tenure	31
Educational Facilities	7	Substandard Housing	32
Medical Facilities	7	Vacancy Rates	33
Demographic Analysis	10	Building Permits	34
Population and Households	10	New Construction Activity	35
Population by Race and Ethnicity	11	Homeownership Market	36
Population by Age	11	Housing Units by Home Value	36
Families by Presence of Children	13	Noble County Median Home Values by Census Tract	37
Population by Presence of Disabilities	14	Home Values by Year of Construction	38
Group Quarters Population	15	Perry Single Family Sales Activity	38
Household Income Levels	17	Foreclosure Rates	39
Household Income Trend	18	Rental Market	41
Poverty Rates	19	Gross Rent Levels	41
Economic Conditions	20	Perry Rental Survey Data	42
Employment and Unemployment	20	Rental Market Vacancy – Perry	42
Employment Level Trends	20	Summary of HUD Subsidized Properties	44
Unemployment Rate Trends	21		
Employment and Wages by Industrial Supersector	22		

Table of Contents

Projected Housing Need	47	By Continuum of Care	71
Consolidated Housing Affordability Strategy (CHAS)	47	A Snap Shot of Homelessness in the State	74
Cost Burden by Income Threshold	47	Rural Areas	78
Substandard Conditions / Overcrowding by Income Threshold	49	At Risk For Homelessness	80
Cost Burden by Household Type	52	Findings and Recommendations	82
Housing Problems by Household Type	54	Fair Housing	85
Housing Problems by Race / Ethnicity	56	Summary	85
CHAS Conclusions	58	Key Findings:	85
Overall Anticipated Housing Demand	60	Recommendations:	85
Perry Anticipated Demand	60	Appendix 1: County affordable housing	
Noble County Anticipated Demand	60	Summaries	100
Special Topics	62	Lead-Based Paint Hazards	104
Noble County Disaster Resiliency Assessment	63	Noble County Findings	106
C.0 Comprehensive Plans & Hazard Mitigation Plans	63	Conclusions	117
C.2.1.1. Historical Data on Natural Disasters and Other Hazards	63	Addenda	
C.2.1.2; C.2.1.6; C.2.1.7; C.2.1.8 Shelters from Disaster Event	65	A. Acknowledgments	
C.2.1.3 Public Policy and Governance to Build Disaster Resiliency	65	B. Qualifications	
C.2.1.4 Local Emergency Response Agency Structure	65		
C.2.1.5 Threat & Hazard Warning Systems	65		
Social Vulnerability	65		
Homelessness	71		

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 Noble County is projected to decline slightly over the next five years (0.11% per year).
2. Median Household Income in Noble County is estimated to be \$47,992 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Noble County is estimated to be 14.05%, compared with 16.85% for Oklahoma.
3. While the homeowner vacancy rate for Noble County is higher than the state, the rental vacancy rate is notably lower (6.40% rental vacancy rate for Noble County as compared with 8.24% for the state as a whole).
4. Home values and rental rates in Noble County are also lower than the state averages.
5. The average sale price for homes in the Perry area in 2015 is estimated to be \$107,701 or \$81.72 per square foot. The average year of construction for these homes is estimated to be 1946.
6. Approximately 43.80% of renters and 17.03% of owners are housing cost overburdened.

Disaster Resiliency Specific Findings:

1. Maintain the county HMP
2. Create a shelter registry for location of individual and business-based shelters (online or paper)
3. Tornadoes (1959-2014): Number: 39 Injuries: 35 Fatalities: 2 Damages (1996-2014): \$13,270,000.00
4. Social Vulnerability: Below state score at the county level; The census tract near Perry exhibits an increased social vulnerability score.
5. Floodplain: updated flood maps not available

Homelessness Specific Findings

1. Noble County is located in the North Central Oklahoma Continuum of Care.
2. There are an estimated 201 homeless individuals in this area, 154 of which are identified as sheltered.
3. There is no record of homeless youth and young adults in this region.
4. The largest subpopulations of homeless in OK 500 include: the chronically homeless (29), chronic substance abusers (23), and domestic violence victims (24).
5. The population of domestic violence victims in this area is disproportionately high.
6. Permanent housing options are significantly limited. More funds should be diverted to meet the long term housing needs of the mentally ill, substance abusers, and victims of domestic violence.

Fair Housing Specific Findings

1. Units further than 15 miles to hospital: 42
2. Units located in a food desert: 30
3. Units that lack readily available transit: 345

Lead-Based Paint Specific Findings

4. We estimate there are 1,008 occupied housing units in Noble County with lead-based paint hazards.
 1. 425 of those housing units are estimated to be occupied by low-to-moderate income households.
 2. We estimate that 114 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 Noble 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 Noble 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 Noble 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 Noble County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Noble County area.

Effective Date of Consultation

The Noble County area was inspected and research was performed during December, 2015. The effective date of this analysis is December 15, 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 Noble County area was inspected during December, 2015. The inspection included visits to all significant population centers in the county and portions of the rural county areas.
2. Regional, city and neighborhood data is based on information retained from national, state, and local government entities; various Chambers of Commerce, news publications, and other sources of economic indicators.
3. Specific economic data was collected from all available public agencies. Population and household information was collected from national demographic data services as well as available local governments. Much data was gathered regarding market specific items from personal interviews.
4. Development of the applicable analysis involved the collection and interpretation of verified data from local property owners/managers, realtors, and other individuals active within the area real estate market.
5. The analyst's assemblage and analysis of the defined data provided a basis from which conclusions as to the supply of and demand for residential housing were made.

Data Sources

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

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

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

Noble County Analysis

Area Information

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

Noble County is located in northern Oklahoma. The county is bordered on the north by Kay and Osage counties, on the west by Garfield County, on the south by Logan and Payne counties, and on the east by Pawnee and Osage counties. The Noble County Seat is Perry, which is located in the southern part of the county. This location is approximately 78.6 miles west of Tulsa and 64.5 miles north of Oklahoma City.

Noble County has a total area of 743 square miles (732 square miles of land, and 11 square miles of water), ranking 48th out of Oklahoma's 77 counties in terms of total area. The total population of Noble County as of the 2010 Census was 11,561 persons, for a population density of 16 persons per square mile of land.

Access and Linkages

The county has above average accessibility to state and national highway systems. There are major highways that intersect within Noble County. These are I-35, US-177, US-412, US-64, OK-156, OK-15, and OK-86. The nearest interstate highway is I-35, which dissects the county on the west. The county also has an intricate network of county roadways.

Public transportation is provided on a demand-response basis by Cherokee Strip Transit (a division of the Northern Oklahoma Development Authority), with service in Alfalfa, Blaine, Garfield, Grant, Kay, Kingfisher, Major and Noble 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.

Perry Municipal Airport is located north of Perry. Its asphalt runway is approximately 5,100 feet in length, and the airport averages 82 aircraft operations per day (60% military). The nearest full-service commercial airport is the Will Rogers World Airport, located approximately 65 miles south.

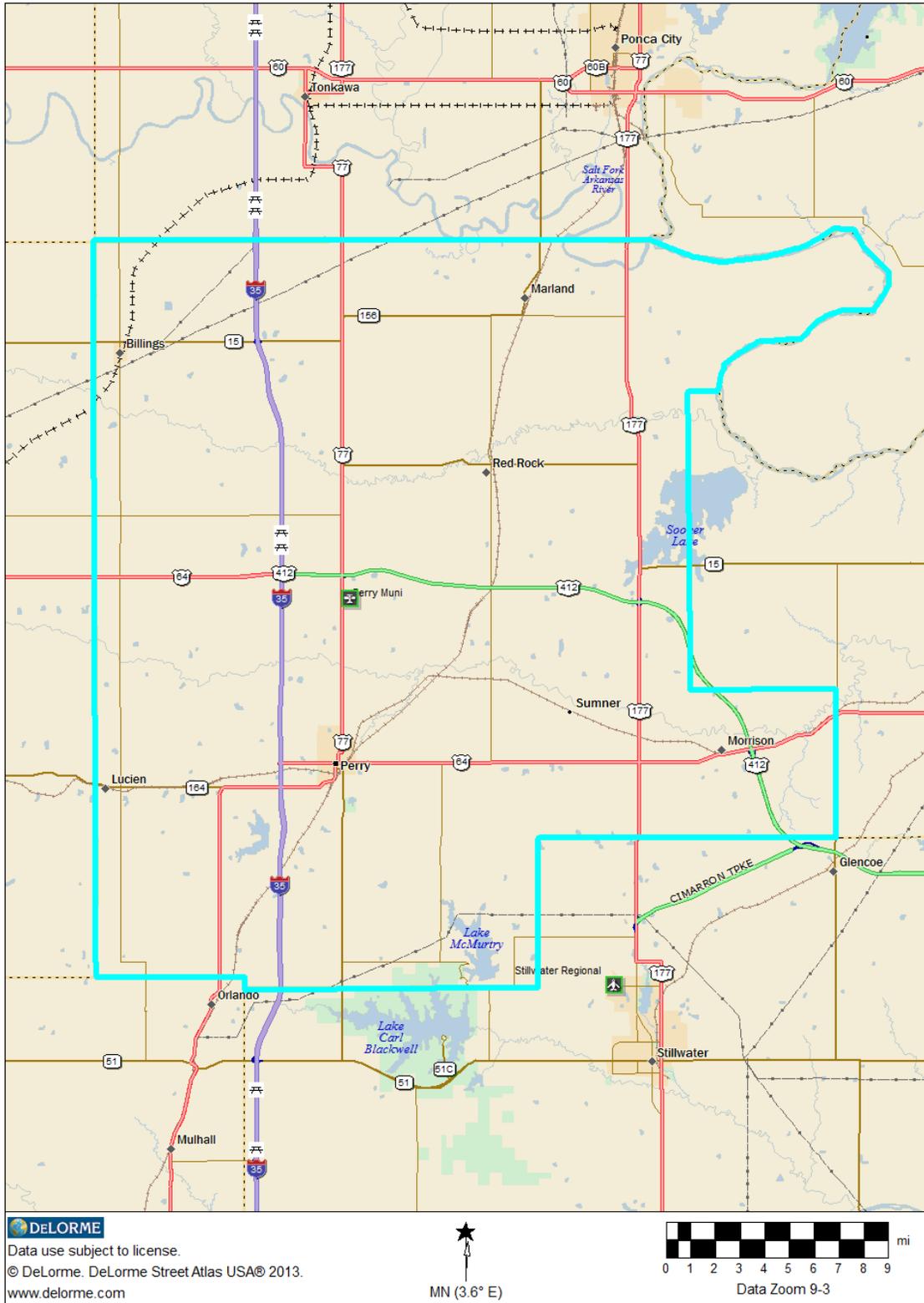
Educational Facilities

All of the county communities have public school facilities. Perry is served by Perry Public Schools. Perry Public Schools is comprised of two elementary schools, one middle school, and one high school. There are no higher education opportunities in Noble County, but several are in very close proximity, including Oklahoma State University in Stillwater, Langston University in Langston, and Northern Oklahoma College in Tonkawa.

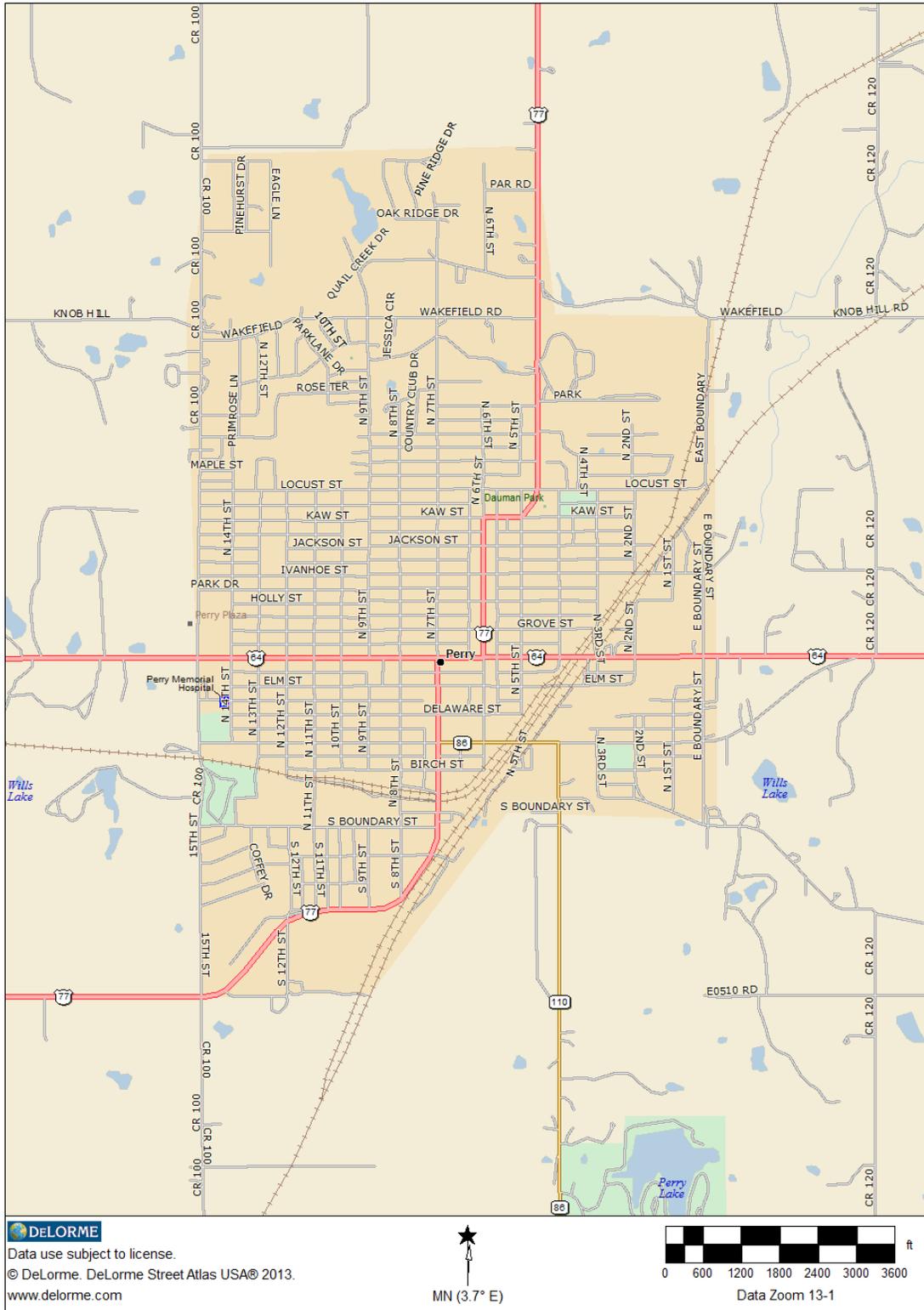
Medical Facilities

Medical services are provided by Perry Memorial Hospital, an acute-care, full-service hospital offering emergency care and many additional medical procedures. Additionally, the Stillwater Medical Center is located within a short driving distance and offers medical alternatives for residents of Noble County. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

Noble County Area Map



Perry Area Map



Demographic Analysis

Population and Households

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

Population Levels and Annual Changes							
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Perry	5,230	5,126	-0.20%	5,030	-0.38%	4,997	-0.13%
Noble County	11,411	11,561	0.13%	11,350	-0.37%	11,286	-0.11%
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 Noble County was 11,561 persons as of the 2010 Census, a 0.13% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Noble County to be 11,350 persons, and projects that the population will show -0.11% annualized decline over the next five years.

The population of Perry was 5,126 persons as of the 2010 Census, a -0.20% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Perry to be 5,030 persons, and projects that the population will show -0.13% annualized decline over the next five years.

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

Households Levels and Annual Changes							
Total Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Perry	2,203	2,150	-0.24%	2,128	-0.21%	2,128	0.00%
Noble County	4,504	4,614	0.24%	4,542	-0.31%	4,524	-0.08%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,520,327	0.81%	1,585,130	0.84%
Family Households	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Perry	1,446	1,354	-0.66%	1,363	0.13%	1,363	0.00%
Noble County	3,213	3,202	-0.03%	3,154	-0.30%	3,140	-0.09%
State of Oklahoma	921,750	975,267	0.57%	1,016,508	0.83%	1,060,736	0.86%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As of 2010, Noble County had a total of 4,614 households, representing a 0.24% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Noble County to have 4,542 households. This number is expected to experience a -0.08% annualized rate of decline over the next five years.

As of 2010, Perry had a total of 2,150 households, representing a -0.24% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Perry to have 2,128 households. This number is expected to remain level over the next five years.

Population by Race and Ethnicity

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

2013 Population by Race and Ethnicity				
Single-Classification Race	Perry		Noble County	
	No.	Percent	No.	Percent
Total Population	5,107		11,529	
White Alone	4,389	85.94%	9,693	84.07%
Black or African American Alone	157	3.07%	225	1.95%
Amer. Indian or Alaska Native Alone	226	4.43%	837	7.26%
Asian Alone	0	0.00%	73	0.63%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	0	0.00%
Some Other Race Alone	76	1.49%	96	0.83%
Two or More Races	259	5.07%	605	5.25%
Population by Hispanic or Latino Origin	Perry		Noble County	
	No.	Percent	No.	Percent
Total Population	5,107		11,529	
Hispanic or Latino	137	2.68%	322	2.79%
<i>Hispanic or Latino, White Alone</i>	25	18.25%	139	43.17%
<i>Hispanic or Latino, All Other Races</i>	112	81.75%	183	56.83%
Not Hispanic or Latino	4,970	97.32%	11,207	97.21%
<i>Not Hispanic or Latino, White Alone</i>	4,364	87.81%	9,554	85.25%
<i>Not Hispanic or Latino, All Other Races</i>	606	12.19%	1,653	14.75%

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

In Noble County, racial and ethnic minorities comprise 17.13% of the total population. Within Perry, racial and ethnic minorities represent 14.55% of the population.

Population by Age

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

Noble County Population By Age								
	2010	Percent	2015	Percent	2020	Percent	2000 - 2015	2015 - 2020
	Census	of Total	Estimate	of Total	Forecast	of Total	Ann. Chng.	Ann. Chng.
Population by Age	11,561		11,350		11,286			
Age 0 - 4	816	7.06%	699	6.16%	703	6.23%	-3.05%	0.11%
Age 5 - 9	789	6.82%	733	6.46%	685	6.07%	-1.46%	-1.35%
Age 10 - 14	814	7.04%	782	6.89%	720	6.38%	-0.80%	-1.64%
Age 15 - 17	436	3.77%	463	4.08%	475	4.21%	1.21%	0.51%
Age 18 - 20	360	3.11%	412	3.63%	439	3.89%	2.74%	1.28%
Age 21 - 24	442	3.82%	523	4.61%	587	5.20%	3.42%	2.34%
Age 25 - 34	1,323	11.44%	1,273	11.22%	1,241	11.00%	-0.77%	-0.51%
Age 35 - 44	1,442	12.47%	1,309	11.53%	1,254	11.11%	-1.92%	-0.85%
Age 45 - 54	1,728	14.95%	1,567	13.81%	1,377	12.20%	-1.94%	-2.55%
Age 55 - 64	1,479	12.79%	1,547	13.63%	1,563	13.85%	0.90%	0.21%
Age 65 - 74	1,053	9.11%	1,164	10.26%	1,334	11.82%	2.02%	2.76%
Age 75 - 84	642	5.55%	641	5.65%	653	5.79%	-0.03%	0.37%
Age 85 and over	237	2.05%	237	2.09%	255	2.26%	0.00%	1.47%
<i>Age 55 and over</i>	<i>3,411</i>	<i>29.50%</i>	<i>3,589</i>	<i>31.62%</i>	<i>3,805</i>	<i>33.71%</i>	<i>1.02%</i>	<i>1.18%</i>
<i>Age 62 and over</i>	<i>2,139</i>	<i>18.50%</i>	<i>2,269</i>	<i>19.99%</i>	<i>2,456</i>	<i>21.76%</i>	<i>1.19%</i>	<i>1.59%</i>
Median Age	40.6		41.0		41.3		0.20%	0.15%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Noble County is 41.0 years. This compares with the statewide figure of 36.6 years. Approximately 6.16% of the population is below the age of 5, while 19.99% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.59% per year.

Perry 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	5,126		5,030		4,997			
Age 0 - 4	408	7.96%	354	7.04%	357	7.14%	-2.80%	0.17%
Age 5 - 9	346	6.75%	363	7.22%	343	6.86%	0.96%	-1.13%
Age 10 - 14	369	7.20%	341	6.78%	357	7.14%	-1.57%	0.92%
Age 15 - 17	179	3.49%	206	4.10%	204	4.08%	2.85%	-0.19%
Age 18 - 20	152	2.97%	179	3.56%	190	3.80%	3.32%	1.20%
Age 21 - 24	202	3.94%	218	4.33%	259	5.18%	1.54%	3.51%
Age 25 - 34	644	12.56%	590	11.73%	534	10.69%	-1.74%	-1.97%
Age 35 - 44	553	10.79%	567	11.27%	598	11.97%	0.50%	1.07%
Age 45 - 54	707	13.79%	601	11.95%	515	10.31%	-3.20%	-3.04%
Age 55 - 64	601	11.72%	638	12.68%	626	12.53%	1.20%	-0.38%
Age 65 - 74	460	8.97%	494	9.82%	557	11.15%	1.44%	2.43%
Age 75 - 84	353	6.89%	328	6.52%	305	6.10%	-1.46%	-1.44%
Age 85 and over	152	2.97%	151	3.00%	152	3.04%	-0.13%	0.13%
<i>Age 55 and over</i>	<i>1,566</i>	<i>30.55%</i>	<i>1,611</i>	<i>32.03%</i>	<i>1,640</i>	<i>32.82%</i>	<i>0.57%</i>	<i>0.36%</i>
<i>Age 62 and over</i>	<i>993</i>	<i>19.38%</i>	<i>1,013</i>	<i>20.15%</i>	<i>1,050</i>	<i>21.01%</i>	<i>0.40%</i>	<i>0.71%</i>
Median Age	39.8		39.7		39.3		-0.05%	-0.20%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Perry is 39.7 years. This compares with the statewide figure of 36.6 years. Approximately 7.04% of the population is below the age of 5, while 20.15% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 0.71% per year.

Compared with the rest of the state, Perry and Noble County have relatively older populations, though the median age of Perry is projected to decrease slightly over the next five years.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years

	Perry		Noble County	
	No.	Percent	No.	Percent
Total Families:	1,493		3,369	
Married-Couple Family:	1,107	74.15%	2,680	79.55%
With Children Under 18 Years	469	31.41%	981	29.12%
No Children Under 18 Years	638	42.73%	1,699	50.43%
Other Family:	386	25.85%	689	20.45%
Male Householder, No Wife Present	90	6.03%	162	4.81%
With Children Under 18 Years	49	3.28%	86	2.55%
No Children Under 18 Years	41	2.75%	76	2.26%
Female Householder, No Husband Present	296	19.83%	527	15.64%
With Children Under 18 Years	107	7.17%	241	7.15%
No Children Under 18 Years	189	12.66%	286	8.49%
<hr/>				
Total Single Parent Families	156		327	
Male Householder	49	31.41%	86	26.30%
Female Householder	107	68.59%	241	73.70%

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

As shown, within Noble County, among all families 9.71% are single-parent families, while in Perry, the percentage is 10.45%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities

	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	4,970		11,369		3,702,515	
Under 18 Years:	1,224		2,774		933,738	
With One Type of Disability	58	4.74%	99	3.57%	33,744	3.61%
With Two or More Disabilities	0	0.00%	3	0.11%	11,082	1.19%
No Disabilities	1,166	95.26%	2,672	96.32%	888,912	95.20%
18 to 64 Years:	2,921		6,715		2,265,702	
With One Type of Disability	335	11.47%	573	8.53%	169,697	7.49%
With Two or More Disabilities	250	8.56%	458	6.82%	149,960	6.62%
No Disabilities	2,336	79.97%	5,684	84.65%	1,946,045	85.89%
65 Years and Over:	825		1,880		503,075	
With One Type of Disability	151	18.30%	357	18.99%	95,633	19.01%
With Two or More Disabilities	97	11.76%	298	15.85%	117,044	23.27%
No Disabilities	577	69.94%	1,225	65.16%	290,398	57.72%
Total Number of Persons with Disabilities:	891	17.93%	1,788	15.73%	577,160	15.59%

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

Within Noble County, 15.73% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Perry the percentage is 17.93%.

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

2013 Population by Veteran and Disability Status

	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	3,746		8,595		2,738,788	
Veteran:	440	11.75%	979	11.39%	305,899	11.17%
<i>With a Disability</i>	124	28.18%	301	30.75%	100,518	32.86%
<i>No Disability</i>	316	71.82%	678	69.25%	205,381	67.14%
Non-veteran:	3,306	88.25%	7,616	88.61%	2,432,889	88.83%
<i>With a Disability</i>	709	21.45%	1,385	18.19%	430,610	17.70%
<i>No Disability</i>	2,597	78.55%	6,231	81.81%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Noble County, the Census Bureau estimates there are 979 veterans, 30.75% of which have one or more disabilities (compared with 32.86% at a statewide level). In Perry, there are an estimated 440 veterans, 28.18% of which are estimated to have a disability.

Group Quarters Population

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

2010 Group Quarters Population

	Perry		Noble County	
	No.	Percent	No.	Percent
Total Population	5,126		11,561	
Group Quarters Population	135	2.63%	273	2.36%
Institutionalized Population	95	1.85%	95	0.82%
Correctional facilities for adults	18	0.35%	18	0.16%
Juvenile facilities	0	0.00%	0	0.00%
Nursing facilities/Skilled-nursing facilities	77	1.50%	77	0.67%
Other institutional facilities	0	0.00%	0	0.00%
Noninstitutionalized population	40	0.78%	178	1.54%
College/University student housing	0	0.00%	0	0.00%
Military quarters	0	0.00%	0	0.00%
Other noninstitutional facilities	40	0.78%	178	1.54%

Source: 2010 Decennial Census, Table P42

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

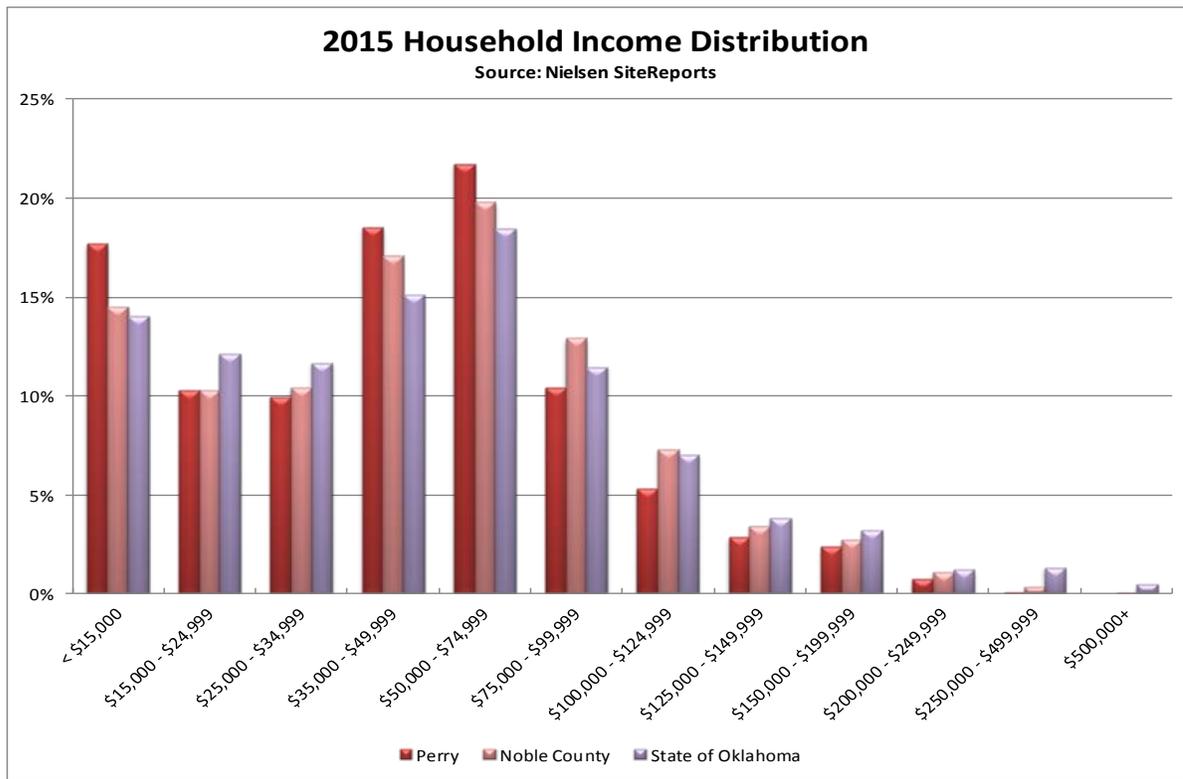
Household Income Levels

Data in the following chart shows the distribution of household income in Noble 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						
	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	2,128		4,542		1,520,327	
< \$15,000	376	17.67%	660	14.53%	213,623	14.05%
\$15,000 - \$24,999	219	10.29%	466	10.26%	184,613	12.14%
\$25,000 - \$34,999	212	9.96%	472	10.39%	177,481	11.67%
\$35,000 - \$49,999	394	18.52%	777	17.11%	229,628	15.10%
\$50,000 - \$74,999	462	21.71%	899	19.79%	280,845	18.47%
\$75,000 - \$99,999	222	10.43%	587	12.92%	173,963	11.44%
\$100,000 - \$124,999	113	5.31%	332	7.31%	106,912	7.03%
\$125,000 - \$149,999	61	2.87%	156	3.43%	57,804	3.80%
\$150,000 - \$199,999	51	2.40%	124	2.73%	48,856	3.21%
\$200,000 - \$249,999	16	0.75%	49	1.08%	18,661	1.23%
\$250,000 - \$499,999	2	0.09%	17	0.37%	20,487	1.35%
\$500,000+	0	0.00%	3	0.07%	7,454	0.49%
Median Household Income	\$44,784		\$47,992		\$47,049	
Average Household Income	\$53,055		\$59,070		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Noble County is estimated to be \$47,992 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Perry, median household income is estimated to be \$44,784. Noble County's income distribution is very similar to the state as a whole, while Perry's is somewhat more concentrated in the income bracket under \$15,000, and the brackets between \$35,000 and \$75,000. The income distributions of Perry and Noble County can be better visualized by the following chart.



Household Income Trend

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

	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
Perry	\$30,653	\$44,784	2.40%	2.40%	0.00%
Noble County	\$33,968	\$47,992	2.18%	2.40%	-0.22%
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 Noble County and the State of Oklahoma as a whole saw negative growth in “real” median household income, once inflation is taken into account (while Perry’s median household income grew at the same rate as inflation). It should be noted that this trend is not unique to



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

	2000	2013	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
	Census	ACS		Male Householder	Female Householder
Perry	14.04%	20.04%	600	14.29%	71.96%
Noble County	12.81%	14.05%	124	33.72%	42.74%
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 Noble County is estimated to be 14.05% by the American Community Survey. This is an increase of 124 basis points since the 2000 Census. Within Perry, the poverty rate is estimated to be 20.04%. 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 Noble 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)
Noble County	4,882	5,584	2.72%	6.8%	3.6%	-320
State of Oklahoma	1,650,748	1,776,187	1.48%	6.8%	4.4%	-240
United States (thsds)	139,497	149,349	1.37%	9.3%	5.3%	-400

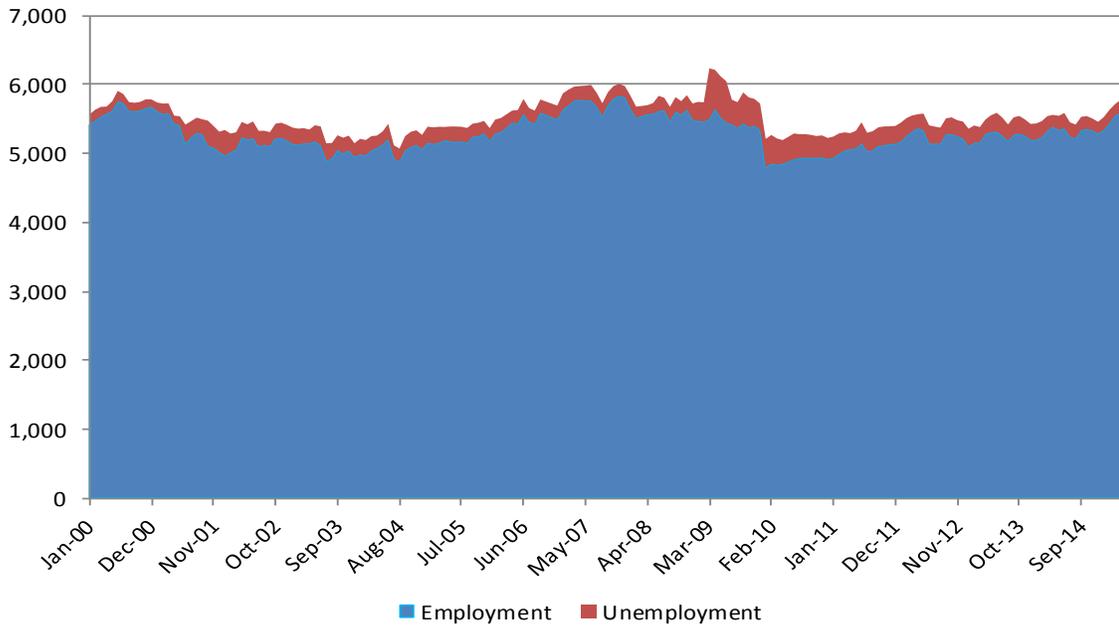
Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As of May 2015, total employment in Noble County was 5,584 persons. Compared with figures from May 2010, this represents annualized employment growth of 2.72% per year. The unemployment rate in May was 3.6%, a decrease of -320 basis points from May 2010, which was 6.8%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Noble County has outperformed both the state and nation in these statistics.

Employment Level Trends

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

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



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

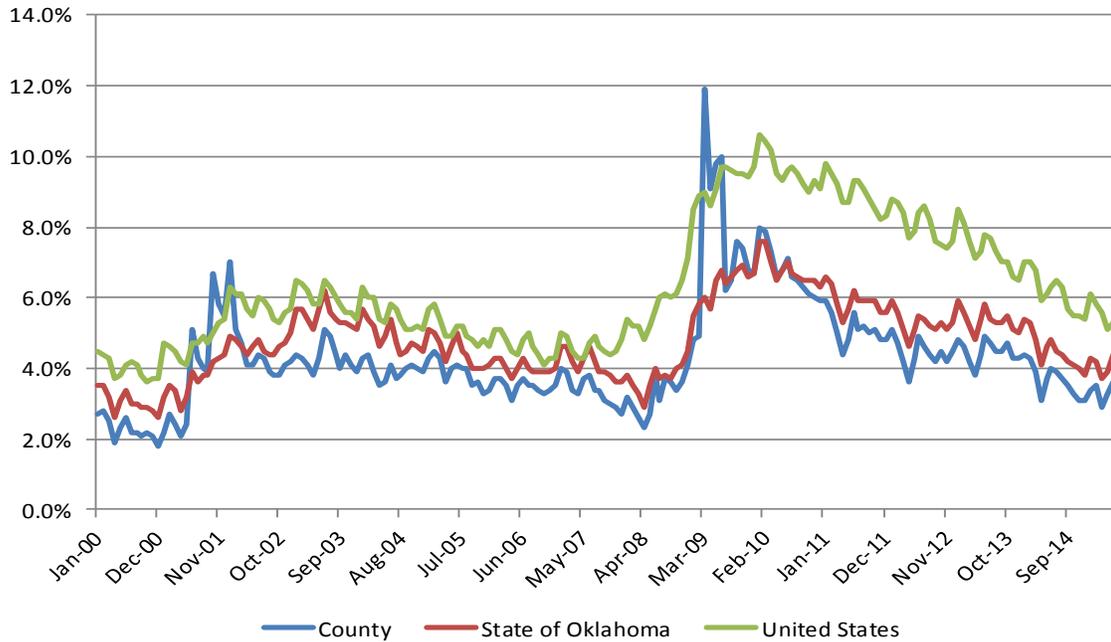
As shown, total employment levels have generally trended upward from 2004 through the 3rd quarter of 2008, when employment levels began to decline due to the national economic recession. Employment growth resumed in early 2010, and has continued to grow to its current level of 5,584 persons. It should be noted that the dip in January 2010 is not an actual decline in employment but rather a statistical adjustment on the part of the Bureau of Labor Statistics based on new population base figures from the 2010 Census. The number of unemployed persons in May 2015 was 207, out of a total labor force of 5,791 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Noble 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 Noble 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 Noble 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 3.6%. On the whole, unemployment rates in Noble County track very well with statewide figures but are typically below the state. Compared with the United States, unemployment rates in Noble 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 Noble 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.

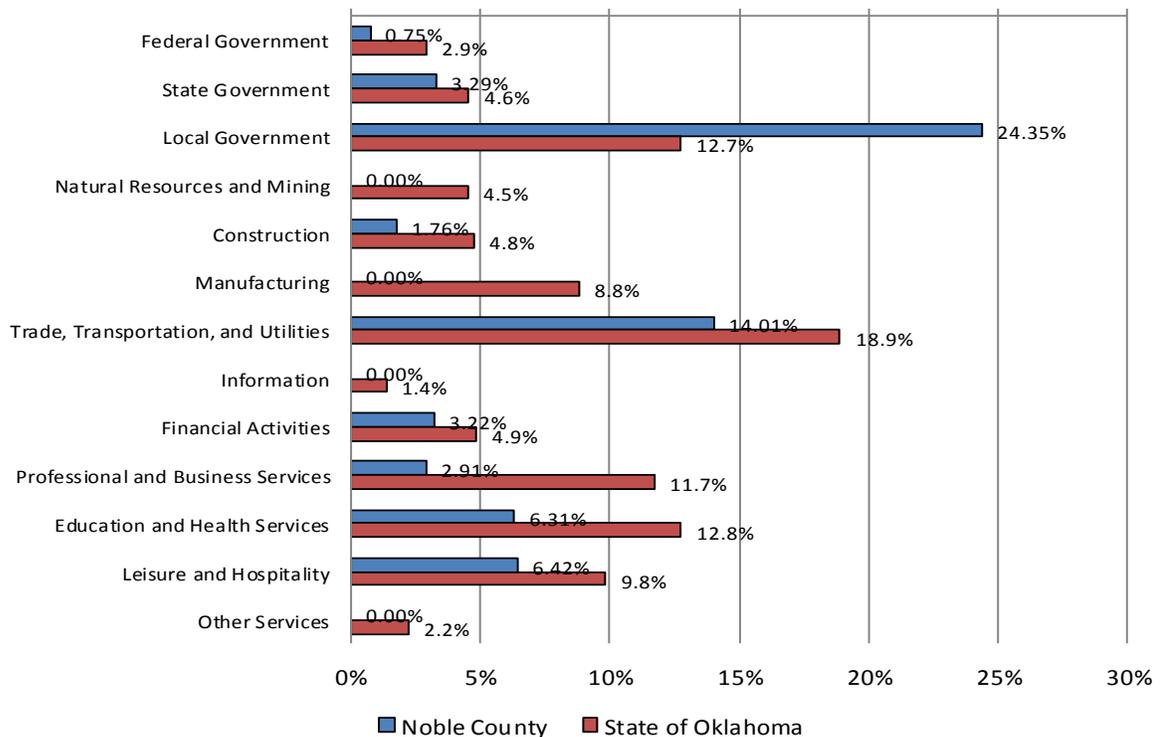


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	8	34	0.75%	\$46,949	0.38
State Government	9	149	3.29%	\$43,690	0.99
Local Government	39	1,104	24.35%	\$29,967	2.42
Natural Resources and Mining	14	N/A	N/A	N/A	N/A
Construction	22	80	1.76%	\$31,641	0.39
Manufacturing	13	N/A	N/A	N/A	N/A
Trade, Transportation, and Utilities	54	635	14.01%	\$45,382	0.73
Information	3	N/A	N/A	N/A	N/A
Financial Activities	16	146	3.22%	\$40,655	0.57
Professional and Business Services	25	132	2.91%	\$26,974	0.21
Education and Health Services	17	286	6.31%	\$26,748	0.42
Leisure and Hospitality	19	291	6.42%	\$13,600	0.60
Other Services	18	N/A	N/A	N/A	N/A
Total	257	4,533		\$40,776	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 (14.01%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$45,382 per year. The industry



with the highest annual pay is Trade, Transportation, and Utilities, with average annual pay of \$45,382 per year.

The rightmost column of the previous table provides location quotients for each industry for Noble 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 (Noble 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 Noble County, among all industries the largest location quotient is in Local Government, with a quotient of 2.42.

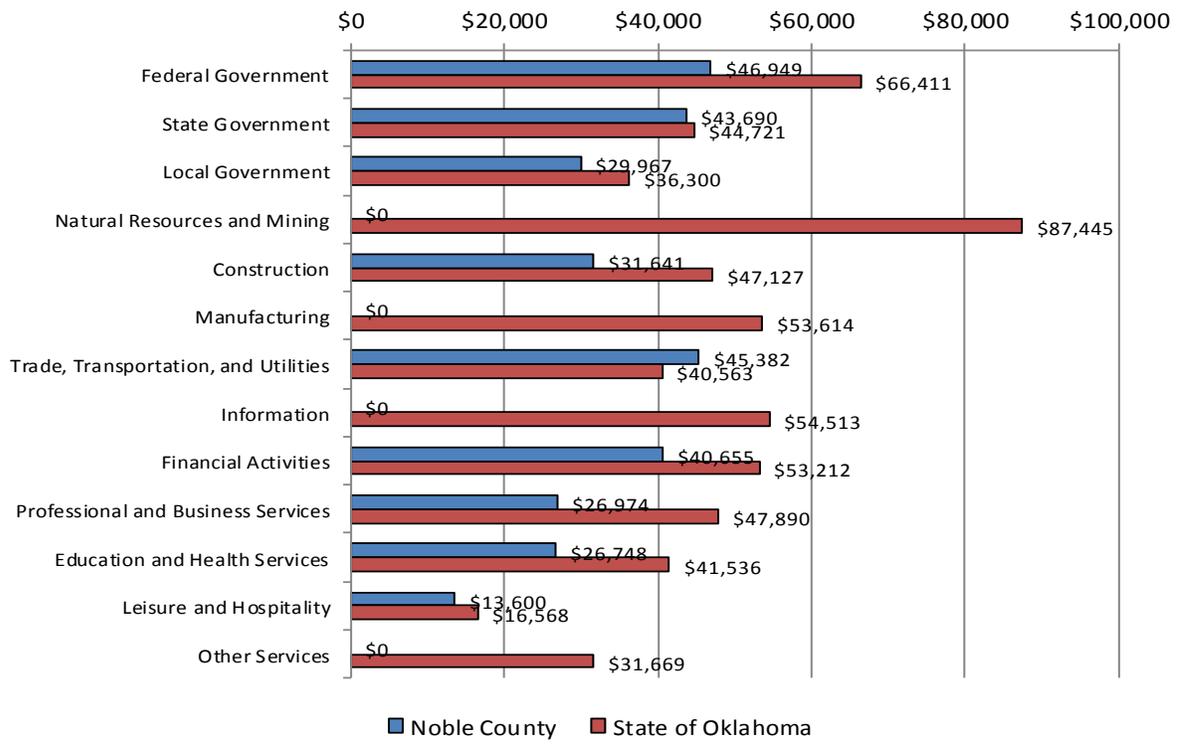
The next table presents average annual pay in Noble County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Noble County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$46,949	\$66,411	\$75,784	70.7%	62.0%
State Government	\$43,690	\$44,721	\$54,184	97.7%	80.6%
Local Government	\$29,967	\$36,300	\$46,146	82.6%	64.9%
Natural Resources and Mining	N/A	\$87,445	\$59,666	N/A	N/A
Construction	\$31,641	\$47,127	\$55,041	67.1%	57.5%
Manufacturing	N/A	\$53,614	\$62,977	N/A	N/A
Trade, Transportation, and Utilities	\$45,382	\$40,563	\$42,988	111.9%	105.6%
Information	N/A	\$54,513	\$90,804	N/A	N/A
Financial Activities	\$40,655	\$53,212	\$85,261	76.4%	47.7%
Professional and Business Services	\$26,974	\$47,890	\$66,657	56.3%	40.5%
Education and Health Services	\$26,748	\$41,536	\$45,951	64.4%	58.2%
Leisure and Hospitality	\$13,600	\$16,568	\$20,993	82.1%	64.8%
Other Services	N/A	\$31,669	\$33,935	N/A	N/A
Total	\$40,776	\$43,774	\$51,361	93.2%	79.4%

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, Noble County has higher average wages in trade, transportation and utilities, and lower average wages in each of the other sectors.

Working Families

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



Families by Employment Status and Presence of Children						
	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Families	1,493		3,369		961,468	
With Children <18 Years:	625	41.86%	1,308	38.82%	425,517	44.26%
Married Couple:	469	75.04%	981	75.00%	281,418	66.14%
Both Parents Employed	250	53.30%	636	64.83%	166,700	59.24%
One Parent Employed	189	40.30%	310	31.60%	104,817	37.25%
Neither Parent Employed	30	6.40%	35	3.57%	9,901	3.52%
Other Family:	156	24.96%	327	25.00%	144,099	33.86%
Male Householder:	49	31.41%	86	26.30%	36,996	25.67%
Employed	49	100.00%	76	88.37%	31,044	83.91%
Not Employed	0	0.00%	10	11.63%	5,952	16.09%
Female Householder:	107	68.59%	241	73.70%	107,103	74.33%
Employed	47	43.93%	177	73.44%	75,631	70.62%
Not Employed	60	56.07%	64	26.56%	31,472	29.38%
Without Children <18 Years:	868	58.14%	2,061	61.18%	535,951	55.74%
Married Couple:	638	73.50%	1,699	82.44%	431,868	80.58%
Both Spouses Employed	205	32.13%	657	38.67%	167,589	38.81%
One Spouse Employed	187	29.31%	525	30.90%	138,214	32.00%
Neither Spouse Employed	246	38.56%	517	30.43%	126,065	29.19%
Other Family:	230	26.50%	362	17.56%	104,083	19.42%
Male Householder:	41	16.67%	76	14.70%	32,243	25.58%
Employed	32	78.05%	53	69.74%	19,437	60.28%
Not Employed	9	21.95%	23	30.26%	12,806	39.72%
Female Householder:	189	82.17%	286	79.01%	71,840	69.02%
Employed	106	56.08%	162	56.64%	36,601	50.95%
Not Employed	83	43.92%	124	43.36%	35,239	49.05%
<i>Total Working Families:</i>	<i>1,065</i>	<i>71.33%</i>	<i>2,596</i>	<i>77.06%</i>	<i>740,033</i>	<i>76.97%</i>
<i>With Children <18 Years:</i>	<i>535</i>	<i>50.23%</i>	<i>1,199</i>	<i>46.19%</i>	<i>378,192</i>	<i>51.10%</i>
<i>Without Children <18 Years:</i>	<i>530</i>	<i>49.77%</i>	<i>1,397</i>	<i>53.81%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Noble County, there are 2,596 working families, 46.19% of which have children under the age of 18 present. This compares with 51.10% in Oklahoma as a whole.

Major Employers

Major employers in the Noble County area are presented in the following table, as reported by the Perry Chamber of Commerce.

Major Employers in Noble County

Company	No. Employees
Charles Machine Works (Ditch Witch)	1,300
Oklahoma Department of Transportation	239
Perry Public Schools	151
Perry Memorial Hospital	95-100
City of Perry	85-100
Perry Green Valley Nursing Home	80
Noble County	77
Wal-Mart	50
Exchange Bank and Trust	40
Anheuser Busch	35
First Bank and Trust	35
E-Z Drill	50

Source: Perry Chamber of Commerce

As can be seen, the largest single employer by far is Charles Machine Works, manufacturer of Ditch Witch construction equipment.

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	1,966		4,917		1,613,364	
Less than 15 minutes	1,239	63.02%	2,044	41.57%	581,194	36.02%
15 to 30 minutes	252	12.82%	1,455	29.59%	625,885	38.79%
30 to 45 minutes	270	13.73%	787	16.01%	260,192	16.13%
45 to 60 minutes	54	2.75%	262	5.33%	74,625	4.63%
60 or more minutes	151	7.68%	369	7.50%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Noble County, the largest percentage of workers (41.57%) travel fewer than 15 minutes to work. Although many persons living in Noble County are also employed in the county, it also appears some persons commute to other labor markets such as Ponca City, Stillwater and Enid.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work

	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	2,014		5,078		1,673,026	
Car, Truck or Van:	1,909	94.79%	4,786	94.25%	1,551,461	92.73%
<i>Drove Alone</i>	<i>1,591</i>	<i>83.34%</i>	<i>3,986</i>	<i>83.28%</i>	<i>1,373,407</i>	<i>88.52%</i>
<i>Carpooled</i>	<i>318</i>	<i>16.66%</i>	<i>800</i>	<i>16.72%</i>	<i>178,054</i>	<i>11.48%</i>
Public Transportation	10	0.50%	24	0.47%	8,092	0.48%
Taxicab	0	0.00%	0	0.00%	984	0.06%
Motorcycle	0	0.00%	20	0.39%	3,757	0.22%
Bicycle	0	0.00%	0	0.00%	4,227	0.25%
Walked	47	2.33%	84	1.65%	30,401	1.82%
Other Means	0	0.00%	3	0.06%	14,442	0.86%
Worked at Home	48	2.38%	161	3.17%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

As shown, the vast majority of persons in Noble County commute to work by private vehicle, with a small percentage of persons working from home. Among persons commuting by private vehicle, a notably higher percentage carpool compared with the rest of the state.

Housing Stock Analysis

Existing Housing Units

The following table presents data regarding the total number of housing units in Noble 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
Perry	2,493	2,571	0.31%	2,540	-0.24%
Noble County	5,082	5,341	0.50%	5,327	-0.05%
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 Noble County declined by - 0.05% per year, to a total of 5,327 housing units in 2015. In terms of new housing unit construction, Noble County underperformed Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure						
	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	2,483		5,331		1,669,828	
1 Unit, Detached	2,096	84.41%	4,414	82.80%	1,219,987	73.06%
1 Unit, Attached	19	0.77%	19	0.36%	34,434	2.06%
Duplex Units	61	2.46%	70	1.31%	34,207	2.05%
3-4 Units	5	0.20%	32	0.60%	42,069	2.52%
5-9 Units	100	4.03%	112	2.10%	59,977	3.59%
10-19 Units	8	0.32%	15	0.28%	57,594	3.45%
20-49 Units	22	0.89%	22	0.41%	29,602	1.77%
50 or More Units	0	0.00%	0	0.00%	30,240	1.81%
Mobile Homes	165	6.65%	636	11.93%	159,559	9.56%
Boat, RV, Van, etc.	7	0.28%	11	0.21%	2,159	0.13%
Total Multifamily Units	196	7.89%	251	4.71%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Noble County, 82.80% of housing units are single-family, detached. 4.71% of housing units are multifamily in structure (two or more units per building), while 12.14% of housing units comprise mobile homes, RVs, etc.

Within Perry, 84.41% of housing units are single-family, detached. 7.89% of housing units are multifamily in structure, while 6.93% of housing units comprise mobile homes, RVs, etc.

Compared with the rest of the state, Noble County has relatively few multifamily housing units, and a larger percentage of single-family homes.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms

	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	2,058		4,565		1,444,081	
Owner Occupied:	1,224	59.48%	3,322	72.77%	968,736	67.08%
No Bedroom	0	0.00%	0	0.00%	2,580	0.27%
1 Bedroom	26	2.12%	47	1.41%	16,837	1.74%
2 Bedrooms	340	27.78%	697	20.98%	166,446	17.18%
3 Bedrooms	710	58.01%	2,049	61.68%	579,135	59.78%
4 Bedrooms	127	10.38%	457	13.76%	177,151	18.29%
5 or More Bedrooms	21	1.72%	72	2.17%	26,587	2.74%
Renter Occupied:	834	40.52%	1,243	27.23%	475,345	32.92%
No Bedroom	0	0.00%	13	1.05%	13,948	2.93%
1 Bedroom	181	21.70%	209	16.81%	101,850	21.43%
2 Bedrooms	324	38.85%	449	36.12%	179,121	37.68%
3 Bedrooms	279	33.45%	512	41.19%	152,358	32.05%
4 Bedrooms	50	6.00%	60	4.83%	24,968	5.25%
5 or More Bedrooms	0	0.00%	0	0.00%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Noble County is 72.77%, while 27.23% of housing units are renter occupied. In Perry, the homeownership rate is 59.48%, while 40.52% of households are renters.

Housing Units Tenure and Household Income

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

Noble County Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	4,565	3,322	1,243	72.77%	27.23%
Less than \$5,000	183	54	129	29.51%	70.49%
\$5,000 - \$9,999	134	65	69	48.51%	51.49%
\$10,000-\$14,999	402	132	270	32.84%	67.16%
\$15,000-\$19,999	211	138	73	65.40%	34.60%
\$20,000-\$24,999	281	208	73	74.02%	25.98%
\$25,000-\$34,999	530	311	219	58.68%	41.32%
\$35,000-\$49,999	781	570	211	72.98%	27.02%
\$50,000-\$74,999	998	889	109	89.08%	10.92%
\$75,000-\$99,999	542	475	67	87.64%	12.36%
\$100,000-\$149,999	360	340	20	94.44%	5.56%
\$150,000 or more	143	140	3	97.90%	2.10%
Income Less Than \$25,000	1,211	597	614	49.30%	50.70%

Source: 2009-2013 American Community Survey, Table B25118

Within Noble County as a whole, 50.70% of households with incomes less than \$25,000 are estimated to be renters, while 49.30% are estimated to be homeowners.

Perry Owner/Renter Percentages by Income Band in 2013

Household Income	Total Households	Total Owners	Total Renters	% Owners	% Renters
Total	2,058	1,224	834	59.48%	40.52%
Less than \$5,000	100	0	100	0.00%	100.00%
\$5,000 - \$9,999	66	14	52	21.21%	78.79%
\$10,000-\$14,999	288	49	239	17.01%	82.99%
\$15,000-\$19,999	67	36	31	53.73%	46.27%
\$20,000-\$24,999	128	104	24	81.25%	18.75%
\$25,000-\$34,999	277	104	173	37.55%	62.45%
\$35,000-\$49,999	425	269	156	63.29%	36.71%
\$50,000-\$74,999	453	421	32	92.94%	7.06%
\$75,000-\$99,999	136	116	20	85.29%	14.71%
\$100,000-\$149,999	69	62	7	89.86%	10.14%
\$150,000 or more	49	49	0	100.00%	0.00%
Income Less Than \$25,000	649	203	446	31.28%	68.72%

Source: 2009-2013 American Community Survey, Table B25118

Within Perry, 68.72% of households with incomes less than \$25,000 are estimated to be renters, while 31.28% 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

	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	2,058		4,565		1,444,081	
Owner Occupied:	1,224	59.48%	3,322	72.77%	968,736	67.08%
Built 2010 or Later	0	0.00%	15	0.45%	10,443	1.08%
Built 2000 to 2009	59	4.82%	420	12.64%	153,492	15.84%
Built 1990 to 1999	36	2.94%	299	9.00%	125,431	12.95%
Built 1980 to 1989	74	6.05%	492	14.81%	148,643	15.34%
Built 1970 to 1979	338	27.61%	756	22.76%	184,378	19.03%
Built 1960 to 1969	115	9.40%	265	7.98%	114,425	11.81%
Built 1950 to 1959	253	20.67%	424	12.76%	106,544	11.00%
Built 1940 to 1949	121	9.89%	198	5.96%	50,143	5.18%
Built 1939 or Earlier	228	18.63%	453	13.64%	75,237	7.77%
Median Year Built:		1961		1974		1977
Renter Occupied:	834	40.52%	1,243	27.23%	475,345	32.92%
Built 2010 or Later	0	0.00%	0	0.00%	5,019	1.06%
Built 2000 to 2009	14	1.68%	50	4.02%	50,883	10.70%
Built 1990 to 1999	38	4.56%	77	6.19%	47,860	10.07%
Built 1980 to 1989	83	9.95%	144	11.58%	77,521	16.31%
Built 1970 to 1979	201	24.10%	278	22.37%	104,609	22.01%
Built 1960 to 1969	155	18.59%	209	16.81%	64,546	13.58%
Built 1950 to 1959	134	16.07%	183	14.72%	54,601	11.49%
Built 1940 to 1949	103	12.35%	131	10.54%	31,217	6.57%
Built 1939 or Earlier	106	12.71%	171	13.76%	39,089	8.22%
Median Year Built:		1965		1967		1975
Overall Median Year Built:		1961		1972		1976

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

Within Noble County, 10.62% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Perry the percentage is 3.55%.

81.14% of housing units in Noble County were built prior to 1990, while in Perry the percentage is 92.86%. These figures compare with the statewide figure of 72.78%.

Compared with the rest of the state, both Perry and Noble County have relatively older housing stocks with fewer homes constructed since 2000.

Substandard Housing

The next table presents data regarding substandard housing in Noble 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
Perry	2,058	55	2.67%	75	3.64%	23	1.12%
Noble County	4,565	64	1.40%	92	2.02%	172	3.77%
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 Noble County, 1.40% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 2.02% 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 Noble County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy						
	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	2,483		5,331		1,669,828	
Total Vacant Units	425	17.12%	766	14.37%	225,747	13.52%
For rent	47	11.06%	86	11.23%	43,477	19.26%
Rented, not occupied	14	3.29%	15	1.96%	9,127	4.04%
For sale only	81	19.06%	123	16.06%	23,149	10.25%
Sold, not occupied	0	0.00%	7	0.91%	8,618	3.82%
For seasonal, recreational, or occasional use	63	14.82%	104	13.58%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	746	0.33%
Other vacant	220	51.76%	431	56.27%	101,155	44.81%
Homeowner Vacancy Rate	6.21%		3.56%		2.31%	
Rental Vacancy Rate	5.25%		6.40%		8.24%	

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

Within Noble County, the overall housing vacancy rate is estimated to be 14.37%. The homeowner vacancy rate is estimated to be 3.56%, while the rental vacancy rate is estimated to be 6.40%.

In Perry, the overall housing vacancy rate is estimated to be 17.12%. The homeowner vacancy rate is estimated to be 6.21%, while the rental vacancy rate is estimated to be 5.25%.

Though the homeowner vacancy rate is higher than the state, the rental vacancy rate is lower. Relatively low rental vacancy may reflect persons employed in the oil and gas industry, working in the area on a short-term basis.

Building Permits

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

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

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	3	\$83,333	0	N/A
2005	8	\$150,000	0	N/A
2006	3	\$126,667	0	N/A
2007	7	\$114,571	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	2	\$175,000	0	N/A
2013	0	N/A	0	N/A
2014	0	N/A	2	\$107,500

Source: United States Census Bureau Building Permits Survey

In Perry, building permits for 25 housing units were issued between 2004 and 2014, for an average of 2 units per year. 92.00% of these housing units were single family homes, and 8.00% consisted of multifamily units.

New Construction Activity**For Ownership:**

Much new home construction in Noble County in the recent past has been in rural areas of the county, on unplatted acreages. Some new homes have been constructed in the vicinity of the community of Morrison, and sporadic new construction has occurred in additions in Perry, such as the Fairway, Highland, I-35 and Northwest Perry additions. Although some new homes have been constructed that could be considered reasonably affordable (under \$130,000), much has been priced well above this point. The average price of homes in Noble County built since 2000 (sold since January 2014) is \$231,413, or \$111.50 per square foot. This is well above what could be afforded by a household earning at or less than median household income for Noble County, which is estimated to be \$47,992 in 2015.

For Rent:

To our knowledge there have been no significant new additions to the Noble County rental housing market in many years. Affordable Housing Tax Credits were awarded in recent years to Progressive Rural Housing Apartments to rehabilitate 107 affordable rental units in Noble County (and adjacent counties), but this will not add new rental units to the area.

Homeownership Market

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

Housing Units by Home Value

The following table presents housing units in Noble 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

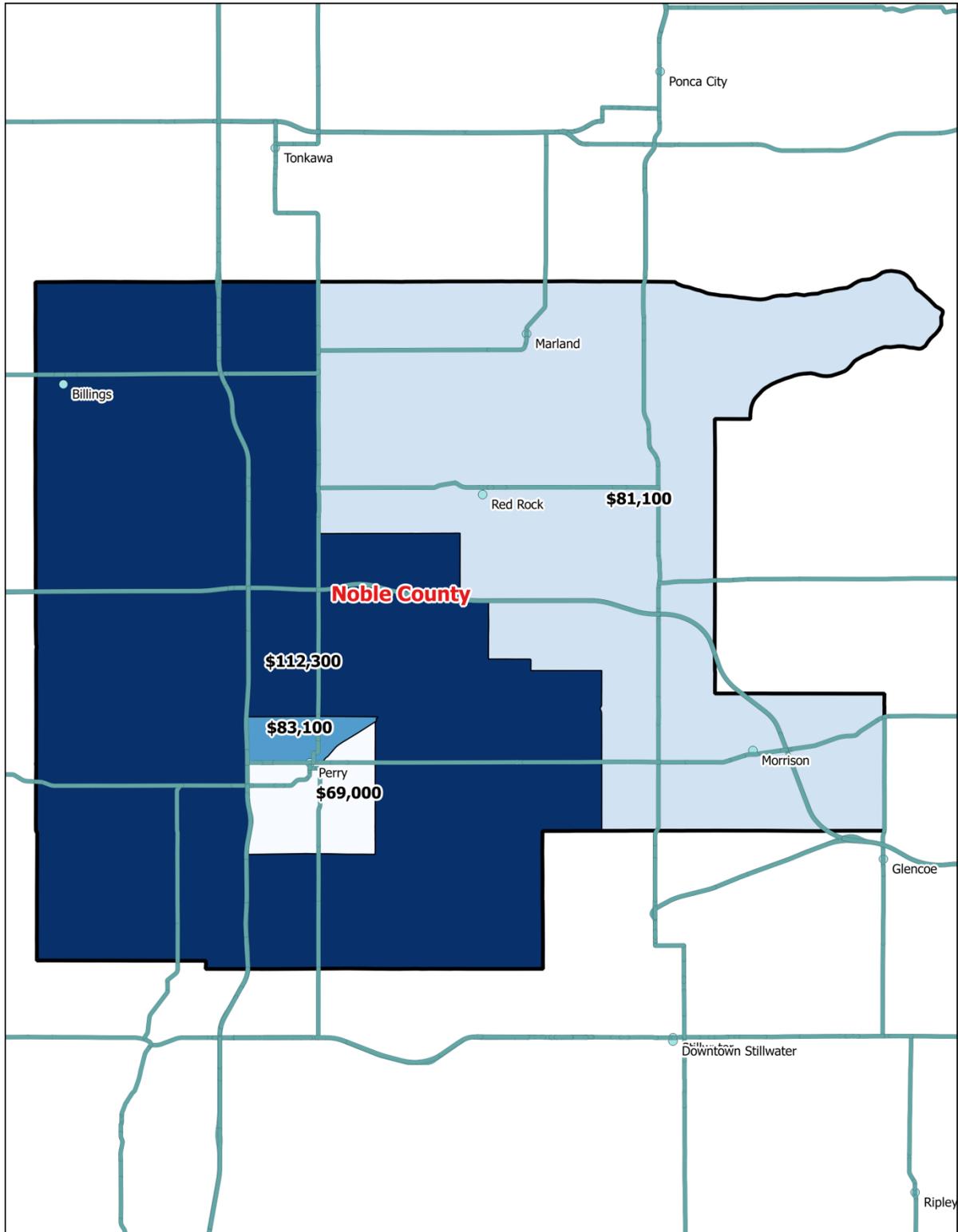
	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	1,224		3,322		968,736	
Less than \$10,000	29	2.37%	130	3.91%	20,980	2.17%
\$10,000 to \$14,999	23	1.88%	140	4.21%	15,427	1.59%
\$15,000 to \$19,999	51	4.17%	99	2.98%	13,813	1.43%
\$20,000 to \$24,999	30	2.45%	43	1.29%	16,705	1.72%
\$25,000 to \$29,999	43	3.51%	96	2.89%	16,060	1.66%
\$30,000 to \$34,999	31	2.53%	95	2.86%	19,146	1.98%
\$35,000 to \$39,999	21	1.72%	54	1.63%	14,899	1.54%
\$40,000 to \$49,999	76	6.21%	180	5.42%	39,618	4.09%
\$50,000 to \$59,999	152	12.42%	215	6.47%	45,292	4.68%
\$60,000 to \$69,999	130	10.62%	236	7.10%	52,304	5.40%
\$70,000 to \$79,999	80	6.54%	244	7.34%	55,612	5.74%
\$80,000 to \$89,999	155	12.66%	249	7.50%	61,981	6.40%
\$90,000 to \$99,999	79	6.45%	152	4.58%	51,518	5.32%
\$100,000 to \$124,999	117	9.56%	336	10.11%	119,416	12.33%
\$125,000 to \$149,999	68	5.56%	187	5.63%	96,769	9.99%
\$150,000 to \$174,999	32	2.61%	206	6.20%	91,779	9.47%
\$175,000 to \$199,999	22	1.80%	152	4.58%	53,304	5.50%
\$200,000 to \$249,999	43	3.51%	233	7.01%	69,754	7.20%
\$250,000 to \$299,999	24	1.96%	76	2.29%	41,779	4.31%
\$300,000 to \$399,999	10	0.82%	107	3.22%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	27	0.81%	13,334	1.38%
\$500,000 to \$749,999	0	0.00%	41	1.23%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	9	0.27%	3,764	0.39%
\$1,000,000 or more	8	0.65%	15	0.45%	5,018	0.52%
Median Home Value:	\$73,300		\$85,200		\$112,800	

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

The median value of owner-occupied homes in Noble County is \$85,200. This is -24.5% lower than the statewide median, which is \$112,800. The median home value in Perry is estimated to be \$73,300.

The geographic distribution of home values in Noble County can be visualized by the following map. As can be seen, the highest home values are in the western half of the county, but outside of Perry proper, while the lowest home values are in the southern area of Perry and its surrounding area.

Noble County Median Home Values by Census Tract



Home Values by Year of Construction

The next table presents median home values in Noble 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			
	Perry Median Value	Noble County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:			
Built 2010 or Later	-	\$212,500	\$188,900
Built 2000 to 2009	\$214,200	\$182,400	\$178,000
Built 1990 to 1999	\$120,800	\$123,800	\$147,300
Built 1980 to 1989	\$57,500	\$108,800	\$118,300
Built 1970 to 1979	\$90,600	\$83,800	\$111,900
Built 1960 to 1969	\$111,900	\$104,800	\$97,100
Built 1950 to 1959	\$61,800	\$67,400	\$80,300
Built 1940 to 1949	\$56,600	\$58,200	\$67,900
Built 1939 or Earlier	\$49,300	\$49,900	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Perry Single Family Sales Activity

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

Perry Single Family Sales Activity					
Two Bedroom Units					
Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	37	38	44	34	49
Average Sale Price	\$53,935	\$118,447	\$61,393	\$75,227	\$110,583
Average Square Feet	1,038	1,000	1,102	1,095	1,005
Average Price/SF	\$51.96	\$118.45	\$55.71	\$68.70	\$110.03
Average Year Built	1939	1941	1942	1944	1942

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

Perry Single Family Sales Activity
Three Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	42	43	50	41	48
Average Sale Price	\$105,351	\$104,195	\$101,135	\$113,421	\$103,250
Average Square Feet	1,510	1,616	1,482	1,515	1,501
Average Price/SF	\$69.77	\$64.48	\$68.24	\$74.87	\$68.79
Average Year Built	1966	1970	1958	1969	1953

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

Perry Single Family Sales Activity
Four Bedroom Units

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	5	15	14	10	10
Average Sale Price	\$82,800	\$137,100	\$134,308	\$100,333	\$119,100
Average Square Feet	2,013	2,393	2,306	2,105	2,021
Average Price/SF	\$41.13	\$57.29	\$58.24	\$47.66	\$58.93
Average Year Built	1948	1957	1958	1935	1940

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

Perry Single Family Sales Activity
All Bedroom Types

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	90	102	116	90	108
Average Sale Price	\$77,899	\$110,165	\$86,577	\$94,278	\$107,701
Average Square Feet	1,290	1,445	1,409	1,401	1,318
Average Price/SF	\$60.39	\$76.24	\$61.45	\$67.29	\$81.72
Average Year Built	1951	1955	1950	1954	1946

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

Between 2011 and 2014, the average sale price grew by 4.89% per year. The average sale price in 2015 was \$107,701 for an average price per square foot of \$81.72. The average year of construction has typically been in the early to mid-1950s. On the whole, this data suggests that the Perry single family market has been strengthening over the last several years.

Foreclosure Rates

The next table presents foreclosure rate data for Noble 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
Noble County	1.0%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	58

* 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 Noble County was 1.0% in May 2014. The county ranked 58 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 Oklahoma, foreclosures have likely not had a significant impact on the area's housing market.

Rental Market

This section will discuss supply and demand factors for the rental market in Noble 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 Noble 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						
	Perry		Noble County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	834		1,243		475,345	
With cash rent:	764		1,100		432,109	
Less than \$100	0	0.00%	0	0.00%	2,025	0.43%
\$100 to \$149	18	2.16%	18	1.45%	2,109	0.44%
\$150 to \$199	0	0.00%	2	0.16%	4,268	0.90%
\$200 to \$249	23	2.76%	36	2.90%	8,784	1.85%
\$250 to \$299	6	0.72%	18	1.45%	8,413	1.77%
\$300 to \$349	82	9.83%	98	7.88%	9,107	1.92%
\$350 to \$399	15	1.80%	31	2.49%	10,932	2.30%
\$400 to \$449	8	0.96%	21	1.69%	15,636	3.29%
\$450 to \$499	124	14.87%	134	10.78%	24,055	5.06%
\$500 to \$549	37	4.44%	74	5.95%	31,527	6.63%
\$550 to \$599	84	10.07%	119	9.57%	33,032	6.95%
\$600 to \$649	26	3.12%	59	4.75%	34,832	7.33%
\$650 to \$699	89	10.67%	97	7.80%	32,267	6.79%
\$700 to \$749	47	5.64%	52	4.18%	30,340	6.38%
\$750 to \$799	52	6.24%	89	7.16%	27,956	5.88%
\$800 to \$899	54	6.47%	99	7.96%	45,824	9.64%
\$900 to \$999	70	8.39%	77	6.19%	34,153	7.18%
\$1,000 to \$1,249	29	3.48%	65	5.23%	46,884	9.86%
\$1,250 to \$1,499	0	0.00%	3	0.24%	14,699	3.09%
\$1,500 to \$1,999	0	0.00%	8	0.64%	10,145	2.13%
\$2,000 or more	0	0.00%	0	0.00%	5,121	1.08%
No cash rent	70	8.39%	143	11.50%	43,236	9.10%
Median Gross Rent		\$591		\$600		\$699

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

Median gross rent in Noble County is estimated to be \$600, which is -14.2% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Perry is estimated to be \$591.

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

	Perry Median Rent	Noble County Median Rent	State of Oklahoma Median Rent
Total Rental Units:			
Built 2010 or Later	-	-	\$933
Built 2000 to 2009	-	\$675	\$841
Built 1990 to 1999	-	\$482	\$715
Built 1980 to 1989	\$329	\$444	\$693
Built 1970 to 1979	\$571	\$579	\$662
Built 1960 to 1969	\$755	\$755	\$689
Built 1950 to 1959	\$673	\$700	\$714
Built 1940 to 1949	\$853	\$817	\$673
Built 1939 or Earlier	\$495	\$513	\$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 Noble County is among housing units constructed between 1940 and 1949 in Perry, which is \$853 per month. In order to be affordable, a household would need to earn at least \$34,120 per year to afford such a unit.

Perry Rental Survey Data

The next table shows the results of our rental survey of Perry. The rental housing options available in Perry are limited, and most multifamily units are subsidized by the US Department of Agriculture.

Perry Rental Properties

Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Oak Drive Apartments	Market Rate	N/A	2	1	N/A	\$420	N/A	0.00%
Garden Oaks Apartments	USDA	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Rental Market Vacancy – Perry

Local officials note that Perry rental properties are typically well occupied, though there is currently some vacancy due to the energy slowdown. The overall market vacancy of rental housing units was reported at 5.25% by the Census Bureau as of the most recent American Community Survey, which is significantly lower than the statewide figure of 8.24%.



Garden Oaks Apartments



Oak Drive Apartments

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 Noble 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 Noble County

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

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

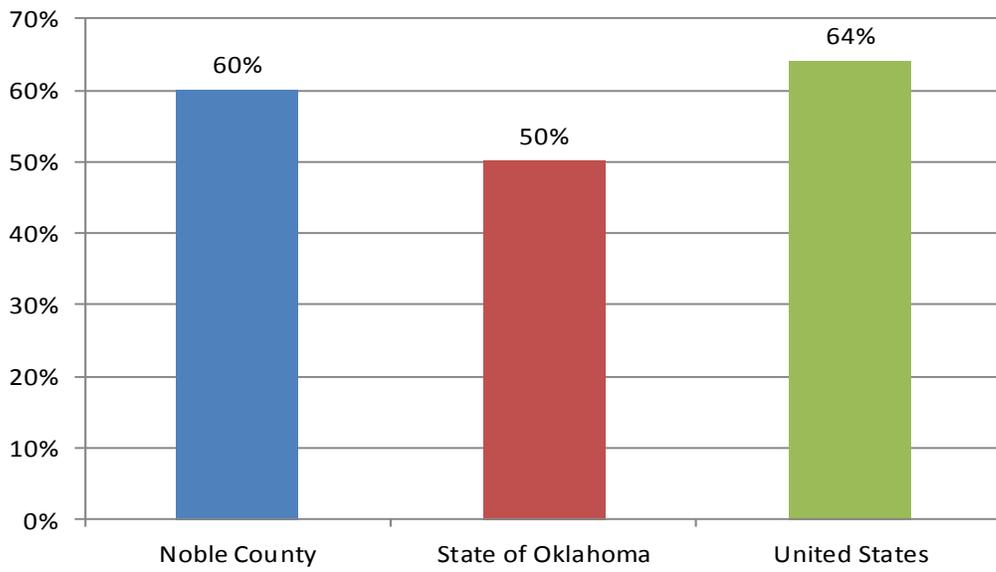
Among all HUD programs, there are 5 housing units located within Noble County, all consisting of Affordable Choice Vouchers. For confidentiality reasons, HUD does not disclose most information about these households, but does note that 60% are racial or ethnic minorities.

Demographics of Persons in HUD Programs in Noble County

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

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

Percentage of Minority Households - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households



Projected Housing Need

Consolidated Housing Affordability Strategy (CHAS)

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

Noble County : CHAS - Housing Cost Burden by HAMFI				
Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	235		380	
Cost Burden Less Than 30%	30	12.77%	30	7.89%
Cost Burden Between 30%-50%	50	21.28%	115	30.26%
Cost Burden Greater Than 50%	120	51.06%	210	55.26%
Not Computed (no/negative income)	30	12.77%	25	6.58%
Income 30%-50% HAMFI	260		165	
Cost Burden Less Than 30%	165	63.46%	55	33.33%
Cost Burden Between 30%-50%	70	26.92%	95	57.58%
Cost Burden Greater Than 50%	20	7.69%	20	12.12%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	525		295	
Cost Burden Less Than 30%	335	63.81%	205	69.49%
Cost Burden Between 30%-50%	155	29.52%	90	30.51%
Cost Burden Greater Than 50%	30	5.71%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	380		95	
Cost Burden Less Than 30%	310	81.58%	95	100.00%
Cost Burden Between 30%-50%	60	15.79%	0	0.00%
Cost Burden Greater Than 50%	10	2.63%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	3,430		1,210	
Cost Burden Less Than 30%	2,805	81.78%	660	54.55%
Cost Burden Between 30%-50%	400	11.66%	300	24.79%
Cost Burden Greater Than 50%	184	5.36%	230	19.01%
Not Computed (no/negative income)	30	0.87%	25	2.07%

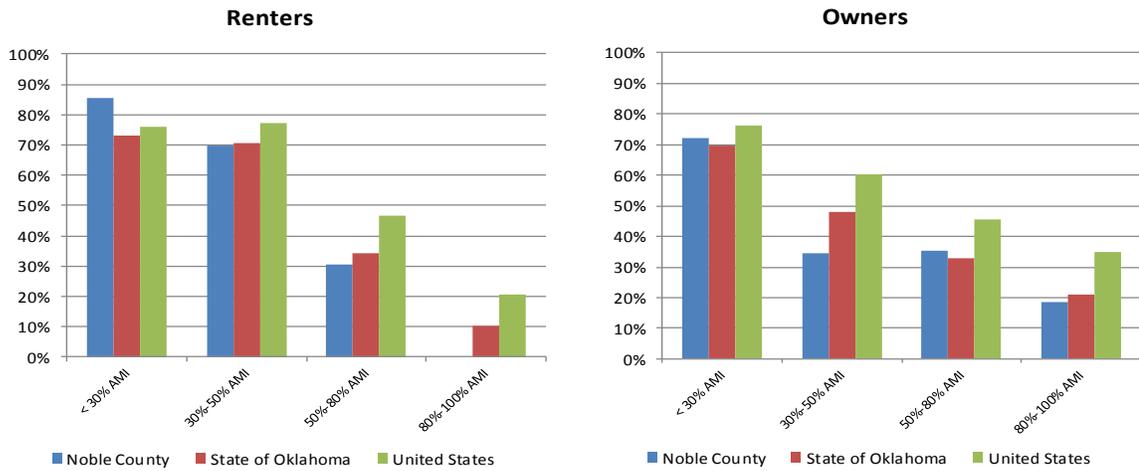
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 8

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

Noble 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	235	72.34%	380	85.53%
Income 30%-50% HAMFI	260	34.62%	165	69.70%
Income 50%-80% HAMFI	525	35.24%	295	30.51%
Income 80%-100% HAMFI	380	18.42%	95	0.00%
All Incomes	3,430	17.03%	1,210	43.80%

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.



Noble County : CHAS - HAMFI by Substandard Conditions / Overcrowding				
Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	235		380	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	10	4.26%	60	15.79%
Income 30%-50% HAMFI	260		165	
Between 1.0 and 1.5 Persons per Room	0	0.00%	20	12.12%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	15	5.77%	10	6.06%
Income 50%-80% HAMFI	525		295	
Between 1.0 and 1.5 Persons per Room	0	0.00%	0	0.00%
More than 1.5 Persons per Room	0	0.00%	0	0.00%
Lacks Complete Kitchen or Plumbing	0	0.00%	0	0.00%
Income 80%-100% HAMFI	380		95	
Between 1.0 and 1.5 Persons per Room	4	1.05%	4	4.21%
More than 1.5 Persons per Room	4	1.05%	0	0.00%
Lacks Complete Kitchen or Plumbing	4	1.05%	10	10.53%
All Incomes	3,430		1,210	
Between 1.0 and 1.5 Persons per Room	19	0.55%	28	2.31%
More than 1.5 Persons per Room	4	0.12%	0	0.00%
Lacks Complete Kitchen or Plumbing	33	0.96%	80	6.61%

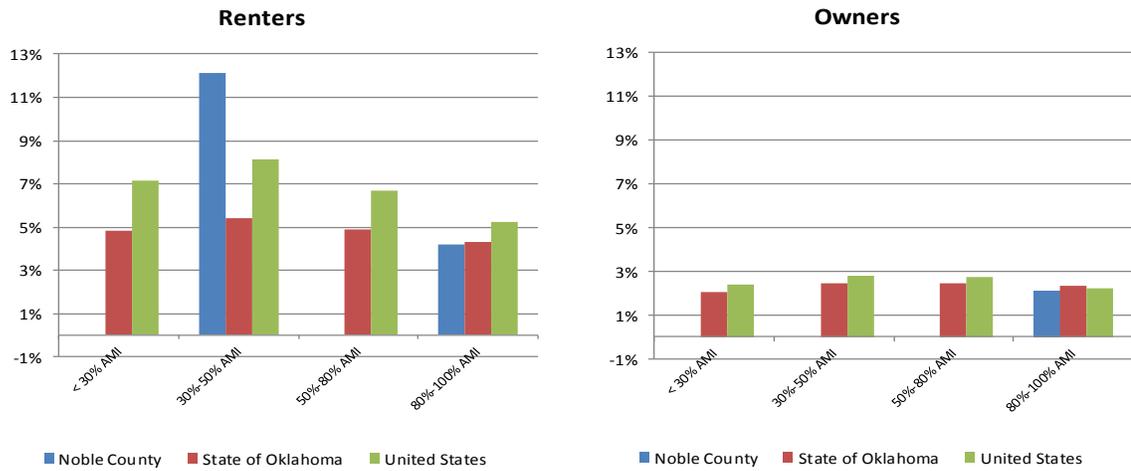
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 3

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 Noble County, Oklahoma and the nation.

Noble 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	235	0.00%	380	0.00%	
Income 30%-50% HAMFI	260	0.00%	165	12.12%	
Income 50%-80% HAMFI	525	0.00%	295	0.00%	
Income 80%-100% HAMFI	380	2.11%	95	4.21%	
All Incomes	3,430	0.67%	1,210	2.31%	

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 Noble County, the state and the nation.

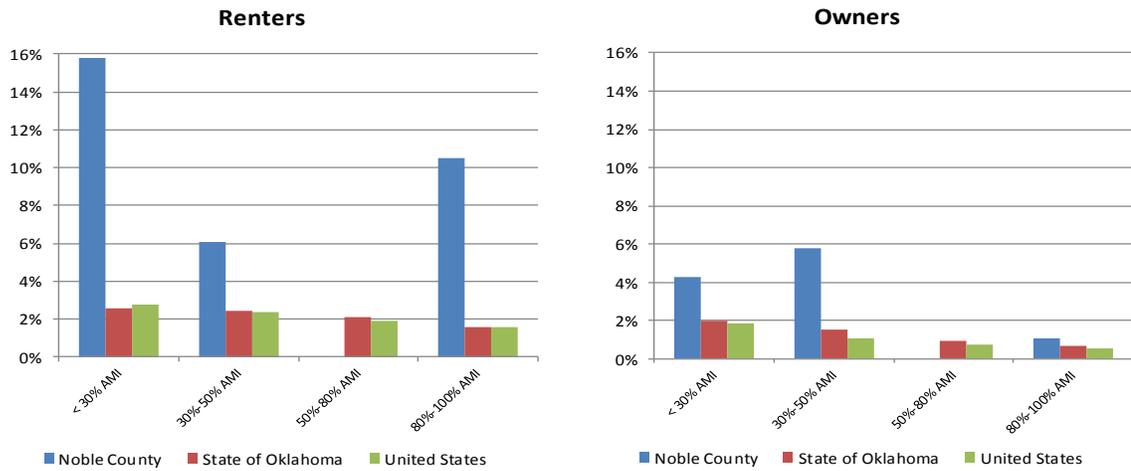
Noble County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	235	4.26%	380	15.79%	
Income 30%-50% HAMFI	260	5.77%	165	6.06%	
Income 50%-80% HAMFI	525	0.00%	295	0.00%	
Income 80%-100% HAMFI	380	1.05%	95	10.53%	
All Incomes	3,430	0.96%	1,210	6.61%	

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.

Noble County : CHAS - Housing Cost Burden by Household Type / HAMFI						
	Total	Owners		Renters		
		No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 30% HAMFI	235	174	74.04%	380	328	86.32%
Elderly Family	55	50	90.91%	0	0	N/A
Small Family (2-4 persons)	25	19	76.00%	160	155	96.88%
Large Family (5 or more persons)	0	0	N/A	4	4	100.00%
Elderly Non-Family	75	60	80.00%	55	49	89.09%
Non-Family, Non-Elderly	75	45	60.00%	160	120	75.00%
Income 30%-50% HAMFI	260	92	35.38%	165	115	69.70%
Elderly Family	55	30	54.55%	10	10	100.00%
Small Family (2-4 persons)	50	14	28.00%	55	35	63.64%
Large Family (5 or more persons)	4	0	0.00%	25	25	100.00%
Elderly Non-Family	110	40	36.36%	15	0	0.00%
Non-Family, Non-Elderly	45	8	17.78%	60	45	75.00%
Income 50%-80% HAMFI	525	179	34.10%	295	90	30.51%
Elderly Family	110	25	22.73%	25	10	40.00%
Small Family (2-4 persons)	155	80	51.61%	155	30	19.35%
Large Family (5 or more persons)	35	0	0.00%	20	0	0.00%
Elderly Non-Family	145	4	2.76%	30	15	50.00%
Non-Family, Non-Elderly	75	70	93.33%	65	35	53.85%
Income 80%-100% HAMFI	380	73	19.21%	95	0	0.00%
Elderly Family	125	20	16.00%	10	0	0.00%
Small Family (2-4 persons)	160	45	28.13%	80	0	0.00%
Large Family (5 or more persons)	20	0	0.00%	4	0	0.00%
Elderly Non-Family	50	4	8.00%	0	0	N/A
Non-Family, Non-Elderly	25	4	16.00%	0	0	N/A
All Incomes	3,430	587	17.11%	1,210	533	44.05%
Elderly Family	735	140	19.05%	55	20	36.36%
Small Family (2-4 persons)	1,665	188	11.29%	590	220	37.29%
Large Family (5 or more persons)	159	0	0.00%	83	29	34.94%
Elderly Non-Family	455	112	24.62%	104	64	61.54%
Non-Family, Non-Elderly	415	147	35.42%	370	200	54.05%

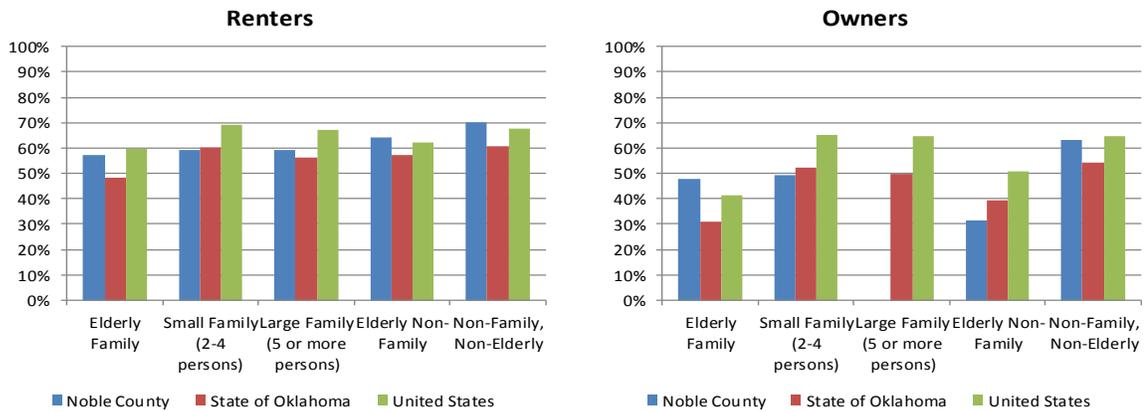
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Noble 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	1,020	445	43.63%	840	63.45%
Elderly Family	220	105	47.73%	35	20
Small Family (2-4 persons)	230	113	49.13%	370	220
Large Family (5 or more persons)	39	0	0.00%	49	29
Elderly Non-Family	330	104	31.52%	100	64
Non-Family, Non-Elderly	195	123	63.08%	285	200

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).



Noble County : CHAS - Housing Problems by Household Type and HAMFI						
	Total	Owners		Renters		
		No. w/ Housing Problems	Pct. w/ Housing Problems	Total	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	235	175	74.47%	380	339	89.21%
Elderly Family	55	50	90.91%	0	0	N/A
Small Family (2-4 persons)	25	20	80.00%	160	155	96.88%
Large Family (5 or more persons)	0	0	N/A	4	4	100.00%
Elderly Non-Family	75	60	80.00%	55	50	90.91%
Non-Family, Non-Elderly	75	45	60.00%	160	130	81.25%
Income 30%-50% HAMFI	260	100	38.46%	165	115	69.70%
Elderly Family	55	25	45.45%	10	10	100.00%
Small Family (2-4 persons)	50	20	40.00%	55	35	63.64%
Large Family (5 or more persons)	4	0	0.00%	25	25	100.00%
Elderly Non-Family	110	40	36.36%	15	0	0.00%
Non-Family, Non-Elderly	45	15	33.33%	60	45	75.00%
Income 50%-80% HAMFI	525	179	34.10%	295	90	30.51%
Elderly Family	110	25	22.73%	25	10	40.00%
Small Family (2-4 persons)	155	80	51.61%	155	30	19.35%
Large Family (5 or more persons)	35	0	0.00%	20	0	0.00%
Elderly Non-Family	145	4	2.76%	30	15	50.00%
Non-Family, Non-Elderly	75	70	93.33%	65	35	53.85%
Income Greater than 80% of HAMFI	2,410	164	6.80%	370	18	4.86%
Elderly Family	515	30	5.83%	20	10	50.00%
Small Family (2-4 persons)	1,430	75	5.24%	220	4	1.82%
Large Family (5 or more persons)	115	25	21.74%	40	4	10.00%
Elderly Non-Family	130	4	3.08%	4	0	0.00%
Non-Family, Non-Elderly	220	30	13.64%	85	0	0.00%
All Incomes	3,430	618	18.02%	1,210	562	46.45%
Elderly Family	735	130	17.69%	55	30	54.55%
Small Family (2-4 persons)	1,660	195	11.75%	590	224	37.97%
Large Family (5 or more persons)	154	25	16.23%	89	33	37.08%
Elderly Non-Family	460	108	23.48%	104	65	62.50%
Non-Family, Non-Elderly	415	160	38.55%	370	210	56.76%

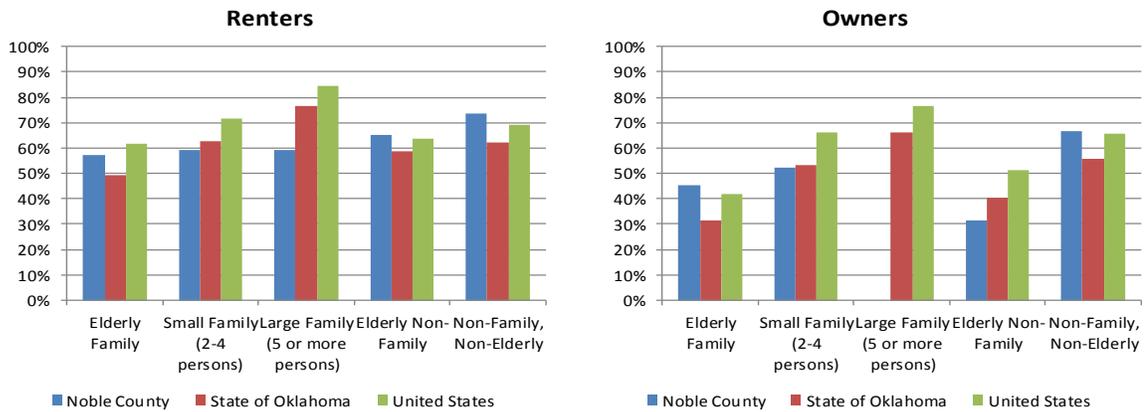
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Noble County : Households under 80% AMI by Housing Problems

Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	1,020	454	44.51%	840	544	64.76%
Elderly Family	220	100	45.45%	35	20	57.14%
Small Family (2-4 persons)	230	120	52.17%	370	220	59.46%
Large Family (5 or more persons)	39	0	0.00%	49	29	59.18%
Elderly Non-Family	330	104	31.52%	100	65	65.00%
Non-Family, Non-Elderly	195	130	66.67%	285	210	73.68%

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 Noble 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.”



Noble 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	235	175	74.5%	380	335	88.2%
White alone, non-Hispanic	190	140	73.7%	255	220	86.3%
Black or African-American alone	0	0	N/A	85	75	88.2%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	29	25	86.2%	29	25	86.2%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	0	0	N/A	0	0	N/A
Other (including multiple races)	14	10	71.4%	15	15	100.0%
Income 30%-50% HAMFI	260	105	40.4%	170	115	67.6%
White alone, non-Hispanic	230	100	43.5%	100	70	70.0%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	24	4	16.7%	60	35	58.3%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	0	0	N/A	4	4	100.0%
Other (including multiple races)	4	0	0.0%	4	4	100.0%
Income 50%-80% HAMFI	520	185	35.6%	295	90	30.5%
White alone, non-Hispanic	455	165	36.3%	225	45	20.0%
Black or African-American alone	0	0	N/A	0	0	N/A
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	35	20	57.1%	25	15	60.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	30	0	0.0%	0	0	N/A
Other (including multiple races)	0	0	N/A	45	30	66.7%
Income 80%-100% HAMFI	380	85	22.4%	100	15	15.0%
White alone, non-Hispanic	350	80	22.9%	75	10	13.3%
Black or African-American alone	0	0	N/A	4	0	0.0%
Asian alone	4	0	0.0%	0	0	N/A
American Indian alone	4	4	100.0%	4	4	100.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	10	0	0.0%	0	0	N/A
Other (including multiple races)	10	0	0.0%	15	0	0.0%
All Incomes	3,425	635	18.5%	1,219	559	45.9%
White alone, non-Hispanic	3,105	570	18.4%	895	345	38.5%
Black or African-American alone	0	0	N/A	99	75	75.8%
Asian alone	14	0	0.0%	0	0	N/A
American Indian alone	182	53	29.1%	132	83	62.9%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	50	0	0.0%	8	4	50.0%
Other (including multiple races)	72	14	19.4%	89	49	55.1%

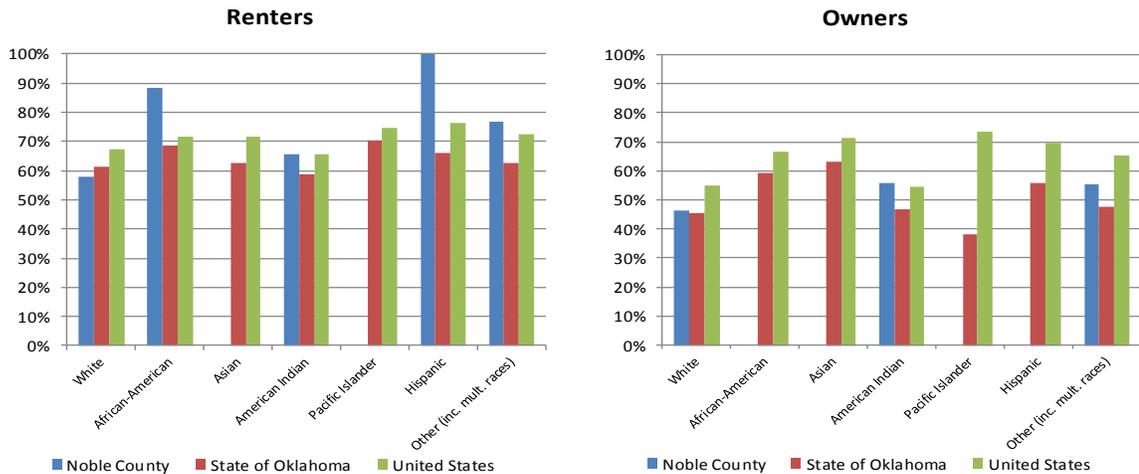
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

Noble 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	1,015	465	45.81%	845	63.91%
White alone, non-Hispanic	875	405	46.29%	580	57.76%
Black or African-American alone	0	0	N/A	85	88.24%
Asian alone	0	0	N/A	0	N/A
American Indian alone	88	49	55.68%	114	65.79%
Pacific Islander alone	0	0	N/A	0	N/A
Hispanic, any race	30	0	0.00%	4	100.00%
Other (including multiple races)	18	10	55.56%	64	76.56%

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 Noble 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 440 renter households that are cost overburdened, and 260 homeowners that are cost overburdened.
- Among **elderly** households with incomes less than 50% of Area Median Income, there are 59 renter households that are cost overburdened, and 180 homeowners that are cost overburdened.



- 88.24% of African American renters with incomes less than 80% of Area Median Income have one or more housing problems, and 100% of Hispanic renters with incomes less than 80% of Area Median Income have one or more housing problems.

Overall Anticipated Housing Demand

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

Perry Anticipated Demand

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

Perry Historical Population and Housing Changes					
	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	5,230	5,126	-0.20%	5,030	-0.38%
Households	2,203	2,150	-0.24%	2,128	-0.21%
Housing Units	2,493	2,571	0.31%	2,540	-0.24%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As shown, the number of housing units in Perry declined slightly between the 2000 and 2010 censuses, while the number of housing units increased slightly. Current estimates from both Nielsen SiteReports and the Census Bureau indicate this trend has continued since the 2010 Census.

According to local officials, there is demand for rental units that is not currently satisfied in the market. No new rental units of any note have been constructed in the area in many years, and as will be discussed shortly, a significant number of households in Noble County are rent overburdened. There has been limited single-family development in the past decade. There is an adequate supply of housing units that are valued below \$60,000. Sporadic development of custom-built housing units priced above \$150,000 has also occurred. Households that prefer housing units valued between \$100,000 and \$120,000 have a limited product available in the city of Perry. In general, there appears to be unsatisfied demand for median-income rental and owner-occupied property.

Noble County Anticipated Demand

The following table summarizes population, household, and housing unit changes.

Noble County Historical Population and Housing Changes

	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	11,411	11,561	0.13%	11,350	-0.37%
Households	4,504	4,614	0.24%	4,542	-0.31%
Housing Units	5,082	5,341	0.50%	5,327	-0.05%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

Although the number of households and housing units in Noble County increased between the 2000 and 2010 censuses, current estimates indicate that the population of Noble County has declined since the 2010 Census, and in the near future it is not likely that the county will realize a net increase in population in the near future.

There were 727 more housing units than households in the county according to the 2010 Census. It is the opinion of this analyst that some demand exists for new housing units, particularly for relatively affordable homes that are in good condition. We note that the most recent CHAS data reported by HUD shows 530 renter households in Noble County that are rent overburdened (43.80%). A small amount of affordable new housing would improve the county's housing infrastructure and give more housing options to current residents of Noble County.