

Housing Needs Assessment
Kay 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 18, 2015

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





January 20, 2016

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

SUBJECT: Housing Needs Assessment
 Kay County
 IRR - Tulsa/OKC File No. 140-2015-0049

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 Kay County Residential Housing Market Analysis. Analyst Tyler Bowers personally inspected the Kay County area during the month of December 2015 to collect the data used in the preparation of the Kay County Market Analysis. The University of Oklahoma College of Architecture Division of Regional and City Planning provided consultation, assemblage and analysis of the data for IRR-Tulsa/OKC.

Mr. Dennis Shockley
Oklahoma Housing Finance Agency
January 20, 2016
Page 2

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

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

Respectfully submitted,

Integra Realty Resources - Tulsa/OKC

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Tyler Bowers
Market Analyst



Table of Contents

Introduction and Executive Summary	1	Housing Units Number of Bedrooms and Tenure	31
General Information	4	Housing Units Tenure and Household Income	31
Purpose and Function of the Market Study	4	Housing Units by Year of Construction and Tenure	33
Effective Date of Consultation	4	Substandard Housing	34
Scope of the Assignment	4	Vacancy Rates	35
Data Sources	4	Building Permits	36
Kay County Analysis	6	New Construction Activity	37
Area Information	6	Homeownership Market	38
Access and Linkages	6	Housing Units by Home Value	38
Educational Facilities	7	Kay County Median Home Values by Census Tract	39
Medical Facilities	7	Median Home Values by Census Tract – Ponca City Detail	40
Demographic Analysis	11	Home Values by Year of Construction	41
Population and Households	11	Blackwell Single Family Sales Activity	41
Population by Race and Ethnicity	12	Ponca City Single Family Sales Activity	42
Population by Age	12	Foreclosure Rates	44
Families by Presence of Children	15	Rental Market	45
Population by Presence of Disabilities	16	Gross Rent Levels	45
Group Quarters Population	17	Blackwell Rental Survey Data	46
Household Income Levels	18	Rental Market Vacancy – Blackwell	47
Household Income Trend	19	Ponca City Rental Survey Data	49
Poverty Rates	20	Rental Market Vacancy – Ponca City	49
Economic Conditions	21	Summary of HUD Subsidized Properties	51
Employment and Unemployment	21	Projected Housing Need	56
Employment Level Trends	21	Consolidated Housing Affordability Strategy (CHAS)	56
Unemployment Rate Trends	22	Cost Burden by Income Threshold	56
Employment and Wages by Industrial Supersector	23	Substandard Conditions / Overcrowding by Income Threshold	58
Working Families	26	Cost Burden by Household Type	61
Major Employers	27	Housing Problems by Household Type	63
Commuting Patterns	28		
Housing Stock Analysis	30		
Existing Housing Units	30		
Housing by Units in Structure	30		

Table of Contents

Housing Problems by Race / Ethnicity	65	Conclusions	135
CHAS Conclusions	67		
Overall Anticipated Housing Demand	69	Addenda	
Blackwell Anticipated Demand	69	A. Acknowledgments	
Ponca City Anticipated Demand	69	B. Qualifications	
Kay County Anticipated Demand	70		
Special Topics	72		
Kay County Disaster Resiliency Assessment	73		
C.0 Comprehensive Plans & Hazard Mitigation Plans	73		
C.2.1.1. Historical Data on Natural Disasters and Other Hazards	73		
C.2.1.2; C.2.1.6; C.2.1.7;C.2.1.8 Shelters from Disaster Event	83		
C.2.1.3 Public Policy and Governance to Build Disaster Resiliency	83		
C.2.1.4 Local Emergency Response Agency Structure	83		
C.2.1.5 Threat & Hazard Warning Systems	83		
Social Vulnerability	84		
Homelessness	89		
By Continuum of Care	89		
A Snap Shot of Homelessness in the State	92		
Rural Areas	96		
At Risk For Homelessness	98		
Findings and Recommendations	100		
Fair Housing	103		
Summary	103		
Key Findings:	103		
Recommendations:	103		
Appendix 1: County affordable housing Summaries	118		
Lead-Based Paint Hazards	122		
Kay County Findings	124		

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 Kay County is projected to decline by -0.12% per year over the next five years.
2. Median Household Income in Kay County is estimated to be \$43,100 in 2015, compared with \$47,049 estimated for the State of Oklahoma. The poverty rate in Kay County is estimated to be 18.17%, compared with 16.85% for Oklahoma.
3. Homeowner and rental vacancy rates in Kay County are higher than the state averages.
4. Home values and rental rates in Kay County are also lower than the state averages.
5. Average sale price for homes in Blackwell was \$60,931 in 2015, with an average price per square foot of \$39.46.
6. Average sale price for homes in Ponca City was \$106,656 in 2015, with an average price per square foot of \$62.78.
7. Approximately 35.83% of renters and 16.25% of owners are housing cost overburdened in Kay County.

Disaster Resiliency Specific Findings:

1. Maintain the county HMP
2. Tornadoes (1959-2014): Number: 92 Injuries: 604 Fatalities: 102 Damages (1996-2014): \$5,120,000.00
3. Social Vulnerability: Similar to overall state level at county level; western census tract of the county (Braman, Blackwell, and Tonkawa) has increased scores.
4. Floodplain: The Ponca City Stormwater Master Plan has mapped all the impacted structures subject to flooding and have identified structural improvements to reduce impacts (Ponca City HMP, p. 82).

Homelessness Specific Findings

1. Kay 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 at risk for poverty: 196
2. Units in mostly non-white enclaves: 168
3. Units nearer elevated number of persons with disabilities: 344

Lead-Based Paint Specific Findings

1. We estimate there are 4,960 occupied housing units in Kay County with lead-based paint hazards.
2. 2,314 of those housing units are estimated to be occupied by low-to-moderate income households.
3. We estimate that 688 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 Kay 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 Kay 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 Kay 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 Kay County, Oklahoma. The analysis will consider existing supply and projected demand and overall market trends in the Kay County area.

Effective Date of Consultation

The Kay County area was inspected and research was performed during December, 2015. The effective date of this analysis is December 18, 2015. The date of this report is January 20, 2016. The market study is valid only as of the stated effective date or dates.

Scope of the Assignment

1. The Kay 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

Kay County Analysis

Area Information

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

Kay County is located in northern Oklahoma. The county is bordered on the north by Kansas, on the west by Grant County, on the south by Osage and Noble counties, and on the east by Osage County. The Kay County Seat is Newkirk, 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.

Kay County has a total area of 945 square miles (920 square miles of land, and 25 square miles of water), ranking 27th out of Oklahoma's 77 counties in terms of total area. The total population of Kay County as of the 2010 Census was 46,562 persons, for a population density of 51 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 Kay County. These are I-35, US-177, US-77, US-60, OK-11, and OK-156. 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 Cimarron Public Transit System, which operates a demand-response service in both Blackwell and Ponca City. 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.

Ponca City Regional Airport is located west of Ponca City. Its primary concrete runway is 7,201 feet in length. The airports operations average 168 flights per day. The nearest full-service commercial airport is both the Will Rogers World Airport and the Tulsa International Airport. The city of Blackwell is also served by these airports, as there is no airport within the city and the distance from Oklahoma City and Tulsa are similar in distance.

Educational Facilities

All of the county communities have public school facilities. Ponca City is served by Ponca City Public Schools which is comprised of seven elementary schools, two middle schools, one high school, and one alternative school. Higher education opportunities in Ponca City include Northern Oklahoma College University Center and the Pioneer Area Vocational College.

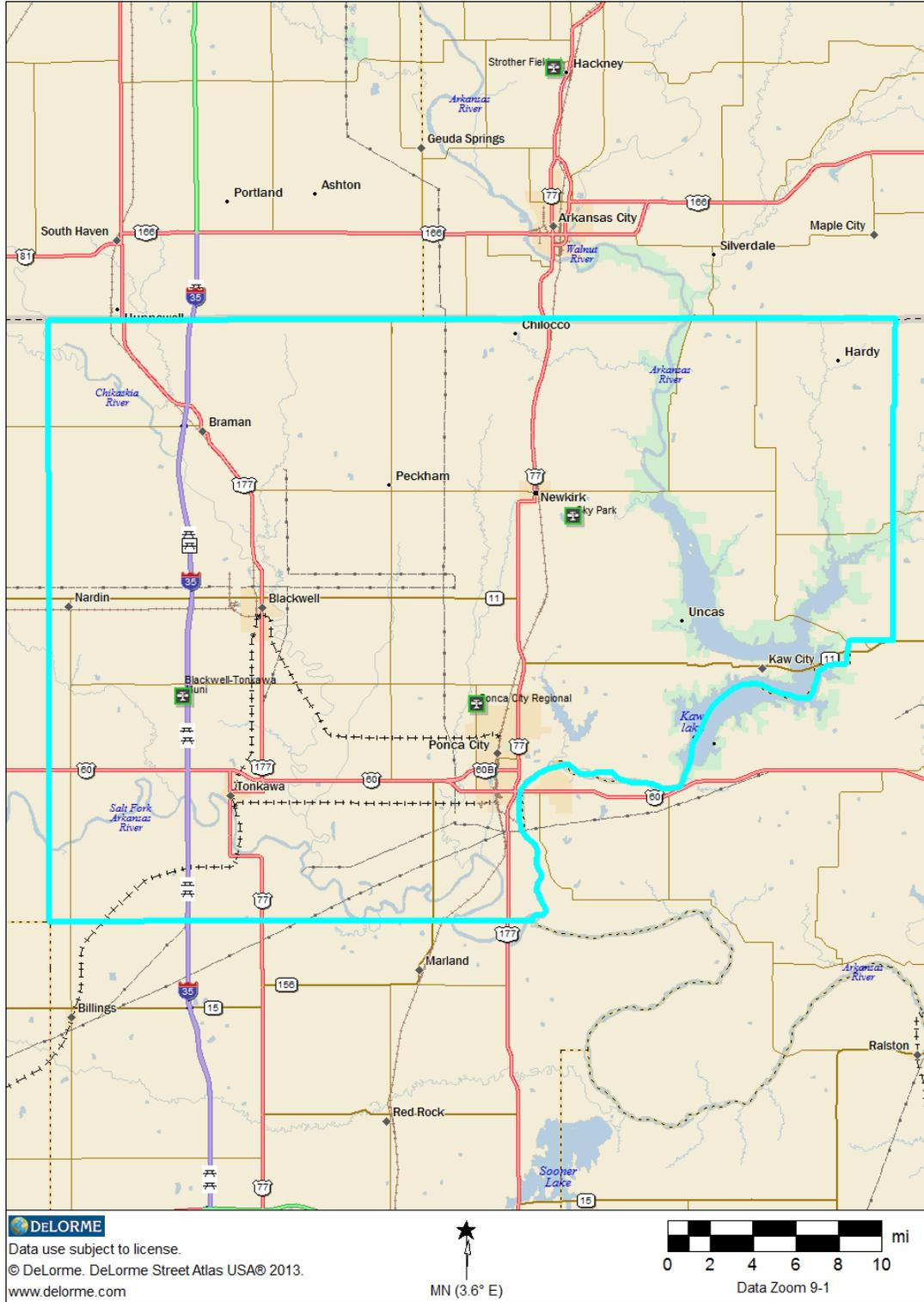
Blackwell is served by the Blackwell Public Schools which is comprised of one elementary school, one middle school, and one high school. There are no higher education opportunities available in Blackwell. The Northern Oklahoma College is located 9.6 miles south in Tonkawa and is the closest higher education institution to Blackwell.

Medical Facilities

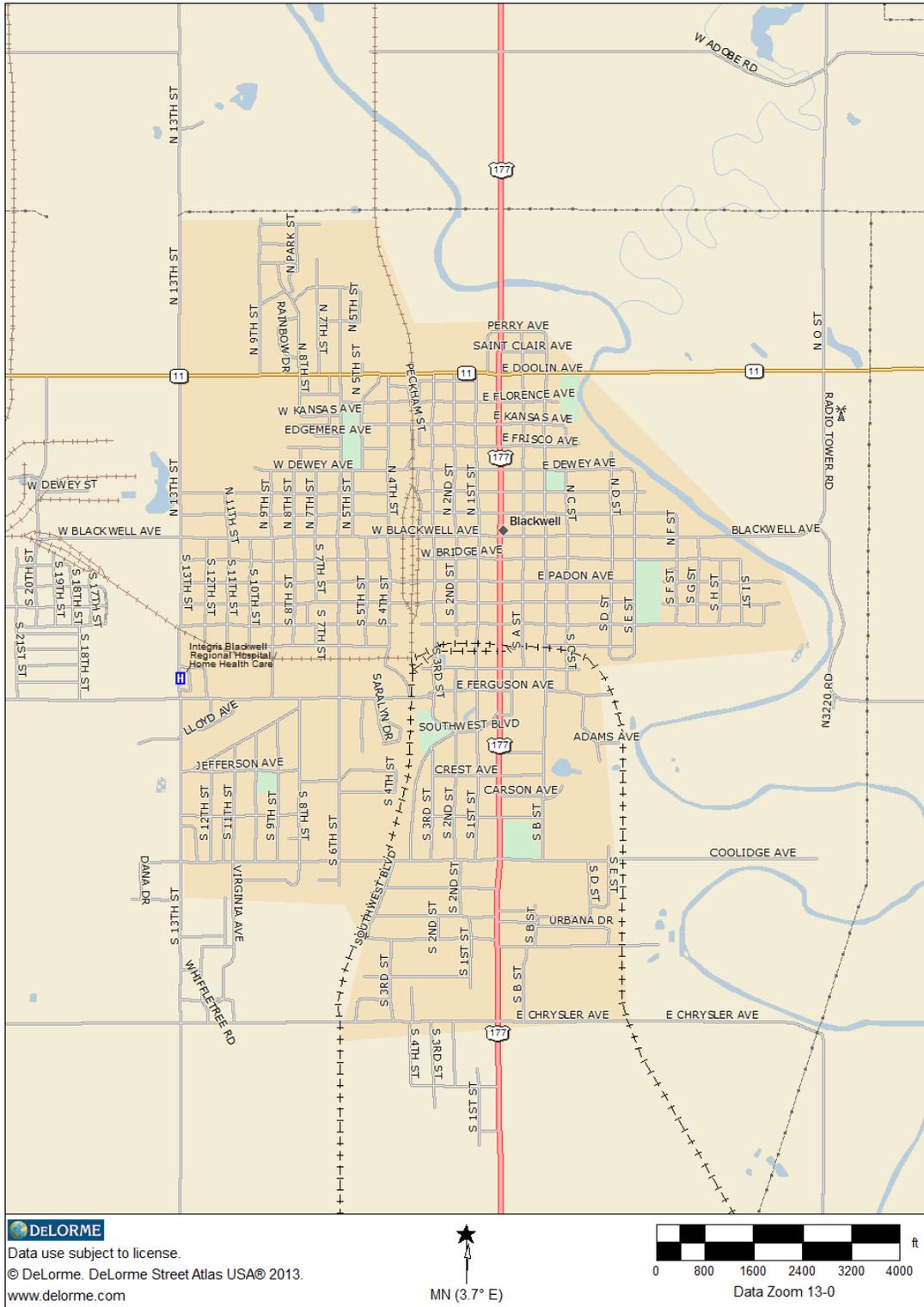
Ponca City medical services are provided by the Ponca City Medical Center, part of Alliance Health, an acute-care, full-service hospital offering emergency care and many additional medical procedures. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

Blackwell medical services are provided by Integris Blackwell Regional Hospital, an acute care hospital, offering emergency care, in and outpatient services, and additional medical procedures. The smaller county communities typically have either small outpatient medical services or doctor's officing in the community.

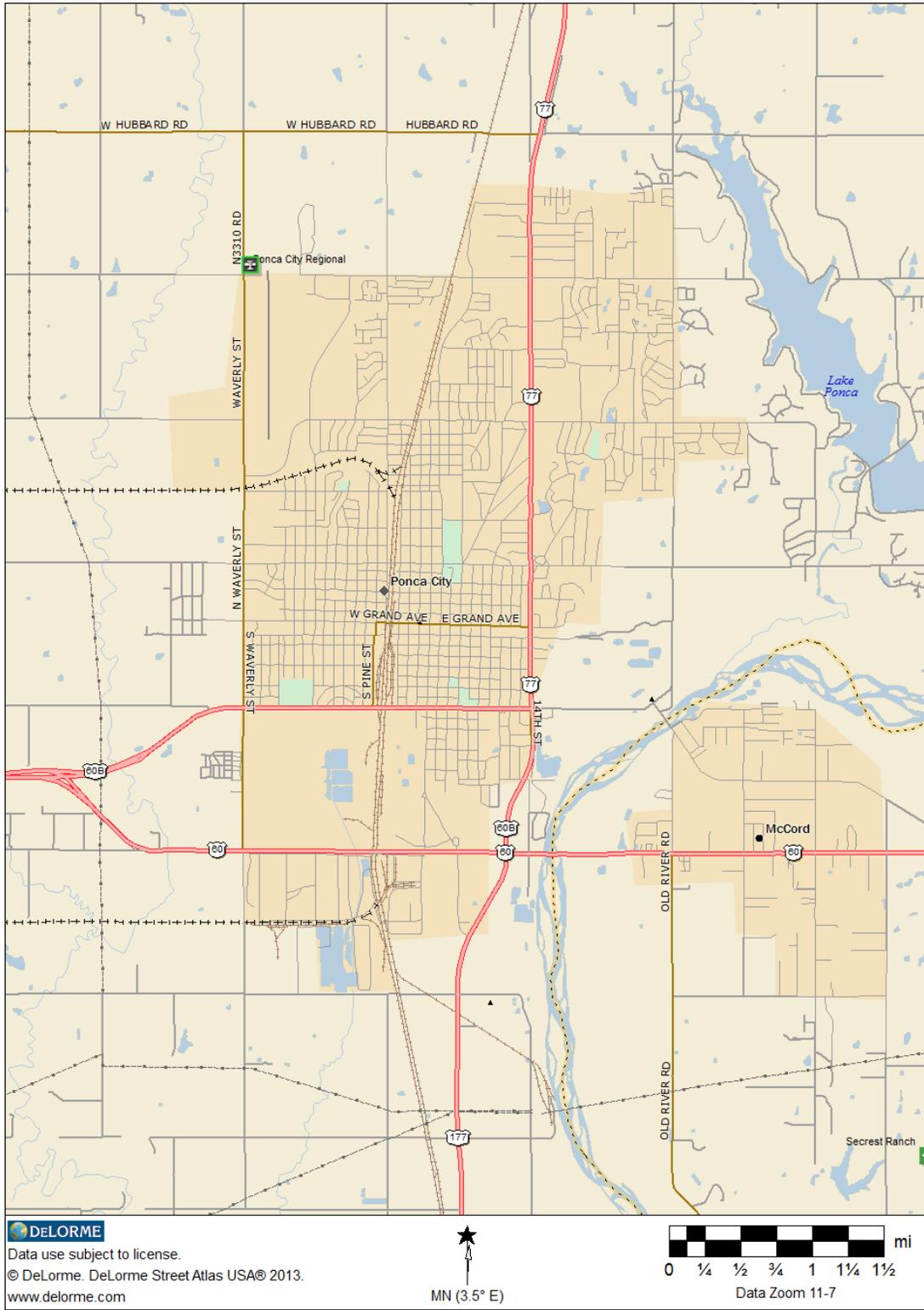
Kay County Area Map



Blackwell Area Map



Ponca City Area Map



Demographic Analysis

Population and Households

The following table presents population levels and annualized changes in Kay 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
Blackwell	7,668	7,092	-0.78%	6,802	-0.83%	6,678	-0.37%
Ponca City	25,919	25,387	-0.21%	24,898	-0.39%	24,840	-0.05%
Kay County	48,080	46,562	-0.32%	45,327	-0.54%	45,052	-0.12%
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 Kay County was 46,562 persons as of the 2010 Census, a -0.32% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Kay County to be 45,327 persons, and projects that the population will show -0.12% annualized decline over the next five years.

The population of Blackwell was 7,092 persons as of the 2010 Census, a -0.78% annualized rate of change from the 2000 Census. As of 2015, Nielsen SiteReports estimates the population of Blackwell to be 6,802 persons, and projects that the population will show -0.37% annualized decline over the next five years.

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

Population Levels and Annual Changes							
	2000 Census	2010 Census	Annual Change	2015 Estimate	Annual Change	2020 Forecast	Annual Change
Blackwell	7,668	7,092	-0.78%	6,802	-0.83%	6,678	-0.37%
Ponca City	25,919	25,387	-0.21%	24,898	-0.39%	24,840	-0.05%
Kay County	48,080	46,562	-0.32%	45,327	-0.54%	45,052	-0.12%
State of Oklahoma	3,450,654	3,751,351	0.84%	3,898,675	0.77%	4,059,399	0.81%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As of 2010, Kay County had a total of 18,577 households, representing a -0.31% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Kay County to have 18,102 households. This number is expected to experience a -0.10% annualized rate of decline over the next five years.

As of 2010, Blackwell had a total of 2,840 households, representing a -0.76% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Blackwell to have 2,713 households. This number is expected to experience a -0.39% annualized rate of decline over the next five years.

As of 2010, Ponca City had a total of 10,395 households, representing a -0.23% annualized rate of change since the 2000 Census. As of 2015, Nielsen SiteReports estimates Ponca City to have 10,218 households. This number is expected to experience a 0.01% annualized rate of decline over the next five years.

Population by Race and Ethnicity

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

2013 Population by Race and Ethnicity

Single-Classification Race	Blackwell		Ponca City		Kay County	
	No.	Percent	No.	Percent	No.	Percent
Total Population	7,032		25,152		46,122	
White Alone	5,874	83.53%	19,900	79.12%	36,932	80.07%
Black or African American Alone	11	0.16%	752	2.99%	799	1.73%
Amer. Indian or Alaska Native Alone	272	3.87%	2,071	8.23%	3,785	8.21%
Asian Alone	0	0.00%	249	0.99%	297	0.64%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	27	0.11%	31	0.07%
Some Other Race Alone	380	5.40%	478	1.90%	1,045	2.27%
Two or More Races	495	7.04%	1,675	6.66%	3,233	7.01%

Population by Hispanic or Latino Origin	Blackwell		Ponca City		Kay County	
	No.	Percent	No.	Percent	No.	Percent
Total Population	7,032		25,152		46,122	
Hispanic or Latino	933	13.27%	1,655	6.58%	3,113	6.75%
<i>Hispanic or Latino, White Alone</i>	411	44.05%	829	50.09%	1,444	46.39%
<i>Hispanic or Latino, All Other Races</i>	522	55.95%	826	49.91%	1,669	53.61%
Not Hispanic or Latino	6,099	86.73%	23,497	93.42%	43,009	93.25%
<i>Not Hispanic or Latino, White Alone</i>	5,463	89.57%	19,071	81.16%	35,488	82.51%
<i>Not Hispanic or Latino, All Other Races</i>	636	10.43%	4,426	18.84%	7,521	17.49%

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

In Kay County, racial and ethnic minorities comprise 23.06% of the total population. Within Blackwell, racial and ethnic minorities represent 22.31% of the population. Within Ponca City, the percentage is 24.18%.

Population by Age

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

Kay 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	46,562		45,327		45,052			
Age 0 - 4	3,348	7.19%	3,266	7.21%	3,288	7.30%	-0.49%	0.13%
Age 5 - 9	3,121	6.70%	3,132	6.91%	3,159	7.01%	0.07%	0.17%
Age 10 - 14	3,298	7.08%	3,093	6.82%	3,053	6.78%	-1.28%	-0.26%
Age 15 - 17	2,014	4.33%	1,893	4.18%	1,886	4.19%	-1.23%	-0.07%
Age 18 - 20	1,965	4.22%	1,899	4.19%	1,918	4.26%	-0.68%	0.20%
Age 21 - 24	1,977	4.25%	2,293	5.06%	2,399	5.32%	3.01%	0.91%
Age 25 - 34	5,490	11.79%	5,183	11.43%	5,176	11.49%	-1.14%	-0.03%
Age 35 - 44	5,003	10.74%	4,911	10.83%	4,937	10.96%	-0.37%	0.11%
Age 45 - 54	6,503	13.97%	5,463	12.05%	4,684	10.40%	-3.43%	-3.03%
Age 55 - 64	5,911	12.69%	5,898	13.01%	5,563	12.35%	-0.04%	-1.16%
Age 65 - 74	4,073	8.75%	4,499	9.93%	5,148	11.43%	2.01%	2.73%
Age 75 - 84	2,747	5.90%	2,610	5.76%	2,604	5.78%	-1.02%	-0.05%
Age 85 and over	1,112	2.39%	1,187	2.62%	1,237	2.75%	1.31%	0.83%
<i>Age 55 and over</i>	<i>13,843</i>	<i>29.73%</i>	<i>14,194</i>	<i>31.31%</i>	<i>14,552</i>	<i>32.30%</i>	<i>0.50%</i>	<i>0.50%</i>
<i>Age 62 and over</i>	<i>8,593</i>	<i>18.46%</i>	<i>8,878</i>	<i>19.59%</i>	<i>9,421</i>	<i>20.91%</i>	<i>0.65%</i>	<i>1.19%</i>
Median Age	39.1		38.9		38.3		-0.10%	-0.31%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Kay County is 38.9 years. This compares with the statewide figure of 36.6 years. Approximately 7.21% of the population is below the age of 5, while 19.59% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.19% per year.

Blackwell 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	7,092		6,802		6,678			
Age 0 - 4	505	7.12%	505	7.42%	504	7.55%	0.00%	-0.04%
Age 5 - 9	488	6.88%	482	7.09%	487	7.29%	-0.25%	0.21%
Age 10 - 14	540	7.61%	473	6.95%	462	6.92%	-2.61%	-0.47%
Age 15 - 17	321	4.53%	308	4.53%	282	4.22%	-0.82%	-1.75%
Age 18 - 20	295	4.16%	275	4.04%	265	3.97%	-1.39%	-0.74%
Age 21 - 24	275	3.88%	358	5.26%	375	5.62%	5.42%	0.93%
Age 25 - 34	833	11.75%	758	11.14%	783	11.73%	-1.87%	0.65%
Age 35 - 44	754	10.63%	743	10.92%	740	11.08%	-0.29%	-0.08%
Age 45 - 54	988	13.93%	811	11.92%	692	10.36%	-3.87%	-3.12%
Age 55 - 64	839	11.83%	866	12.73%	802	12.01%	0.64%	-1.52%
Age 65 - 74	641	9.04%	643	9.45%	712	10.66%	0.06%	2.06%
Age 75 - 84	438	6.18%	402	5.91%	384	5.75%	-1.70%	-0.91%
Age 85 and over	175	2.47%	178	2.62%	190	2.85%	0.34%	1.31%
<i>Age 55 and over</i>	<i>2,093</i>	<i>29.51%</i>	<i>2,089</i>	<i>30.71%</i>	<i>2,088</i>	<i>31.27%</i>	<i>-0.04%</i>	<i>-0.01%</i>
<i>Age 62 and over</i>	<i>1,331</i>	<i>18.76%</i>	<i>1,305</i>	<i>19.18%</i>	<i>1,337</i>	<i>20.01%</i>	<i>-0.39%</i>	<i>0.48%</i>
Median Age	38.8		38.3		37.4		-0.26%	-0.47%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Blackwell is 38.3 years. This compares with the statewide figure of 36.6 years. Approximately 7.42% of the population is below the age of 5, while 19.18% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 0.48% per year.

Ponca City 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	25,387		24,898		24,840			
Age 0 - 4	1,950	7.68%	1,874	7.53%	1,877	7.56%	-0.79%	0.03%
Age 5 - 9	1,732	6.82%	1,796	7.21%	1,806	7.27%	0.73%	0.11%
Age 10 - 14	1,732	6.82%	1,729	6.94%	1,756	7.07%	-0.03%	0.31%
Age 15 - 17	1,039	4.09%	978	3.93%	1,042	4.19%	-1.20%	1.28%
Age 18 - 20	919	3.62%	888	3.57%	931	3.75%	-0.68%	0.95%
Age 21 - 24	1,181	4.65%	1,165	4.68%	1,194	4.81%	-0.27%	0.49%
Age 25 - 34	3,307	13.03%	3,137	12.60%	2,931	11.80%	-1.05%	-1.35%
Age 35 - 44	2,674	10.53%	2,841	11.41%	2,953	11.89%	1.22%	0.78%
Age 45 - 54	3,387	13.34%	2,813	11.30%	2,503	10.08%	-3.65%	-2.31%
Age 55 - 64	3,191	12.57%	3,116	12.52%	2,876	11.58%	-0.47%	-1.59%
Age 65 - 74	2,027	7.98%	2,369	9.51%	2,782	11.20%	3.17%	3.27%
Age 75 - 84	1,548	6.10%	1,451	5.83%	1,427	5.74%	-1.29%	-0.33%
Age 85 and over	700	2.76%	741	2.98%	762	3.07%	1.14%	0.56%
<i>Age 55 and over</i>	<i>7,466</i>	<i>29.41%</i>	<i>7,677</i>	<i>30.83%</i>	<i>7,847</i>	<i>31.59%</i>	<i>0.56%</i>	<i>0.44%</i>
<i>Age 62 and over</i>	<i>4,532</i>	<i>17.85%</i>	<i>4,755</i>	<i>19.10%</i>	<i>5,072</i>	<i>20.42%</i>	<i>0.96%</i>	<i>1.30%</i>
Median Age	38.1		38.1		38.0		0.00%	-0.05%

Source: Nielsen SiteReports

As of 2015, Nielsen estimates that the median age of Ponca City is 38.1 years. This compares with the statewide figure of 36.6 years. Approximately 7.53% of the population is below the age of 5, while 19.10% is over the age of 62. Over the next five years, the population age 62 and above is forecasted to grow by 1.30% per year.

Families by Presence of Children

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

2013 Family Type by Presence of Children Under 18 Years							
	Blackwell		Ponca City		Kay County		
	No.	Percent	No.	Percent	No.	Percent	
Total Families:	1,825		6,449		11,955		
Married-Couple Family:	1,198	65.64%	4,781	74.14%	8,891	74.37%	
With Children Under 18 Years	334	18.30%	1,769	27.43%	3,137	26.24%	
No Children Under 18 Years	864	47.34%	3,012	46.70%	5,754	48.13%	
Other Family:	627	34.36%	1,668	25.86%	3,064	25.63%	
Male Householder, No Wife Present	298	16.33%	460	7.13%	995	8.32%	
With Children Under 18 Years	188	10.30%	298	4.62%	617	5.16%	
No Children Under 18 Years	110	6.03%	162	2.51%	378	3.16%	
Female Householder, No Husband Present	329	18.03%	1,208	18.73%	2,069	17.31%	
With Children Under 18 Years	198	10.85%	812	12.59%	1,294	10.82%	
No Children Under 18 Years	131	7.18%	396	6.14%	775	6.48%	
Total Single Parent Families	386		1,110		1,911		
Male Householder	188	48.70%	298	26.85%	617	32.29%	
Female Householder	198	51.30%	812	73.15%	1,294	67.71%	

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

As shown, within Kay County, among all families 15.98% are single-parent families, while in Blackwell, the percentage is 21.15%. In Ponca City the percentage of single-parent families is 17.21%.

Population by Presence of Disabilities

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

2013 Age by Number of Disabilities								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Non-Institutionalized Population:	6,960		24,774		45,508		3,702,515	
Under 18 Years:	1,660		6,327		11,558		933,738	
With One Type of Disability	15	0.90%	288	4.55%	439	3.80%	33,744	3.61%
With Two or More Disabilities	0	0.00%	79	1.25%	109	0.94%	11,082	1.19%
No Disabilities	1,645	99.10%	5,960	94.20%	11,010	95.26%	888,912	95.20%
18 to 64 Years:	4,047		14,396		26,314		2,265,702	
With One Type of Disability	283	6.99%	1,358	9.43%	2,196	8.35%	169,697	7.49%
With Two or More Disabilities	246	6.08%	1,151	8.00%	1,971	7.49%	149,960	6.62%
No Disabilities	3,518	86.93%	11,887	82.57%	22,147	84.16%	1,946,045	85.89%
65 Years and Over:	1,253		4,051		7,636		503,075	
With One Type of Disability	199	15.88%	731	18.04%	1,360	17.81%	95,633	19.01%
With Two or More Disabilities	363	28.97%	947	23.38%	1,727	22.62%	117,044	23.27%
No Disabilities	691	55.15%	2,373	58.58%	4,549	59.57%	290,398	57.72%
Total Number of Persons with Disabilities:	1,106	15.89%	4,554	18.38%	7,802	17.14%	577,160	15.59%

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

Within Kay County, 17.14% of the civilian non-institutionalized population has one or more disabilities, compared with 15.59% of Oklahomans as a whole. In Blackwell the percentage is 15.89%. In Ponca City the percentage is 18.38%.

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

2013 Population by Veteran and Disability Status								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Civilian Population Age 18+ For Whom Poverty Status is Determined	5,300		18,447		33,773		2,738,788	
Veteran:	562	10.60%	1,970	10.68%	3,744	11.09%	305,899	11.17%
With a Disability	233	41.46%	708	35.94%	1,339	35.76%	100,518	32.86%
No Disability	329	58.54%	1,262	64.06%	2,405	64.24%	205,381	67.14%
Non-veteran:	4,738	89.40%	16,477	89.32%	30,029	88.91%	2,432,889	88.83%
With a Disability	858	18.11%	3,479	21.11%	5,904	19.66%	430,610	17.70%
No Disability	3,880	81.89%	12,998	78.89%	24,125	80.34%	2,002,279	82.30%

Source: 2009-2013 American Community Survey, Table C21007

Within Kay County, the Census Bureau estimates there are 3,744 veterans, 35.76% of which have one or more disabilities (compared with 32.86% at a statewide level). In Blackwell, there are an estimated 562 veterans, 41.46% of which are estimated to have a disability. Within Ponca City the number of veterans is estimated to be 1,970 (35.94% with a disability).

Group Quarters Population

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

	Blackwell		Ponca City		Kay County	
	No.	Percent	No.	Percent	No.	Percent
Total Population	7,092		25,387		46,562	
Group Quarters Population	84	1.18%	700	2.76%	1,273	2.73%
Institutionalized Population	79	1.11%	433	1.71%	693	1.49%
Correctional facilities for adults	0	0.00%	123	0.48%	251	0.54%
Juvenile facilities	0	0.00%	65	0.26%	65	0.14%
Nursing facilities/Skilled-nursing facilities	79	1.11%	245	0.97%	377	0.81%
Other institutional facilities	0	0.00%	0	0.00%	0	0.00%
Noninstitutionalized population	5	0.07%	267	1.05%	580	1.25%
College/University student housing	0	0.00%	0	0.00%	308	0.66%
Military quarters	0	0.00%	0	0.00%	0	0.00%
Other noninstitutional facilities	5	0.07%	267	1.05%	272	0.58%

Source: 2010 Decennial Census, Table P42

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

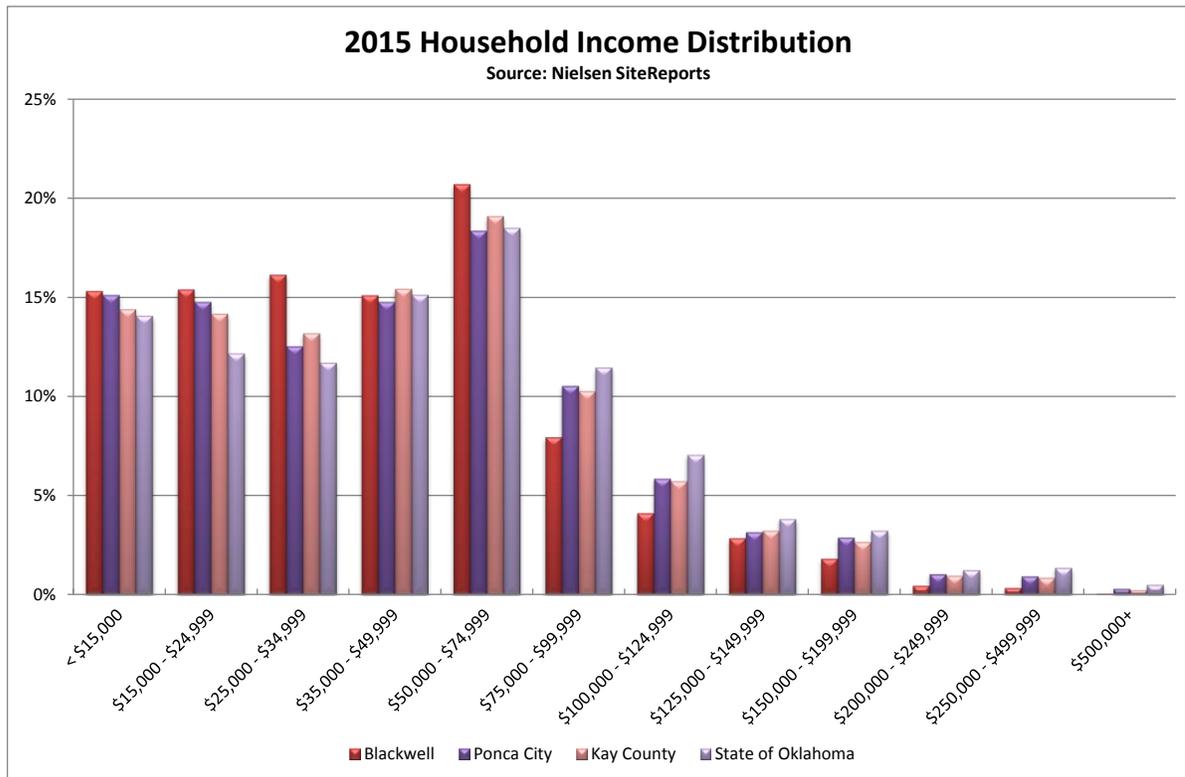
Household Income Levels

Data in the following chart shows the distribution of household income in Kay 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								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Households by HH Income	2,713		10,218		18,102		1,520,327	
< \$15,000	415	15.30%	1,542	15.09%	2,602	14.37%	213,623	14.05%
\$15,000 - \$24,999	417	15.37%	1,506	14.74%	2,560	14.14%	184,613	12.14%
\$25,000 - \$34,999	437	16.11%	1,278	12.51%	2,383	13.16%	177,481	11.67%
\$35,000 - \$49,999	409	15.08%	1,507	14.75%	2,789	15.41%	229,628	15.10%
\$50,000 - \$74,999	561	20.68%	1,873	18.33%	3,452	19.07%	280,845	18.47%
\$75,000 - \$99,999	215	7.92%	1,074	10.51%	1,855	10.25%	173,963	11.44%
\$100,000 - \$124,999	111	4.09%	596	5.83%	1,034	5.71%	106,912	7.03%
\$125,000 - \$149,999	77	2.84%	321	3.14%	583	3.22%	57,804	3.80%
\$150,000 - \$199,999	49	1.81%	293	2.87%	478	2.64%	48,856	3.21%
\$200,000 - \$249,999	12	0.44%	105	1.03%	172	0.95%	18,661	1.23%
\$250,000 - \$499,999	9	0.33%	94	0.92%	154	0.85%	20,487	1.35%
\$500,000+	1	0.04%	29	0.28%	40	0.22%	7,454	0.49%
Median Household Income	\$38,209		\$42,794		\$43,100		\$47,049	
Average Household Income	\$49,014		\$57,441		\$56,774		\$63,390	

Source: Nielsen SiteReports

As shown, median household income for Kay County is estimated to be \$43,100 in 2015. By way of comparison, the median household income of Oklahoma is estimated to be \$47,049. For Blackwell, median household income is estimated to be \$38,209. In Ponca City the estimate is \$42,794. The income distribution can be better visualized by the following chart.



Household Income Trend

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

Household Income Trend					
	1999 Median HH Income	2015 Median HH Income	Nominal Growth	Inflation Rate	Real Growth
Blackwell	\$25,835	\$38,209	2.48%	2.40%	0.08%
Ponca City	\$31,406	\$42,794	1.95%	2.40%	-0.45%
Kay County	\$30,762	\$43,100	2.13%	2.40%	-0.27%
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 Kay County and the State of Oklahoma as a whole saw negative growth in “real” median household income, once inflation is taken into account. It should be noted that this trend is not unique to Oklahoma or Kay 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 Kay County and Oklahoma are shown in the following table. This data is included from the 2013 American Community Survey, as well as the 2000 Census to show how these rates have changed over the last decade. We also include poverty rates for single-parent families by gender of householder.

Poverty Rates	2000 Census	2013 ACS	Change (Basis Points)	2013 Poverty Rates for Single-Parent Families	
				Male Householder	Female Householder
Blackwell	17.07%	23.56%	649	32.98%	45.45%
Ponca City	16.02%	18.43%	241	17.79%	46.31%
Kay County	16.00%	18.17%	217	21.56%	45.21%
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 Kay County is estimated to be 18.17% by the American Community Survey. This is an increase of 217 basis points since the 2000 Census. Within Blackwell, the poverty rate is estimated to be 23.56%. Within Ponca City, the rate is estimated to be 18.43%. 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 Kay County, with figures for Oklahoma and the United States for comparison. This data is as of May 2015.

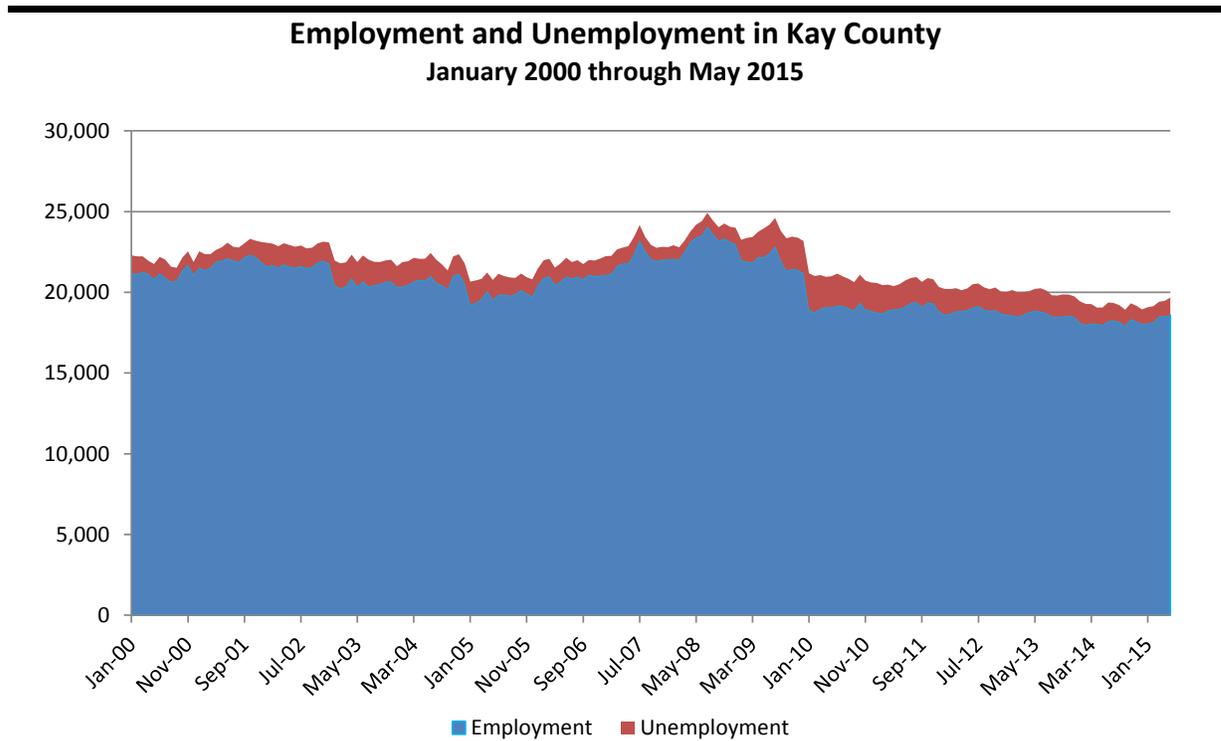
Employment and Unemployment						
	May-2010	May-2015	Annual	May-2010	May-2015	Change
	Employment	Employment	Growth	Unemp. Rate	Unemp. Rate	(bp)
Kay County	19,068	18,577	-0.52%	9.2%	5.6%	-360
State of Oklahoma	1,650,748	1,776,187	1.48%	6.8%	4.4%	-240
United States (thsds)	139,497	149,349	1.37%	9.3%	5.3%	-400

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

As of May 2015, total employment in Kay County was 18,577 persons. Compared with figures from May 2010, this represents annualized employment decline of -0.52% per year. The unemployment rate in May was 5.6%, a decrease of -360 basis points from May 2010, which was 9.2%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates, and Kay County has underperformed both the state and nation in these statistics.

Employment Level Trends

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



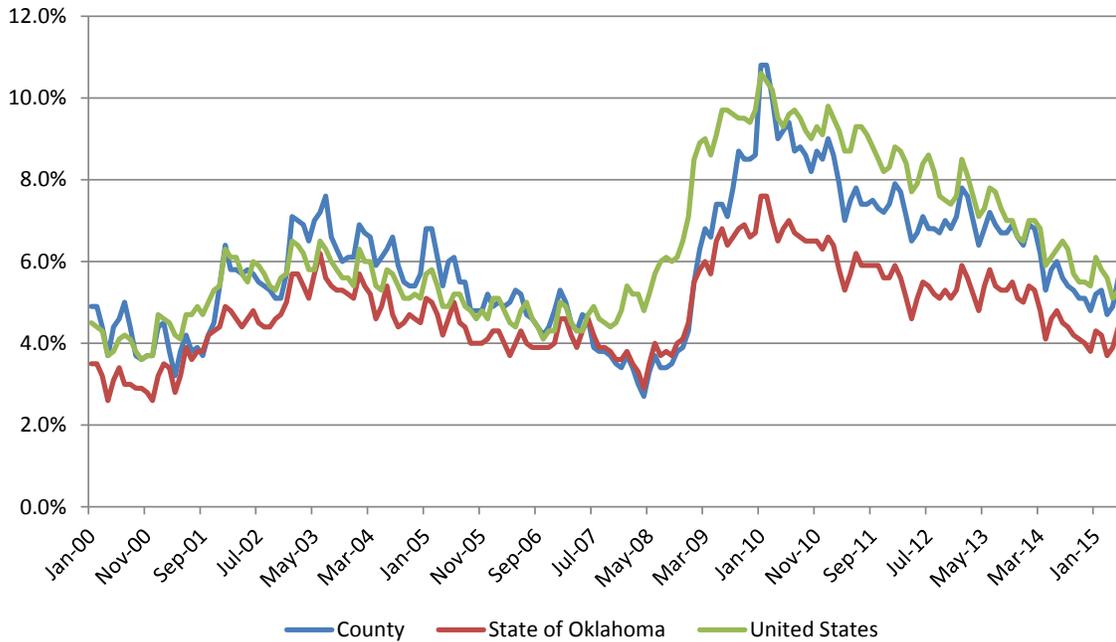
Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

As shown, total employment levels have generally trended upward from 2000 through the 3rd quarter of 2008, when employment levels began to decline due to the national economic recession. Employment growth resumed in early 2010, and has gradually declined to its current level of 18,577 persons. The number of unemployed persons in May 2015 was 1,101, out of a total labor force of 19,678 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Kay 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 Kay 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 Kay 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 5.6%. On the whole, unemployment rates in Kay County track very well with statewide figures but are typically above the state. Compared with the United States, unemployment rates in Kay County and Oklahoma are and have historically been well below the national average but have seen a rise in the last months of 2015.

Employment and Wages by Industrial Supersector

The next table presents data regarding employment in Kay 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.

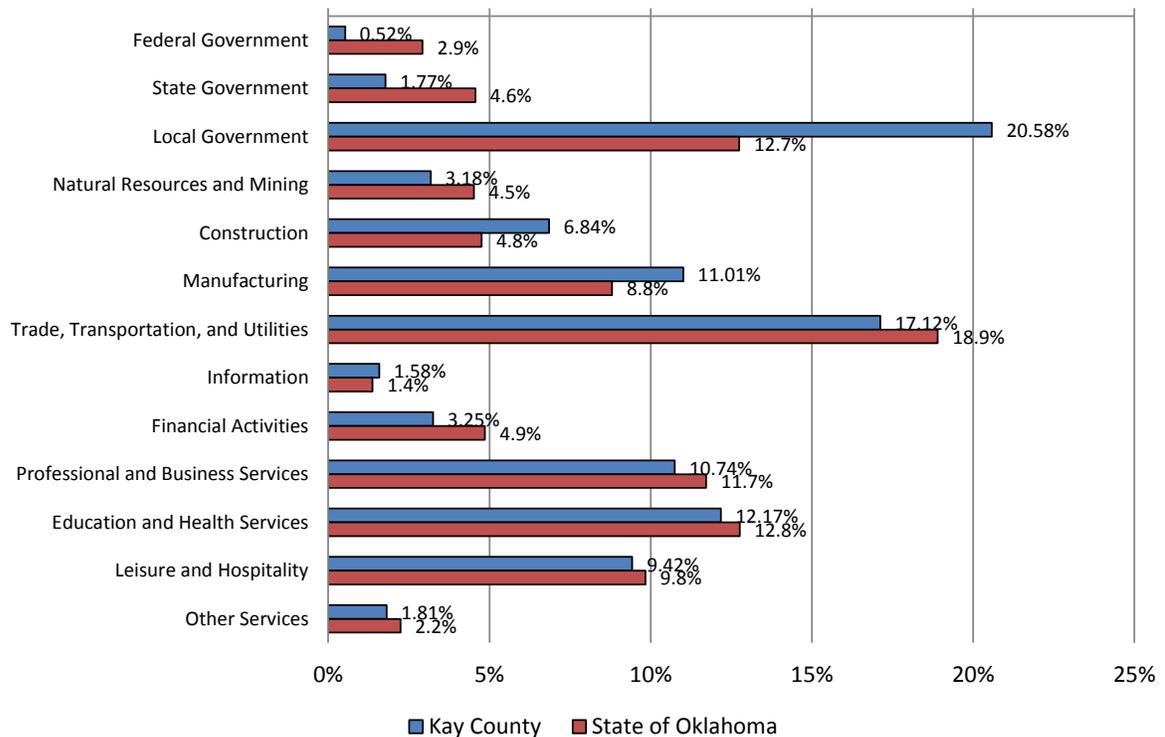


Employees and Wages by Supersector - 2014

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	12	97	0.52%	\$58,874	0.26
State Government	13	328	1.77%	\$31,788	0.53
Local Government	91	3,806	20.58%	\$31,445	2.04
Natural Resources and Mining	49	588	3.18%	\$64,468	2.10
Construction	120	1,266	6.84%	\$52,513	1.53
Manufacturing	64	2,036	11.01%	\$47,560	1.24
Trade, Transportation, and Utilities	276	3,167	17.12%	\$36,769	0.90
Information	21	292	1.58%	\$39,246	0.79
Financial Activities	122	601	3.25%	\$39,409	0.58
Professional and Business Services	157	1,987	10.74%	\$68,058	0.77
Education and Health Services	145	2,252	12.17%	\$31,429	0.81
Leisure and Hospitality	109	1,743	9.42%	\$12,393	0.88
Other Services	75	335	1.81%	\$34,411	0.58
Total	1,251	18,498		\$39,342	1.00

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

Employment Sectors - 2014



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

Among private employers, the largest percentage of persons (17.12%) are employed in Trade, Transportation, and Utilities. The average annual pay in this sector is \$36,769 per year. The industry



with the highest annual pay is Professional and Business Services, with average annual pay of \$68,058 per year.

The rightmost column of the previous table provides location quotients for each industry for Kay 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 (Kay 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 Kay County, among all industries the largest location quotient is in Natural Resources and Mining, with a quotient of 2.10. Among private employers, the largest is Natural Resources and Mining, with a quotient of 2.10.

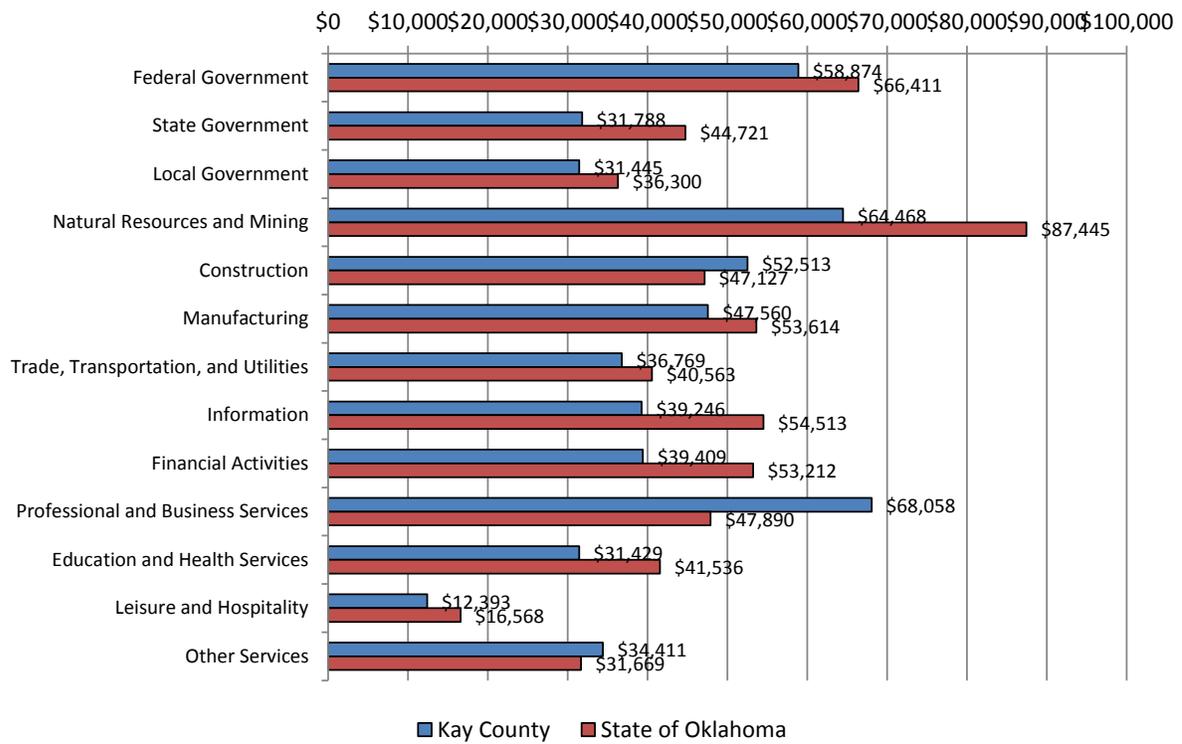
The next table presents average annual pay in Kay County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 2014 Average Annual Pay by Supersector

Supersector	Kay County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$58,874	\$66,411	\$75,784	88.7%	77.7%
State Government	\$31,788	\$44,721	\$54,184	71.1%	58.7%
Local Government	\$31,445	\$36,300	\$46,146	86.6%	68.1%
Natural Resources and Mining	\$64,468	\$87,445	\$59,666	73.7%	108.0%
Construction	\$52,513	\$47,127	\$55,041	111.4%	95.4%
Manufacturing	\$47,560	\$53,614	\$62,977	88.7%	75.5%
Trade, Transportation, and Utilities	\$36,769	\$40,563	\$42,988	90.6%	85.5%
Information	\$39,246	\$54,513	\$90,804	72.0%	43.2%
Financial Activities	\$39,409	\$53,212	\$85,261	74.1%	46.2%
Professional and Business Services	\$68,058	\$47,890	\$66,657	142.1%	102.1%
Education and Health Services	\$31,429	\$41,536	\$45,951	75.7%	68.4%
Leisure and Hospitality	\$12,393	\$16,568	\$20,993	74.8%	59.0%
Other Services	\$34,411	\$31,669	\$33,935	108.7%	101.4%
Total	\$39,342	\$43,774	\$51,361	89.9%	76.6%

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, Kay County has higher average wages in construction and professional and business services, and lower average wages in natural resources and mining, information, financial activities, and education and health services.

Working Families

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

Families by Employment Status and Presence of Children								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Families	1,825		6,449		11,955		961,468	
With Children <18 Years:	720	39.45%	2,879	44.64%	5,048	42.23%	425,517	44.26%
Married Couple:	334	46.39%	1,769	61.44%	3,137	62.14%	281,418	66.14%
Both Parents Employed	161	48.20%	1,126	63.65%	1,976	62.99%	166,700	59.24%
One Parent Employed	153	45.81%	594	33.58%	1,060	33.79%	104,817	37.25%
Neither Parent Employed	20	5.99%	49	2.77%	101	3.22%	9,901	3.52%
Other Family:	386	53.61%	1,110	38.56%	1,911	37.86%	144,099	33.86%
Male Householder:	188	48.70%	298	26.85%	617	32.29%	36,996	25.67%
Employed	188	100.00%	242	81.21%	550	89.14%	31,044	83.91%
Not Employed	0	0.00%	56	18.79%	67	10.86%	5,952	16.09%
Female Householder:	198	51.30%	812	73.15%	1,294	67.71%	107,103	74.33%
Employed	170	85.86%	583	71.80%	963	74.42%	75,631	70.62%
Not Employed	28	14.14%	229	28.20%	331	25.58%	31,472	29.38%
Without Children <18 Years:	1,105	60.55%	3,570	55.36%	6,907	57.77%	535,951	55.74%
Married Couple:	864	78.19%	3,012	84.37%	5,754	83.31%	431,868	80.58%
Both Spouses Employed	327	37.85%	981	32.57%	1,928	33.51%	167,589	38.81%
One Spouse Employed	237	27.43%	901	29.91%	1,719	29.87%	138,214	32.00%
Neither Spouse Employed	300	34.72%	1,130	37.52%	2,107	36.62%	126,065	29.19%
Other Family:	241	21.81%	558	15.63%	1,153	16.69%	104,083	19.42%
Male Householder:	110	36.67%	162	14.34%	378	17.94%	32,243	25.58%
Employed	96	87.27%	128	79.01%	293	77.51%	19,437	60.28%
Not Employed	14	12.73%	34	20.99%	85	22.49%	12,806	39.72%
Female Householder:	131	54.36%	396	70.97%	775	67.22%	71,840	69.02%
Employed	40	30.53%	174	43.94%	337	43.48%	36,601	50.95%
Not Employed	91	69.47%	222	56.06%	438	56.52%	35,239	49.05%
<i>Total Working Families:</i>	<i>1,372</i>	<i>75.18%</i>	<i>4,729</i>	<i>73.33%</i>	<i>8,826</i>	<i>73.83%</i>	<i>740,033</i>	<i>76.97%</i>
<i> With Children <18 Years:</i>	<i>672</i>	<i>48.98%</i>	<i>2,545</i>	<i>53.82%</i>	<i>4,549</i>	<i>51.54%</i>	<i>378,192</i>	<i>51.10%</i>
<i> Without Children <18 Years:</i>	<i>700</i>	<i>51.02%</i>	<i>2,184</i>	<i>46.18%</i>	<i>4,277</i>	<i>48.46%</i>	<i>361,841</i>	<i>48.90%</i>

Source: 2009-2013 American Community Survey, Table B23007

Within Kay County, there are 8,826 working families, 51.54% 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 Kay County area are presented in the following table, as reported by the Ponca City Development Authority.

Major Employers in Kay County

Company	Industry / Description	No. Employees
Phillips 66 Refinery	Oil Production	700
Ponca City Public School	Education	924
Alliance Health Ponca City	Health Care	415
City of Ponca City	Government	415
Supported Community Lifestyles	Housing	394
Smith Bits, a Schlumberger Company	Oil Industry	240
Dorada Foods	Distribution	432
Mertz Manufacturing	Manufacturing	217
Albertsons	Grocery Store	304
Evans & Associates	Construction	300

Source: Ponca City Development Authority

Commuting Patterns

Travel Time to Work

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

Workers 16 Years and Over by Commuting Time to Work

	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Commuting Workers:	3,087		10,502		19,225		1,613,364	
Less than 15 minutes	1,406	45.55%	7,069	67.31%	10,939	56.90%	581,194	36.02%
15 to 30 minutes	1,127	36.51%	2,271	21.62%	5,556	28.90%	625,885	38.79%
30 to 45 minutes	423	13.70%	482	4.59%	1,540	8.01%	260,192	16.13%
45 to 60 minutes	5	0.16%	280	2.67%	441	2.29%	74,625	4.63%
60 or more minutes	126	4.08%	400	3.81%	749	3.90%	71,468	4.43%

Source: 2009-2013 American Community Survey, Table B08303

Within Kay County, the largest percentage of workers (56.90%) travel Less than 15 minutes to work. Although Kay County has an active work market, there is a small percentage of workers that travel a greater distance for work, accounting for 28.90% that travel 15 to 30 minutes.

Means of Transportation

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

Workers 16 Years and Over by Means of Transportation to Work								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Workers Age 16+	3,095		10,720		19,614		1,673,026	
Car, Truck or Van:	2,941	95.02%	10,068	93.92%	18,388	93.75%	1,551,461	92.73%
<i>Drove Alone</i>	2,532	86.09%	8,865	88.05%	16,197	88.08%	1,373,407	88.52%
<i>Carpooled</i>	409	13.91%	1,203	11.95%	2,191	11.92%	178,054	11.48%
Public Transportation	44	1.42%	22	0.21%	71	0.36%	8,092	0.48%
Taxicab	0	0.00%	34	0.32%	34	0.17%	984	0.06%
Motorcycle	0	0.00%	33	0.31%	45	0.23%	3,757	0.22%
Bicycle	43	1.39%	20	0.19%	72	0.37%	4,227	0.25%
Walked	41	1.32%	288	2.69%	539	2.75%	30,401	1.82%
Other Means	18	0.58%	37	0.35%	76	0.39%	14,442	0.86%
Worked at Home	8	0.26%	218	2.03%	389	1.98%	59,662	3.57%

Source: 2009-2013 American Community Survey, Table B08301

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

Housing Stock Analysis

Existing Housing Units

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

Total Housing Units					
	2000	2010	Annual	2015	Annual
	Census	Census	Change	Estimate	Change
Blackwell	3,527	3,398	-0.37%	3,361	-0.22%
Ponca City	11,871	11,950	0.07%	11,917	-0.06%
Kay County	21,804	21,708	-0.04%	21,536	-0.16%
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 Kay County declined by -0.16% per year, to a total of 21,536 housing units in 2015. In terms of new housing unit construction, Kay County underperformed Oklahoma as a whole between 2010 and 2015.

Housing by Units in Structure

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

2013 Housing Units by Units in Structure								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	3,586		11,783		21,615		1,669,828	
1 Unit, Detached	3,087	86.08%	9,740	82.66%	17,871	82.68%	1,219,987	73.06%
1 Unit, Attached	19	0.53%	183	1.55%	239	1.11%	34,434	2.06%
Duplex Units	0	0.00%	275	2.33%	378	1.75%	34,207	2.05%
3-4 Units	122	3.40%	327	2.78%	497	2.30%	42,069	2.52%
5-9 Units	78	2.18%	344	2.92%	449	2.08%	59,977	3.59%
10-19 Units	35	0.98%	174	1.48%	231	1.07%	57,594	3.45%
20-49 Units	112	3.12%	186	1.58%	344	1.59%	29,602	1.77%
50 or More Units	43	1.20%	242	2.05%	299	1.38%	30,240	1.81%
Mobile Homes	90	2.51%	312	2.65%	1,290	5.97%	159,559	9.56%
Boat, RV, Van, etc.	0	0.00%	0	0.00%	17	0.08%	2,159	0.13%
Total Multifamily Units	390	10.88%	1,548	13.14%	2,198	10.17%	253,689	15.19%

Source: 2009-2013 American Community Survey, Table B25024

Within Kay County, 82.68% of housing units are single-family, detached. 10.17% of housing units are multifamily in structure (two or more units per building), while 6.05% of housing units comprise mobile homes, RVs, etc.

Within Blackwell, 86.08% of housing units are single-family, detached. 10.88% of housing units are multifamily in structure, while 2.51% of housing units comprise mobile homes, RVs, etc.

Within Ponca City, 82.66% of housing units are single-family, detached. 13.14% of housing units are multifamily in structure, while 2.65% of housing units comprise mobile homes, RVs, etc.

Housing Units Number of Bedrooms and Tenure

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

2013 Housing Units by Tenure and Number of Bedrooms								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	3,011		10,148		18,357		1,444,081	
Owner Occupied:	1,993	66.19%	6,765	66.66%	12,837	69.93%	968,736	67.08%
No Bedroom	0	0.00%	26	0.38%	38	0.30%	2,580	0.27%
1 Bedroom	39	1.96%	93	1.37%	226	1.76%	16,837	1.74%
2 Bedrooms	743	37.28%	1,423	21.03%	3,073	23.94%	166,446	17.18%
3 Bedrooms	947	47.52%	3,801	56.19%	7,012	54.62%	579,135	59.78%
4 Bedrooms	223	11.19%	1,156	17.09%	2,042	15.91%	177,151	18.29%
5 or More Bedrooms	41	2.06%	266	3.93%	446	3.47%	26,587	2.74%
Renter Occupied:	1,018	33.81%	3,383	33.34%	5,520	30.07%	475,345	32.92%
No Bedroom	117	11.49%	124	3.67%	252	4.57%	13,948	2.93%
1 Bedroom	137	13.46%	582	17.20%	873	15.82%	101,850	21.43%
2 Bedrooms	467	45.87%	1,518	44.87%	2,432	44.06%	179,121	37.68%
3 Bedrooms	249	24.46%	1,037	30.65%	1,699	30.78%	152,358	32.05%
4 Bedrooms	48	4.72%	100	2.96%	235	4.26%	24,968	5.25%
5 or More Bedrooms	0	0.00%	22	0.65%	29	0.53%	3,100	0.65%

Source: 2009-2013 American Community Survey, Table B25042

The overall homeownership rate in Kay County is 69.93%, while 30.07% of housing units are renter occupied. In Blackwell, the homeownership rate is 66.19%, while 33.81% of households are renters. In Ponca City 66.66% of households are homeowners while 33.34% are renters.

Housing Units Tenure and Household Income

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

Kay County Owner/Renter Percentages by Income Band in 2013

Household Income	Total				
	Households	Total Owners	Total Renters	% Owners	% Renters
Total	18,357	12,837	5,520	69.93%	30.07%
Less than \$5,000	468	214	254	45.73%	54.27%
\$5,000 - \$9,999	928	338	590	36.42%	63.58%
\$10,000-\$14,999	1,290	716	574	55.50%	44.50%
\$15,000-\$19,999	1,467	809	658	55.15%	44.85%
\$20,000-\$24,999	1,263	756	507	59.86%	40.14%
\$25,000-\$34,999	2,463	1,531	932	62.16%	37.84%
\$35,000-\$49,999	3,020	2,212	808	73.25%	26.75%
\$50,000-\$74,999	3,404	2,553	851	75.00%	25.00%
\$75,000-\$99,999	1,831	1,646	185	89.90%	10.10%
\$100,000-\$149,999	1,455	1,318	137	90.58%	9.42%
\$150,000 or more	768	744	24	96.88%	3.13%
Income Less Than \$25,000	5,416	2,833	2,583	52.31%	47.69%

Source: 2009-2013 American Community Survey, Table B25118

Within Kay County as a whole, 47.69% of households with incomes less than \$25,000 are estimated to be renters, while 52.31% are estimated to be homeowners.

Blackwell Owner/Renter Percentages by Income Band in 2013

Household Income	Total				
	Households	Total Owners	Total Renters	% Owners	% Renters
Total	3,011	1,993	1,018	66.19%	33.81%
Less than \$5,000	92	0	92	0.00%	100.00%
\$5,000 - \$9,999	181	54	127	29.83%	70.17%
\$10,000-\$14,999	181	115	66	63.54%	36.46%
\$15,000-\$19,999	298	217	81	72.82%	27.18%
\$20,000-\$24,999	252	175	77	69.44%	30.56%
\$25,000-\$34,999	468	280	188	59.83%	40.17%
\$35,000-\$49,999	644	456	188	70.81%	29.19%
\$50,000-\$74,999	409	292	117	71.39%	28.61%
\$75,000-\$99,999	199	184	15	92.46%	7.54%
\$100,000-\$149,999	200	133	67	66.50%	33.50%
\$150,000 or more	87	87	0	100.00%	0.00%
Income Less Than \$25,000	1,004	561	443	55.88%	44.12%

Source: 2009-2013 American Community Survey, Table B25118

Within Blackwell, 44.12% of households with incomes less than \$25,000 are estimated to be renters, while 55.88% are estimated to be homeowners.

Ponca City Owner/Renter Percentages by Income Band in 2013

Household Income	Total				
	Households	Total Owners	Total Renters	% Owners	% Renters
Total	10,148	6,765	3,383	66.66%	33.34%
Less than \$5,000	248	121	127	48.79%	51.21%
\$5,000 - \$9,999	519	190	329	36.61%	63.39%
\$10,000-\$14,999	789	401	388	50.82%	49.18%
\$15,000-\$19,999	905	432	473	47.73%	52.27%
\$20,000-\$24,999	658	310	348	47.11%	52.89%
\$25,000-\$34,999	1,350	771	579	57.11%	42.89%
\$35,000-\$49,999	1,496	1,064	432	71.12%	28.88%
\$50,000-\$74,999	1,922	1,360	562	70.76%	29.24%
\$75,000-\$99,999	1,043	948	95	90.89%	9.11%
\$100,000-\$149,999	798	748	50	93.73%	6.27%
\$150,000 or more	420	420	0	100.00%	0.00%
Income Less Than \$25,000	3,119	1,454	1,665	46.62%	53.38%

Source: 2009-2013 American Community Survey, Table B25118

Within Ponca City, 53.38% of households with incomes less than \$25,000 are estimated to be renters, while 46.62% 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								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Occupied Housing Units	3,011		10,148		18,357		1,444,081	
Owner Occupied:	1,993	66.19%	6,765	66.66%	12,837	69.93%	968,736	67.08%
Built 2010 or Later	0	0.00%	0	0.00%	18	0.14%	10,443	1.08%
Built 2000 to 2009	37	1.86%	137	2.03%	528	4.11%	153,492	15.84%
Built 1990 to 1999	96	4.82%	325	4.80%	843	6.57%	125,431	12.95%
Built 1980 to 1989	114	5.72%	751	11.10%	1,323	10.31%	148,643	15.34%
Built 1970 to 1979	219	10.99%	1,172	17.32%	2,221	17.30%	184,378	19.03%
Built 1960 to 1969	221	11.09%	1,217	17.99%	1,805	14.06%	114,425	11.81%
Built 1950 to 1959	440	22.08%	1,598	23.62%	2,412	18.79%	106,544	11.00%
Built 1940 to 1949	290	14.55%	792	11.71%	1,387	10.80%	50,143	5.18%
Built 1939 or Earlier	576	28.90%	773	11.43%	2,300	17.92%	75,237	7.77%
Median Year Built:		1953		1962		1962		1977
Renter Occupied:	1,018	33.81%	3,383	33.34%	5,520	30.07%	475,345	32.92%
Built 2010 or Later	0	0.00%	0	0.00%	0	0.00%	5,019	1.06%
Built 2000 to 2009	0	0.00%	178	5.26%	202	3.66%	50,883	10.70%
Built 1990 to 1999	93	9.14%	209	6.18%	356	6.45%	47,860	10.07%
Built 1980 to 1989	75	7.37%	439	12.98%	687	12.45%	77,521	16.31%
Built 1970 to 1979	156	15.32%	528	15.61%	882	15.98%	104,609	22.01%
Built 1960 to 1969	37	3.63%	407	12.03%	561	10.16%	64,546	13.58%
Built 1950 to 1959	381	37.43%	754	22.29%	1,282	23.22%	54,601	11.49%
Built 1940 to 1949	65	6.39%	478	14.13%	649	11.76%	31,217	6.57%
Built 1939 or Earlier	211	20.73%	390	11.53%	901	16.32%	39,089	8.22%
Median Year Built:		1956		1962		1959		1975
Overall Median Year Built:		1953		1962		1961		1976

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

Within Kay County, 4.07% of housing units were built after the year 2000. This compares with 15.22% statewide. Within Blackwell the percentage is 1.23%. Within Ponca City the percentage is 3.10%.

89.39% of housing units in Kay County were built prior to 1990, while in Blackwell the percentage is 92.49%. These figures compare with the statewide figure of 72.78%. In Ponca City the percentage is 91.63%.

Substandard Housing

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

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

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

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

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

2013 Substandard Housing Units

	Occupied Units	Inadequate Plumbing Number	Inadequate Plumbing Percent	Inadequate Kitchen Number	Inadequate Kitchen Percent	Uses Wood for Fuel Number	Uses Wood for Fuel Percent
Blackwell	3,011	71	2.36%	98	3.25%	43	1.43%
Ponca City	10,148	28	0.28%	61	0.60%	69	0.68%
Kay County	18,357	106	0.58%	209	1.14%	304	1.66%
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 Kay County, 0.58% of occupied housing units have inadequate plumbing (compared with 0.49% at a statewide level), while 1.14% 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 Kay County by vacancy and type. This data is provided by the American Community Survey.

2013 Housing Units by Vacancy

	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	3,586		11,783		21,615		1,669,828	
Total Vacant Units	575	16.03%	1,635	13.88%	3,258	15.07%	225,747	13.52%
For rent	111	19.30%	363	22.20%	566	17.37%	43,477	19.26%
Rented, not occupied	0	0.00%	99	6.06%	111	3.41%	9,127	4.04%
For sale only	77	13.39%	247	15.11%	407	12.49%	23,149	10.25%
Sold, not occupied	0	0.00%	60	3.67%	118	3.62%	8,618	3.82%
For seasonal, recreational, or occasional use	26	4.52%	73	4.46%	365	11.20%	39,475	17.49%
For migrant workers	0	0.00%	0	0.00%	0	0.00%	746	0.33%
Other vacant	361	62.78%	793	48.50%	1,691	51.90%	101,155	44.81%
Homeowner Vacancy Rate	3.72%		3.49%		3.05%		2.31%	
Rental Vacancy Rate	9.83%		9.44%		9.13%		8.24%	

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

Within Kay County, the overall housing vacancy rate is estimated to be 15.07%. The homeowner vacancy rate is estimated to be 3.05%, while the rental vacancy rate is estimated to be 9.13%.

In Blackwell, the overall housing vacancy rate is estimated to be 16.03%. The homeowner vacancy rate is estimated to be 3.72%, while the rental vacancy rate is estimated to be 9.83%.

In Ponca City, the overall housing vacancy rate is estimated to be 13.88%. The homeowner vacancy rate is estimated to be 3.49%, while the rental vacancy rate is estimated to be 9.44%.

Building Permits

The next series of tables present data regarding new residential building permits issued in Blackwell, Ponca City and unincorporated areas of Kay County. 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.

Blackwell				
New Residential Building Permits Issued, 2004-2014				
Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	9	\$176,667	0	N/A
2005	3	\$148,500	0	N/A
2006	0	N/A	0	N/A
2007	4	\$170,544	0	N/A
2008	3	\$106,667	0	N/A
2009	2	\$40,000	4	\$40,000
2010	0	N/A	0	N/A
2011	3	\$179,382	0	N/A
2012	1	\$181,575	0	N/A
2013	1	\$130,000	2	\$94,500
2014	1	\$400,000	0	N/A

Source: United States Census Bureau Building Permits Survey

In Blackwell, building permits for 33 housing units were issued between 2004 and 2014, for an average of 3 units per year. 81.82% of these housing units were single family homes, and 18.18% consisted of multifamily units.

Ponca City

New Residential Building Permits Issued, 2004-2014

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	14	\$226,143	0	N/A
2005	1	\$600,000	0	N/A
2006	26	\$287,023	25	\$63,280
2007	12	\$155,375	0	N/A
2008	14	\$368,211	0	N/A
2009	2	\$55,000	0	N/A
2010	3	\$100,000	0	N/A
2011	0	N/A	0	N/A
2012	0	N/A	0	N/A
2013	0	N/A	0	N/A
2014	21	\$162,995	48	\$75,000

Source: United States Census Bureau Building Permits Survey

In Ponca City, building permits for 166 housing units were issued between 2004 and 2014, for an average of 15 units per year. 56.02% of these housing units were single family homes, and 43.98% consisted of multifamily units.

New Construction Activity

For Ownership:

New housing development has occurred in small sections of the county, including rural acreages as well as within Ponca City and Blackwell. New homes have been built recently in a number of different subdivisions in Ponca City and Blackwell, including the Fox Run Estates and Hampton Estates. Growth is primarily occurring within outlying rural areas of the county, though some infill development has taken place within city limits.

Many homes have been of larger and more expensive, though some are relatively more affordable. The average price of homes constructed in 2005 or more recently (homes sold since 2013) is \$200,556 or \$98.61 per square foot.

For Rent:

A small number of properties for rent have been constructed over the past ten years or are currently in the process of construction, including market-rate and affordable housing units. The most recently approved affordable housing project was Highland Park, a 34 unit housing project for families in Ponca City. This project has not yet broken ground, but has been approved for construction.

Homeownership Market

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

Housing Units by Home Value

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

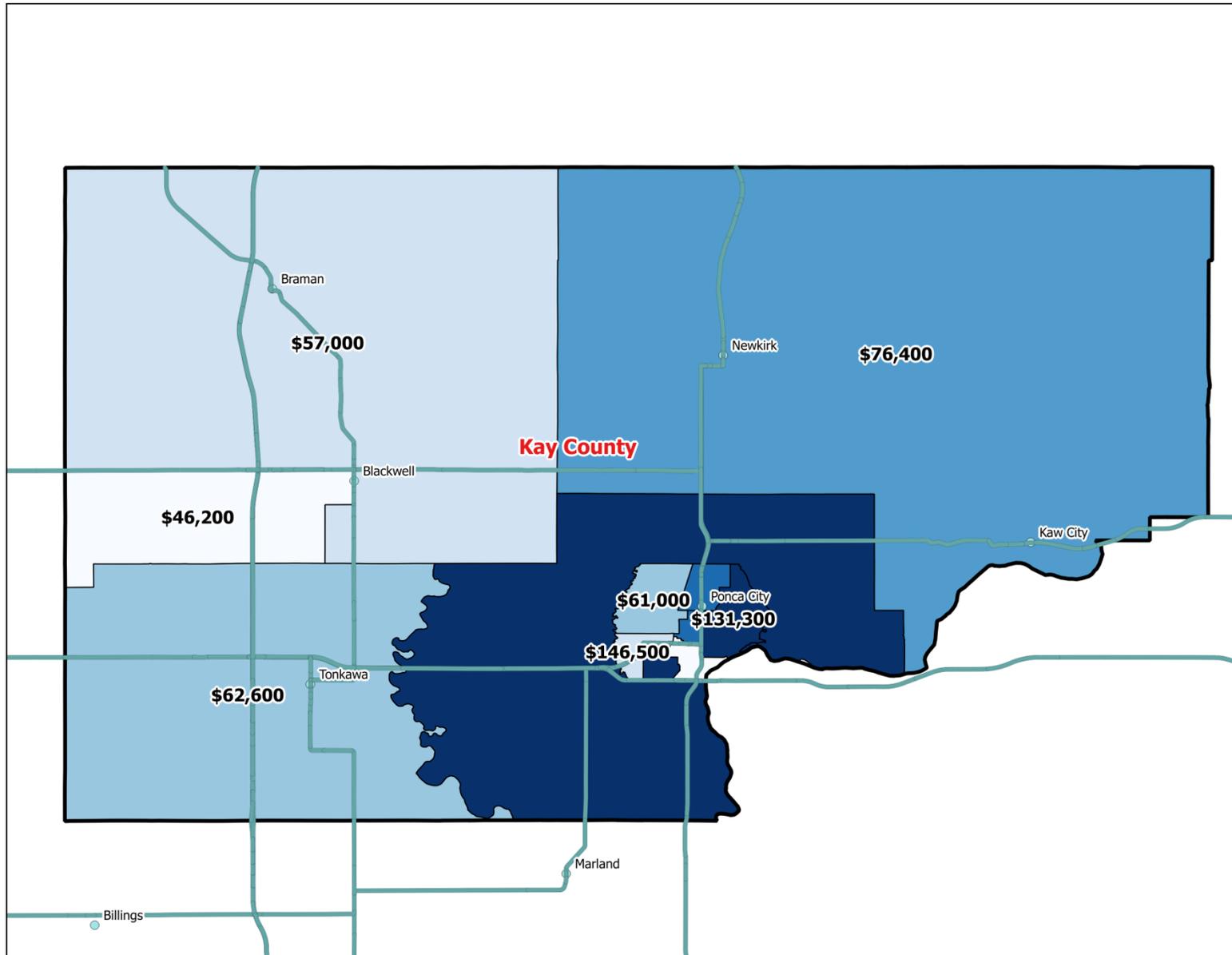
2013 Housing Units by Home Value								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Owner-Occupied Units:	1,993		6,765		12,837		968,736	
Less than \$10,000	30	1.51%	152	2.25%	266	2.07%	20,980	2.17%
\$10,000 to \$14,999	121	6.07%	64	0.95%	278	2.17%	15,427	1.59%
\$15,000 to \$19,999	195	9.78%	135	2.00%	434	3.38%	13,813	1.43%
\$20,000 to \$24,999	171	8.58%	158	2.34%	456	3.55%	16,705	1.72%
\$25,000 to \$29,999	83	4.16%	219	3.24%	466	3.63%	16,060	1.66%
\$30,000 to \$34,999	135	6.77%	309	4.57%	604	4.71%	19,146	1.98%
\$35,000 to \$39,999	144	7.23%	128	1.89%	406	3.16%	14,899	1.54%
\$40,000 to \$49,999	199	9.98%	331	4.89%	817	6.36%	39,618	4.09%
\$50,000 to \$59,999	192	9.63%	594	8.78%	1,093	8.51%	45,292	4.68%
\$60,000 to \$69,999	122	6.12%	626	9.25%	1,024	7.98%	52,304	5.40%
\$70,000 to \$79,999	107	5.37%	605	8.94%	1,026	7.99%	55,612	5.74%
\$80,000 to \$89,999	125	6.27%	528	7.80%	938	7.31%	61,981	6.40%
\$90,000 to \$99,999	92	4.62%	389	5.75%	682	5.31%	51,518	5.32%
\$100,000 to \$124,999	132	6.62%	821	12.14%	1,309	10.20%	119,416	12.33%
\$125,000 to \$149,999	39	1.96%	571	8.44%	798	6.22%	96,769	9.99%
\$150,000 to \$174,999	44	2.21%	351	5.19%	754	5.87%	91,779	9.47%
\$175,000 to \$199,999	6	0.30%	220	3.25%	361	2.81%	53,304	5.50%
\$200,000 to \$249,999	0	0.00%	251	3.71%	460	3.58%	69,754	7.20%
\$250,000 to \$299,999	20	1.00%	128	1.89%	269	2.10%	41,779	4.31%
\$300,000 to \$399,999	26	1.30%	118	1.74%	225	1.75%	37,680	3.89%
\$400,000 to \$499,999	0	0.00%	27	0.40%	70	0.55%	13,334	1.38%
\$500,000 to \$749,999	10	0.50%	30	0.44%	71	0.55%	12,784	1.32%
\$750,000 to \$999,999	0	0.00%	2	0.03%	9	0.07%	3,764	0.39%
\$1,000,000 or more	0	0.00%	8	0.12%	21	0.16%	5,018	0.52%
Median Home Value:	\$46,200		\$81,200		\$75,700		\$112,800	

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

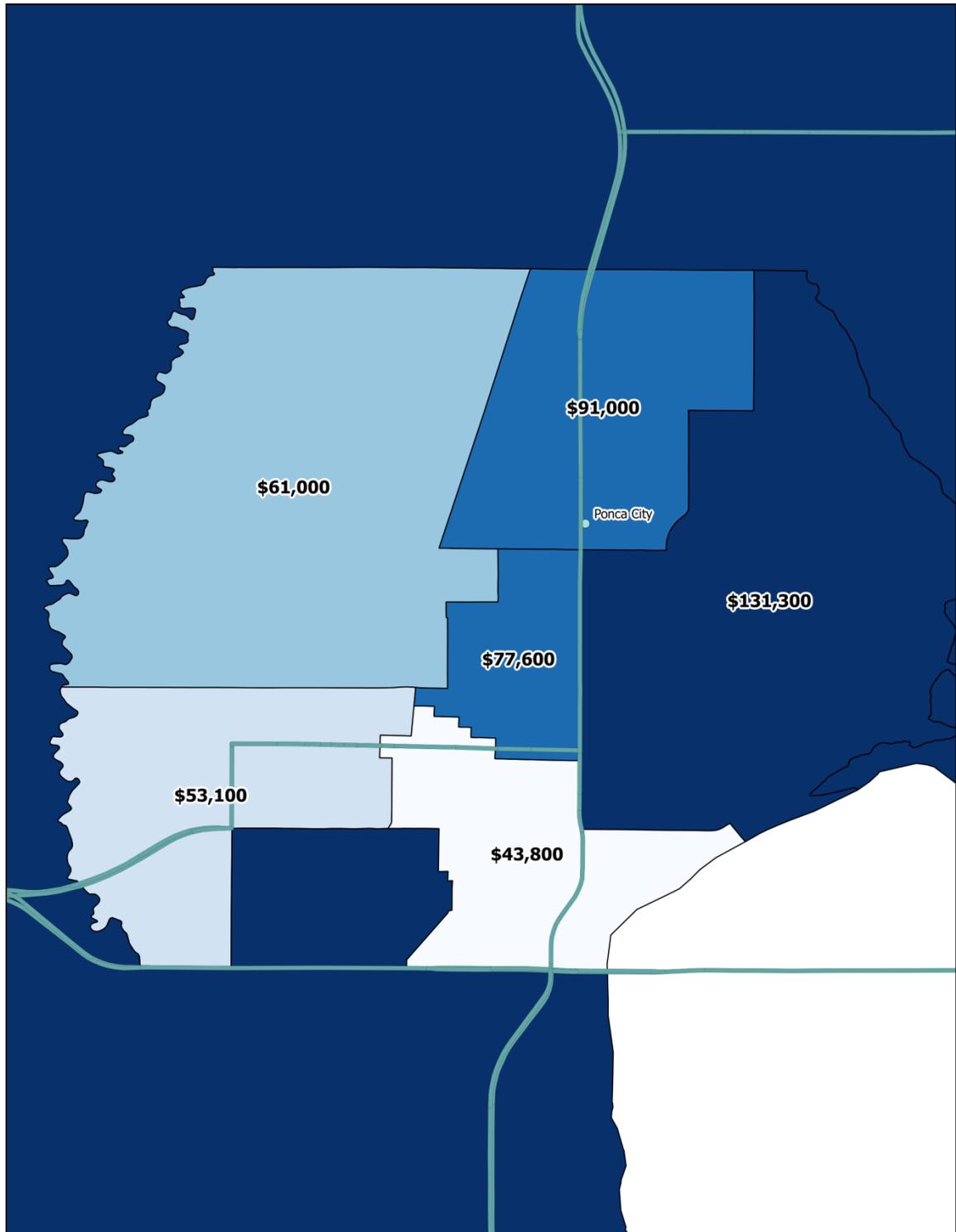
The median value of owner-occupied homes in Kay County is \$75,700. This is -32.9% lower than the statewide median, which is \$112,800. The median home value in Blackwell is estimated to be \$46,200. The median home value in Ponca City is estimated to be \$81,200.

The geographic distribution of home values in Kay County can be visualized by the following map.

Kay County Median Home Values by Census Tract



Median Home Values by Census Tract – Ponca City Detail



Home Values by Year of Construction

The next table presents median home values in Kay 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				
	Blackwell Median Value	Ponca City Median Value	Kay County Median Value	State of Oklahoma Median Value
Total Owner-Occupied Units:				
Built 2010 or Later	-	-	\$350,000	\$188,900
Built 2000 to 2009	-	\$149,500	\$159,000	\$178,000
Built 1990 to 1999	\$34,600	\$152,000	\$98,500	\$147,300
Built 1980 to 1989	\$29,200	\$109,000	\$98,100	\$118,300
Built 1970 to 1979	\$87,700	\$114,300	\$107,600	\$111,900
Built 1960 to 1969	\$45,700	\$84,600	\$80,500	\$97,100
Built 1950 to 1959	\$51,200	\$66,600	\$65,100	\$80,300
Built 1940 to 1949	\$36,300	\$60,000	\$55,400	\$67,900
Built 1939 or Earlier	\$36,900	\$49,000	\$49,100	\$74,400

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

Source: 2009-2013 American Community Survey, Table 25107

Blackwell Single Family Sales Activity

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

Blackwell Single Family Sales Activity					
Two Bedroom Units					
Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	36	54	41	48	34
Average Sale Price	\$23,779	\$105,526	\$24,771	\$36,398	\$30,016
Average Square Feet	1,052	1,122	1,007	1,111	1,043
Average Price/SF	\$22.60	\$94.05	\$24.60	\$32.76	\$28.78
Average Year Built	1937	1938	1936	1945	1939

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

Blackwell Single Family Sales Activity**Three Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	40	46	44	46	62
Average Sale Price	\$47,340	\$101,197	\$55,277	\$61,882	\$61,862
Average Square Feet	1,549	1,541	1,430	1,547	1,519
Average Price/SF	\$30.56	\$65.67	\$38.66	\$40.00	\$40.73
Average Year Built	1944	1954	1954	1957	1954

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

Blackwell Single Family Sales Activity**Four Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	7	6	7	9	13
Average Sale Price	\$68,571	\$114,998	\$97,429	\$83,562	\$90,917
Average Square Feet	1,893	2,403	2,404	2,165	2,071
Average Price/SF	\$36.22	\$47.86	\$40.53	\$38.60	\$43.90
Average Year Built	1941	1957	1933	1951	1944

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

Blackwell Single Family Sales Activity**All Bedroom Types**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	83	106	92	103	109
Average Sale Price	\$46,563	\$107,240	\$59,159	\$60,614	\$60,931
Average Square Feet	1,498	1,200	1,613	1,607	1,544
Average Price/SF	\$31.08	\$89.37	\$36.68	\$37.72	\$39.46
Average Year Built	1940	1941	1941	1951	1945

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

Between 2011 and 2014, the average sale price grew by 6.82% per year, though this appears to be due to an unusually low average price in 2011. The average sale price in 2015 was \$60,931 for an average price per square foot of \$39.46. The average year of construction for homes sold in 2015 is estimated to be 1945.

Ponca City Single Family Sales Activity

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

**Ponca City Single Family Sales Activity
Two Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	114	131	148	133	139
Average Sale Price	\$45,263	\$41,557	\$43,361	\$41,257	\$40,183
Average Square Feet	1,108	1,074	1,143	1,116	1,092
Average Price/SF	\$40.85	\$38.69	\$37.94	\$36.97	\$36.80
Average Year Built	1945	1946	1946	1945	1944

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

**Ponca City Single Family Sales Activity
Three Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	228	272	279	278	266
Average Sale Price	\$79,009	\$92,705	\$95,517	\$96,481	\$99,057
Average Square Feet	1,617	1,600	1,573	1,564	1,629
Average Price/SF	\$48.86	\$57.94	\$60.72	\$61.69	\$60.81
Average Year Built	1959	1962	1963	1964	1961

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

**Ponca City Single Family Sales Activity
Four Bedroom Units**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	56	76	66	75	63
Average Sale Price	\$149,426	\$152,170	\$172,666	\$174,108	\$180,726
Average Square Feet	2,375	2,392	2,450	2,378	2,377
Average Price/SF	\$62.92	\$63.62	\$70.48	\$73.22	\$76.03
Average Year Built	1969	1967	1964	1967	1967

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

**Ponca City Single Family Sales Activity
All Bedroom Types**

Year	2011	2012	2013	2014	YTD 2015
# of Units Sold	398	479	493	486	468
Average Sale Price	\$91,232	\$95,477	\$103,848	\$103,948	\$106,656
Average Square Feet	1,700	1,688	1,722	1,686	1,699
Average Price/SF	\$53.67	\$56.56	\$60.31	\$61.65	\$62.78
Average Year Built	1957	1958	1957	1958	1957

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

Between 2011 and 2014, the average sale price grew by 3.32% per year. The average sale price in 2015 was \$106,656 for an average price per square foot of \$62.78. The average year of construction for homes sold in 2015 is estimated to be 1957.

Foreclosure Rates

The next table presents foreclosure rate data for Kay 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
Kay County	1.8%
State of Oklahoma	2.1%
United States	2.1%
Rank among Counties in Oklahoma*:	41
* 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 Kay County was 1.8% in May 2014. The county ranked 41 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%.

Discussions with local real estate professionals indicate that foreclosures in the area have had little, to no impact on the local market. Though there has been small percentage of foreclosures within the county, the market has not been significantly impacted in a negative way.

Rental Market

This section will discuss supply and demand factors for the rental market in Kay 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 Kay 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								
	Blackwell		Ponca City		Kay County		State of Oklahoma	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Rental Units:	1,018		3,383		5,520		475,345	
With cash rent:	977		3,132		5,038		432,109	
Less than \$100	9	0.88%	6	0.18%	15	0.27%	2,025	0.43%
\$100 to \$149	48	4.72%	16	0.47%	72	1.30%	2,109	0.44%
\$150 to \$199	21	2.06%	62	1.83%	92	1.67%	4,268	0.90%
\$200 to \$249	29	2.85%	70	2.07%	125	2.26%	8,784	1.85%
\$250 to \$299	28	2.75%	96	2.84%	152	2.75%	8,413	1.77%
\$300 to \$349	11	1.08%	63	1.86%	114	2.07%	9,107	1.92%
\$350 to \$399	62	6.09%	86	2.54%	191	3.46%	10,932	2.30%
\$400 to \$449	100	9.82%	99	2.93%	310	5.62%	15,636	3.29%
\$450 to \$499	96	9.43%	249	7.36%	456	8.26%	24,055	5.06%
\$500 to \$549	49	4.81%	275	8.13%	406	7.36%	31,527	6.63%
\$550 to \$599	136	13.36%	329	9.73%	585	10.60%	33,032	6.95%
\$600 to \$649	35	3.44%	285	8.42%	402	7.28%	34,832	7.33%
\$650 to \$699	0	0.00%	267	7.89%	328	5.94%	32,267	6.79%
\$700 to \$749	92	9.04%	206	6.09%	329	5.96%	30,340	6.38%
\$750 to \$799	51	5.01%	174	5.14%	277	5.02%	27,956	5.88%
\$800 to \$899	160	15.72%	292	8.63%	526	9.53%	45,824	9.64%
\$900 to \$999	34	3.34%	254	7.51%	311	5.63%	34,153	7.18%
\$1,000 to \$1,249	0	0.00%	197	5.82%	214	3.88%	46,884	9.86%
\$1,250 to \$1,499	0	0.00%	71	2.10%	82	1.49%	14,699	3.09%
\$1,500 to \$1,999	16	1.57%	12	0.35%	28	0.51%	10,145	2.13%
\$2,000 or more	0	0.00%	23	0.68%	23	0.42%	5,121	1.08%
No cash rent	41	4.03%	251	7.42%	482	8.73%	43,236	9.10%
Median Gross Rent	\$563		\$638		\$600		\$699	

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

Median gross rent in Kay County is estimated to be \$600, which is -14.2% less than Oklahoma's median gross rent of \$699/month. Median gross rent in Blackwell is estimated to be \$563. Median rent in Ponca City is estimated to be \$638.

Median Gross Rent by Year of Construction

The next table presents data from the American Community Survey regarding median gross rent by year of housing unit construction. Note that dashes in the table indicate the Census Bureau had insufficient data to provide a median rent figure for that specific data field.

2013 Median Gross Rent by Year of Construction

	Blackwell Median Rent	Ponca City Median Rent	Kay County Median Rent	State of Oklahoma Median Rent
Total Rental Units:				
Built 2010 or Later	-	-	-	\$933
Built 2000 to 2009	-	\$522	\$532	\$841
Built 1990 to 1999	\$284	\$617	\$559	\$715
Built 1980 to 1989	\$814	\$612	\$605	\$693
Built 1970 to 1979	\$395	\$537	\$511	\$662
Built 1960 to 1969	\$548	\$694	\$655	\$689
Built 1950 to 1959	\$705	\$705	\$694	\$714
Built 1940 to 1949	\$798	\$634	\$641	\$673
Built 1939 or Earlier	\$450	\$680	\$575	\$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 Kay County is among housing units constructed between 1980 and 1989 in Blackwell, which is \$814 per month. In order to be affordable, a household would need to earn at least \$32,560 per year to afford such a unit.

Blackwell Rental Survey Data

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

Blackwell Rental Properties - Affordable

Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Andros Village	LIHTC	1978	N/A	N/A	684	\$485	\$0.709	6.00%
Andros Village	LIHTC	1978	N/A	N/A	820	\$655	\$0.799	6.00%
Jefferson Park Apartments	LIHTC	1970	N/A	N/A	550	\$518	\$0.942	0.00%
Jefferson Park Apartments	LIHTC	1970	N/A	N/A	722	\$576	\$0.798	0.00%
Jefferson Park Apartments	LIHTC	1970	N/A	N/A	868	\$685	\$0.789	0.00%
Jefferson Park Apartments	LIHTC	1970	N/A	N/A	1,010	\$762	\$0.754	0.00%
Jefferson Park Apartments	LIHTC	1970	N/A	N/A	420	\$420	\$1.000	0.00%

The previous rent surveys encompass rental units in two complexes. These properties are located throughout the community and provide a good indication of the availability and rental structure of multifamily property. Concessions such as free rent or no deposit were not evident in the competitive market survey. These inducements appear to have phased out over the market, and appear only sporadically at individual complexes to induce leasing activity in a particular unit type. Review of historical rental data indicates the comparable rental rates have slightly increased. Occupancy levels in the Blackwell area have continued to increase to its present level in the 94-100% range. Rental rates also increased during this same period. The area should continue to show good rental rate and occupancy support due to proximity to the employment centers and limited number of new available units.

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

Rental Market Vacancy – Blackwell

The developments outlined previously report occupancy levels typically above 95%. These occupancy levels are typical of well-maintained and poorly maintained properties alike. The ability of older, physically deteriorating facilities to maintain high occupancy levels reflects the lack of superior alternatives in the Tahlequah market. The overall market vacancy of rental housing units was reported at 19.3% by the Census Bureau as of the most recent American Community Survey, but this figure appears high based on our own survey of housing in the area.

As noted above, the majority of complexes in Tahlequah report occupancy levels above 90%. Although this analyst's survey does not include all rental units in Tahlequah, it represents a reasonable market sample of available units, both affordable and market rate. Due to the inflow and outflow of energy workers in the Kay County area, the overall vacancy percentage could be affected either positive or negative depending on the current market performance of the industry.



Rent Survey 1
Jefferson Park Apartments



Rent Survey 2
Andros Village

Ponca City Rental Survey Data

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

Ponca City Rental Properties								
Name	Type	Year Built	Bedrooms	Bathrooms	Size (SF)	Rate	Rate/SF	Vacancy
Village Green Apartments	Conventional	1984	1	1	550	\$475	\$0.864	0.00%
Village Green Apartments	Conventional	1984	1	1	580	\$500	\$0.862	0.00%
Village Green Apartments	Conventional	1984	2	1	832	\$525	\$0.631	0.00%
Village Green Apartments	Conventional	1984	3	2	1,100	\$650	\$0.591	0.00%
Pecan Place Apartments	Conventional	1984	1	1	622	\$350	\$0.563	0.00%
Pecan Place Apartments	Conventional	1984	2	1	820	\$440	\$0.537	0.00%
Pecan Place Apartments	Conventional	1984	2	2	839	\$450	\$0.536	0.00%
Windsor Park Apartments	Conventional	1984	2	1	832	\$490	\$0.589	N/A
Windsor Park Apartments	Conventional	1984	1	2	700	\$900	\$1.286	N/A
Willow Creek I & II	LIHTC	2002	1	1	700	\$395	\$0.564	2.00%
Willow Creek I & II	LIHTC	2002	1	1	711	\$480	\$0.675	2.00%
Willow Creek I & II	LIHTC	2002	2	2	900	\$455	\$0.506	2.00%
Willow Creek I & II	LIHTC	2002	2	2	953	\$550	\$0.577	2.00%

The previous rent surveys encompass over 367 rental units in four complexes. These properties are located throughout the community and provide a good indication of the availability and rental structure of multifamily property. Concessions such as free rent or no deposit were not evident in the competitive market survey. These inducements appear to have phased out over the market, and appear only sporadically at individual complexes to induce leasing activity in a particular unit type. Review of historical rental data indicates the comparable rental rates have slightly increased. Occupancy levels in the Ponca City area have continued to increase to its present level in the 94-100% range. Rental rates also increased during this same period. The area should continue to show good rental rate and occupancy support due to proximity to the employment centers and limited number of new available units.

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

Rental Market Vacancy – Ponca City

The developments outlined previously report occupancy levels typically above 95%. These occupancy levels are typical of well-maintained and poorly maintained properties alike. The ability of older, physically deteriorating facilities to maintain high occupancy levels reflects the lack of superior alternatives in the Ponca City market. The overall market vacancy of rental housing units was reported at 22.20% by the Census Bureau as of the most recent American Community Survey, but this figure appears high based on our own survey of housing in the area. Due to the inflow and outflow of energy workers in the Kay County area, the overall vacancy percentage could be affected either positive or negative depending on the current market standing of the industry.

As noted above, the majority of complexes in Ponca City report occupancy levels above 90%. Although this analyst's survey does not include all rental units in Ponca City, it represents a reasonable market sample of available units, both affordable and market rate.



Rent Survey 1
Willow Creek I & II



Rent Survey 2
Windsor Park Apartments



Rent Survey 3
Pecan Place Apartments



Rent Survey 4
Village Green 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 Kay 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.

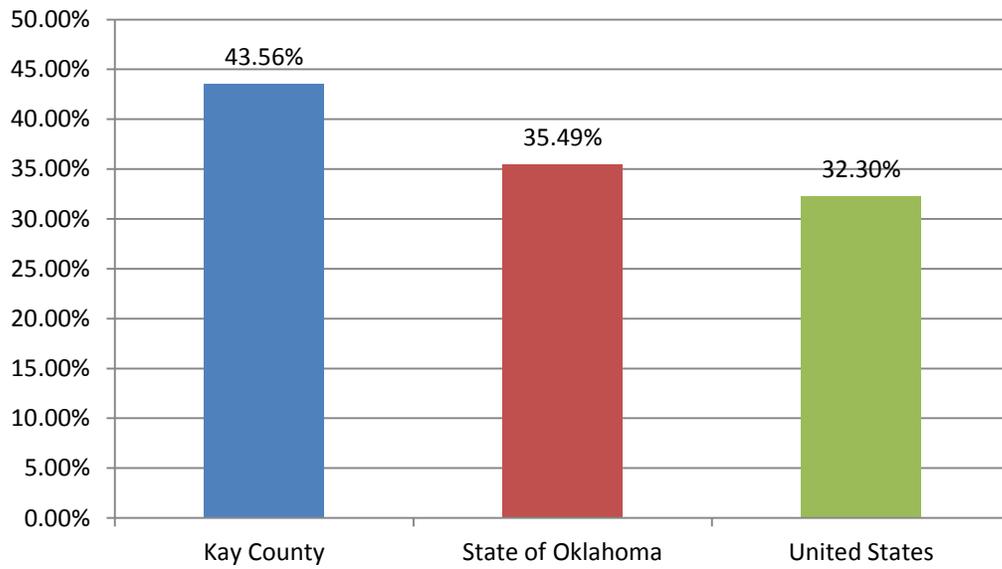
HUD Programs in Kay County

Kay County	# Units	Occupancy Rate	Avg.			% of Total Rent
			Household Income	Tenant Contribution	Federal Contribution	
Public Housing	223	99%	\$15,155	\$268	\$263	50.42%
Housing Choice Vouchers	145	96%	\$13,475	\$373	\$266	58.40%
Mod Rehab	34	83%	\$5,452	\$130	\$351	27.01%
Section 8 NC/SR	60	93%	\$10,314	\$238	\$444	34.94%
Section 236	60	95%	\$3,491	\$87	\$557	13.49%
Multi-Family Other	22	95%	\$7,703	\$174	\$345	33.51%
Summary of All HUD Programs	544	96%	\$11,623	\$253	\$327	43.56%
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 544 housing units located within Kay County, with an overall occupancy rate of 96%. The average household income among households living in these units is \$11,623. Total monthly rent for these units averages \$580, with the federal contribution averaging \$327 (56.44%) and the tenant's contribution averaging \$253 (43.56%).

Percentage of Total Rent Paid by Tenant - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

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



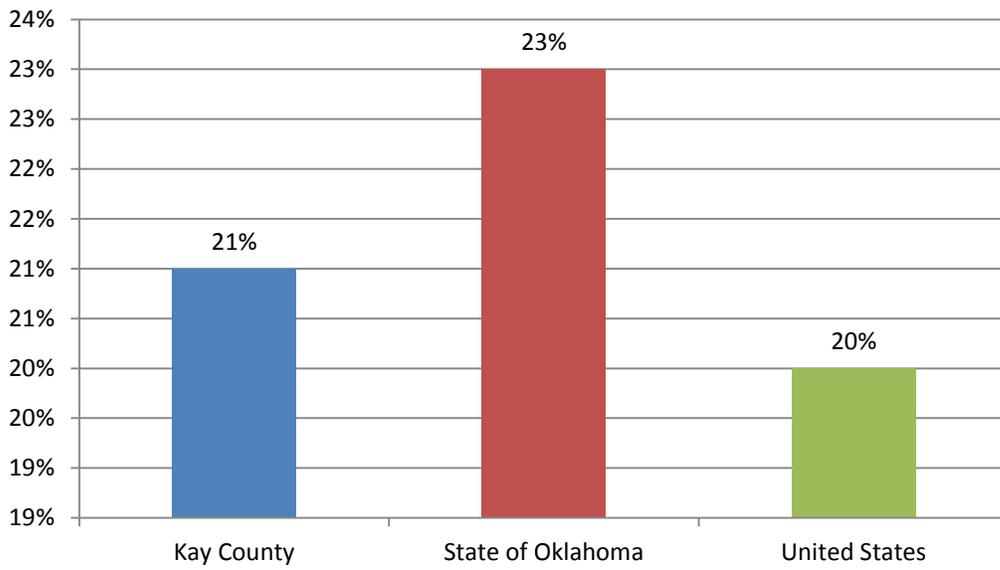
Demographics of Persons in HUD Programs in Kay County

Kay County	# Units	% Single Mothers	% w/ Disability	% Age 62+	% Age 62+ w/ Disability	% Minority
Public Housing	223	24%	27%	39%	34%	13%
Housing Choice Vouchers	145	21%	29%	50%	27%	13%
Mod Rehab	34	7%	27%	29%	50%	4%
Section 8 NC/SR	60	62%	7%	8%	20%	11%
Section 236	60	48%	4%	6%	33%	26%
Multi-Family Other	22	37%	21%	7%	67%	12%
Summary of All HUD Programs	544	31%	21%	30%	33%	14%
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

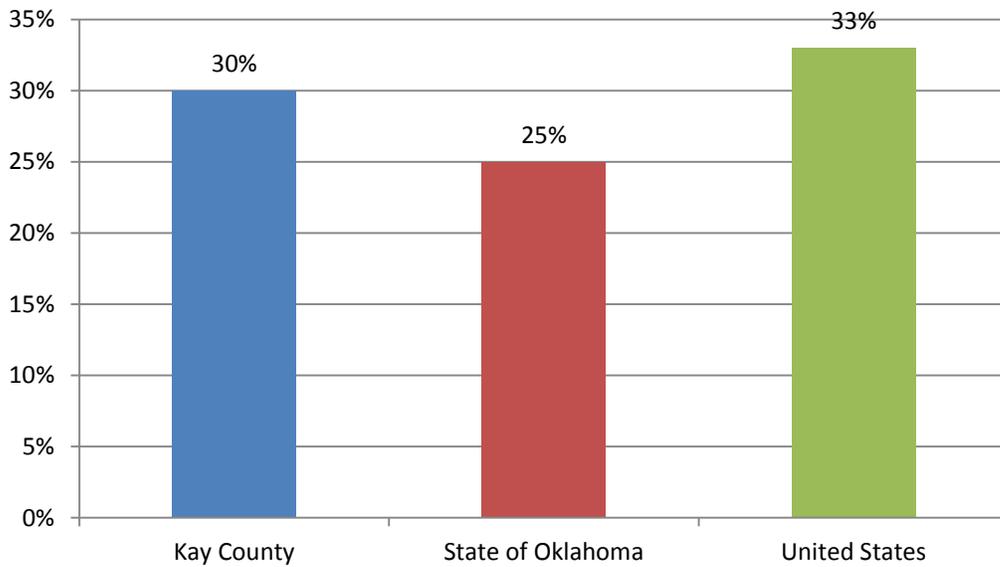
31% of housing units are occupied by single parents with female heads of household. 21% of households have at least one person with a disability. 30% of households have either a householder or spouse age 62 or above. Of the households age 62 or above, 33% have one or more disabilities. Finally, 14% of households are designated as racial or ethnic minorities.

Percentage of Households with Disabilities - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households

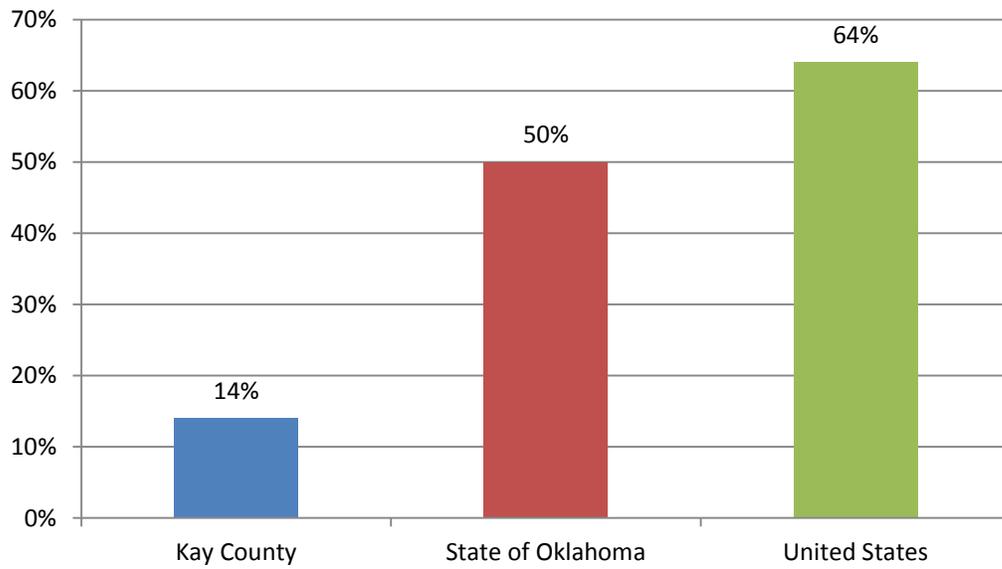
Percentage of Households Age 62+ - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households



Percentage of Minority Households - HUD Subsidized Properties



Source: 2013 HUD Picture of Subsidized Households



Projected Housing Need

Consolidated Housing Affordability Strategy (CHAS)

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

Kay County : CHAS - Housing Cost Burden by HAMFI				
Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	750		1,240	
Cost Burden Less Than 30%	145	19.33%	265	21.37%
Cost Burden Between 30%-50%	130	17.33%	235	18.95%
Cost Burden Greater Than 50%	410	54.67%	660	53.23%
Not Computed (no/negative income)	65	8.67%	80	6.45%
Income 30%-50% HAMFI	1,260		1,085	
Cost Burden Less Than 30%	660	52.38%	380	35.02%
Cost Burden Between 30%-50%	335	26.59%	410	37.79%
Cost Burden Greater Than 50%	265	21.03%	295	27.19%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	2,210		1,250	
Cost Burden Less Than 30%	1,615	73.08%	920	73.60%
Cost Burden Between 30%-50%	465	21.04%	305	24.40%
Cost Burden Greater Than 50%	130	5.88%	25	2.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	1,280		620	
Cost Burden Less Than 30%	1,155	90.23%	525	84.68%
Cost Burden Between 30%-50%	100	7.81%	95	15.32%
Cost Burden Greater Than 50%	20	1.56%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	12,740		5,690	
Cost Burden Less Than 30%	10,595	83.16%	3,570	62.74%
Cost Burden Between 30%-50%	1,220	9.58%	1,055	18.54%
Cost Burden Greater Than 50%	850	6.67%	984	17.29%
Not Computed (no/negative income)	65	0.51%	80	1.41%

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

Kay 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	750	72.00%	1,240	72.18%
Income 30%-50% HAMFI	1,260	47.62%	1,085	64.98%
Income 50%-80% HAMFI	2,210	26.92%	1,250	26.40%
Income 80%-100% HAMFI	1,280	9.38%	620	15.32%
All Incomes	12,740	16.25%	5,690	35.83%

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.



Kay County : CHAS - HAMFI by Substandard Conditions / Overcrowding

Household Income / Housing Problem	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	750		1,240	
Between 1.0 and 1.5 Persons per Room	35	4.67%	65	5.24%
More than 1.5 Persons per Room	0	0.00%	80	6.45%
Lacks Complete Kitchen or Plumbing	15	2.00%	35	2.82%
Income 30%-50% HAMFI	1,260		1,085	
Between 1.0 and 1.5 Persons per Room	25	1.98%	10	0.92%
More than 1.5 Persons per Room	4	0.32%	4	0.37%
Lacks Complete Kitchen or Plumbing	55	4.37%	25	2.30%
Income 50%-80% HAMFI	2,210		1,250	
Between 1.0 and 1.5 Persons per Room	15	0.68%	15	1.20%
More than 1.5 Persons per Room	0	0.00%	15	1.20%
Lacks Complete Kitchen or Plumbing	90	4.07%	40	3.20%
Income 80%-100% HAMFI	1,280		620	
Between 1.0 and 1.5 Persons per Room	10	0.78%	85	13.71%
More than 1.5 Persons per Room	0	0.00%	15	2.42%
Lacks Complete Kitchen or Plumbing	4	0.31%	4	0.65%
All Incomes	12,740		5,690	
Between 1.0 and 1.5 Persons per Room	120	0.94%	225	3.95%
More than 1.5 Persons per Room	14	0.11%	129	2.27%
Lacks Complete Kitchen or Plumbing	94	0.74%	164	2.88%

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

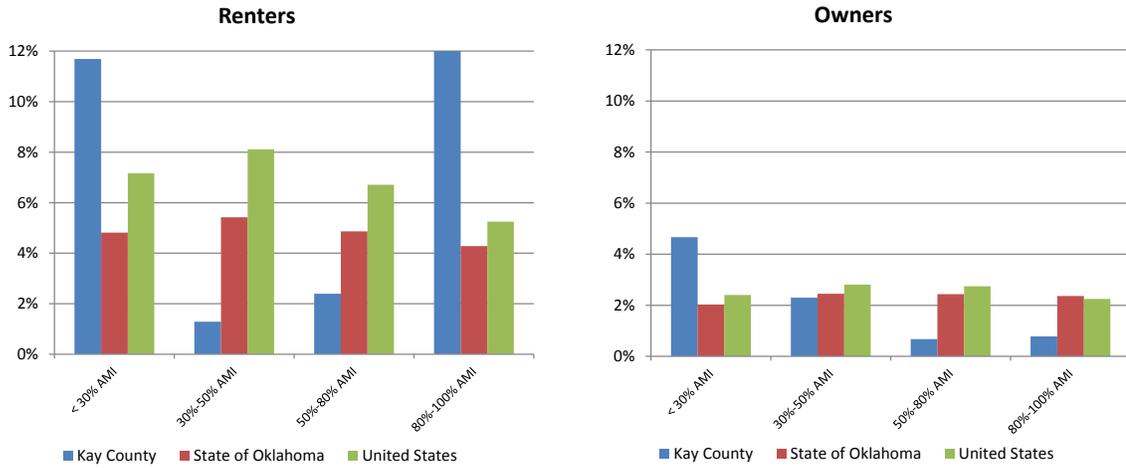
The next table summarizes this data for overcrowding (i.e. all households with greater than 1.0 persons per room), with a chart comparing this data between Kay County, Oklahoma and the nation.

Kay 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	750	4.67%	1,240	11.69%	1,240
Income 30%-50% HAMFI	1,260	2.30%	1,085	1.29%	1,085
Income 50%-80% HAMFI	2,210	0.68%	1,250	2.40%	1,250
Income 80%-100% HAMFI	1,280	0.78%	620	16.13%	620
All Incomes	12,740	1.05%	5,690	6.22%	5,690

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 Kay County, the state and the nation.

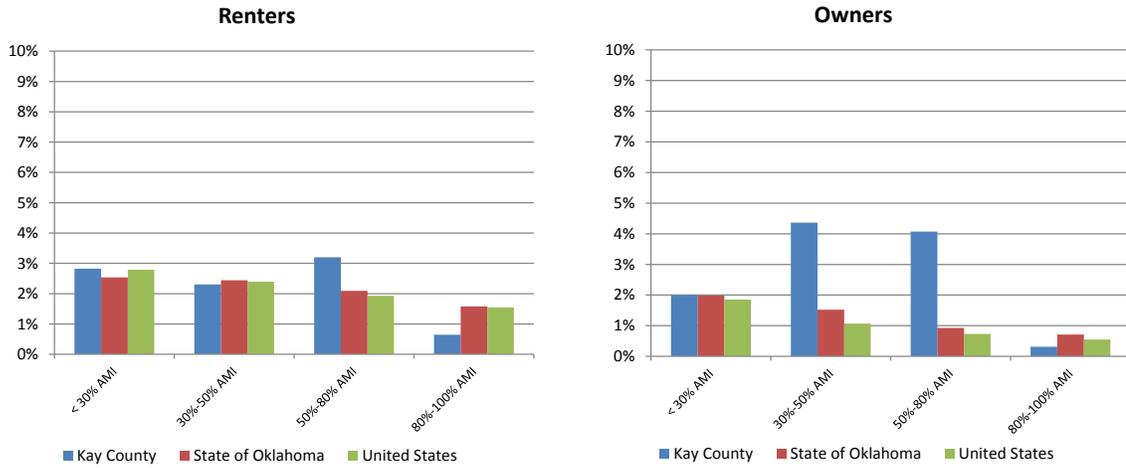
Kay County : Households by Income by Substandard Conditions

Household Size/Type	Total	Owners		Renters	
		% Lacking Kitchen or Plumbing	Total	% Lacking Kitchen or Plumbing	Total
Income < 30% HAMFI	750	2.00%	1,240	2.82%	
Income 30%-50% HAMFI	1,260	4.37%	1,085	2.30%	
Income 50%-80% HAMFI	2,210	4.07%	1,250	3.20%	
Income 80%-100% HAMFI	1,280	0.31%	620	0.65%	
All Incomes	12,740	0.74%	5,690	2.88%	

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.



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

Income, Household Size/Type	Total	Owners		Renters		
		No. w/ Cost	Pct. w/ Cost	No. w/ Cost	Pct. w/ Cost	
		> 30%	> 30%	> 30%	> 30%	
		Income	Income	Total	Income	Income
Income < 30% HAMFI	750	534	71.20%	1,240	894	72.10%
Elderly Family	55	34	61.82%	30	15	50.00%
Small Family (2-4 persons)	170	140	82.35%	425	310	72.94%
Large Family (5 or more persons)	75	60	80.00%	105	89	84.76%
Elderly Non-Family	260	165	63.46%	170	85	50.00%
Non-Family, Non-Elderly	195	135	69.23%	510	395	77.45%
Income 30%-50% HAMFI	1,260	610	48.41%	1,085	709	65.35%
Elderly Family	160	65	40.63%	35	19	54.29%
Small Family (2-4 persons)	295	200	67.80%	355	280	78.87%
Large Family (5 or more persons)	70	25	35.71%	80	50	62.50%
Elderly Non-Family	530	260	49.06%	275	155	56.36%
Non-Family, Non-Elderly	210	60	28.57%	335	205	61.19%
Income 50%-80% HAMFI	2,210	600	27.15%	1,250	334	26.72%
Elderly Family	575	100	17.39%	95	20	21.05%
Small Family (2-4 persons)	635	285	44.88%	555	164	29.55%
Large Family (5 or more persons)	145	35	24.14%	120	15	12.50%
Elderly Non-Family	545	110	20.18%	140	55	39.29%
Non-Family, Non-Elderly	315	70	22.22%	340	80	23.53%
Income 80%-100% HAMFI	1,280	121	9.45%	620	100	16.13%
Elderly Family	435	45	10.34%	40	10	25.00%
Small Family (2-4 persons)	435	44	10.11%	265	45	16.98%
Large Family (5 or more persons)	130	4	3.08%	65	25	38.46%
Elderly Non-Family	165	4	2.42%	40	0	0.00%
Non-Family, Non-Elderly	110	24	21.82%	215	20	9.30%
All Incomes	12,740	2,092	16.42%	5,690	2,049	36.01%
Elderly Family	2,835	328	11.57%	270	64	23.70%
Small Family (2-4 persons)	5,250	754	14.36%	2,340	799	34.15%
Large Family (5 or more persons)	940	138	14.68%	460	179	38.91%
Elderly Non-Family	2,090	558	26.70%	745	303	40.67%
Non-Family, Non-Elderly	1,630	314	19.26%	1,870	704	37.65%

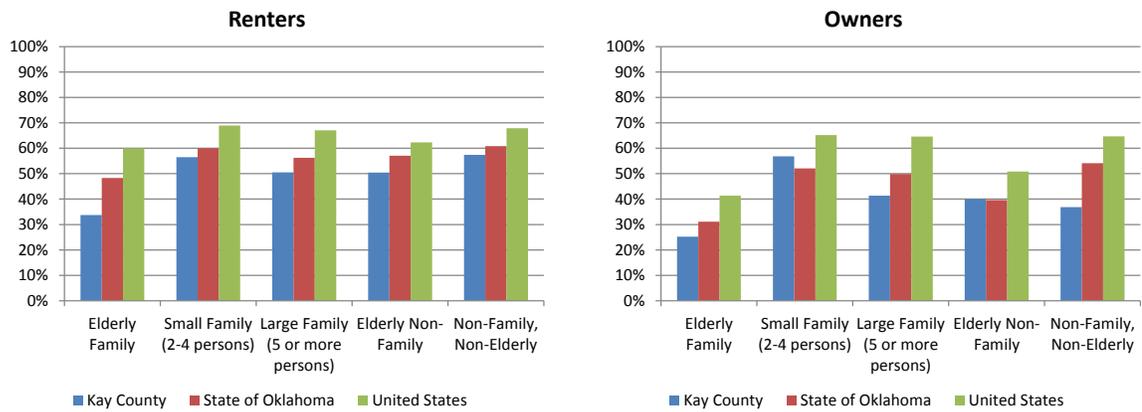
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 7

Kay County : Households under 80% AMI by Cost Burden

Household Size/Type	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 < 80% HAMFI	4,220	1,744	41.33%	3,575	1,937	54.18%
Elderly Family	790	199	25.19%	160	54	33.75%
Small Family (2-4 persons)	1,100	625	56.82%	1,335	754	56.48%
Large Family (5 or more persons)	290	120	41.38%	305	154	50.49%
Elderly Non-Family	1,335	535	40.07%	585	295	50.43%
Non-Family, Non-Elderly	720	265	36.81%	1,185	680	57.38%

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).



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

Income, Household Size/Type	Total	Owners		Total	Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems		No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 30% HAMFI	750	555	74.00%	1,240	905	72.98%
Elderly Family	55	35	63.64%	30	15	50.00%
Small Family (2-4 persons)	170	140	82.35%	425	310	72.94%
Large Family (5 or more persons)	75	65	86.67%	105	85	80.95%
Elderly Non-Family	260	165	63.46%	170	85	50.00%
Non-Family, Non-Elderly	195	150	76.92%	510	410	80.39%
Income 30%-50% HAMFI	1,260	670	53.17%	1,085	740	68.20%
Elderly Family	160	65	40.63%	35	25	71.43%
Small Family (2-4 persons)	295	195	66.10%	355	305	85.92%
Large Family (5 or more persons)	70	40	57.14%	80	55	68.75%
Elderly Non-Family	530	280	52.83%	275	150	54.55%
Non-Family, Non-Elderly	210	90	42.86%	335	205	61.19%
Income 50%-80% HAMFI	2,210	690	31.22%	1,250	395	31.60%
Elderly Family	575	100	17.39%	95	20	21.05%
Small Family (2-4 persons)	635	305	48.03%	555	185	33.33%
Large Family (5 or more persons)	145	45	31.03%	120	45	37.50%
Elderly Non-Family	545	110	20.18%	140	55	39.29%
Non-Family, Non-Elderly	315	130	41.27%	340	90	26.47%
Income Greater than 80% of HAMFI	8,515	415	4.87%	2,115	340	16.08%
Elderly Family	2,045	130	6.36%	110	10	9.09%
Small Family (2-4 persons)	4,150	150	3.61%	1,005	185	18.41%
Large Family (5 or more persons)	655	60	9.16%	155	90	58.06%
Elderly Non-Family	755	25	3.31%	160	10	6.25%
Non-Family, Non-Elderly	915	50	5.46%	685	45	6.57%
All Incomes	12,735	2,330	18.30%	5,690	2,380	41.83%
Elderly Family	2,835	330	11.64%	270	70	25.93%
Small Family (2-4 persons)	5,250	790	15.05%	2,340	985	42.09%
Large Family (5 or more persons)	945	210	22.22%	460	275	59.78%
Elderly Non-Family	2,090	580	27.75%	745	300	40.27%
Non-Family, Non-Elderly	1,635	420	25.69%	1,870	750	40.11%

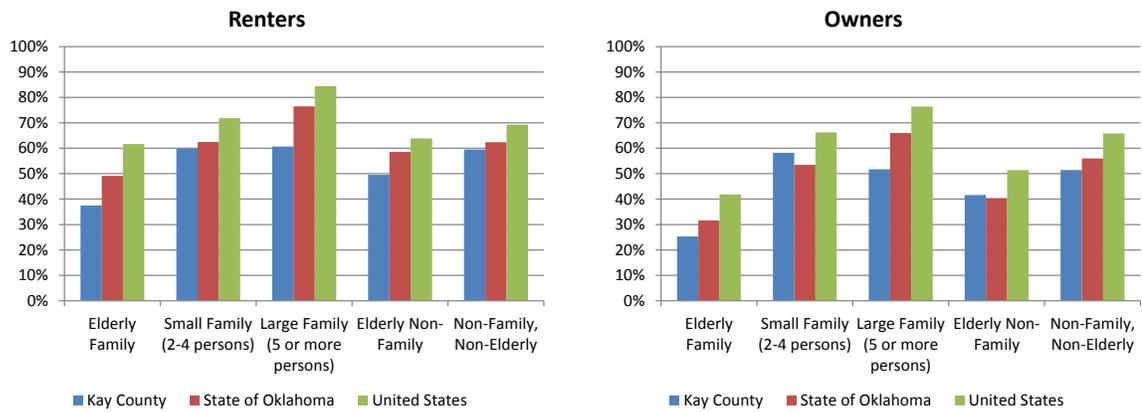
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 16

Kay County : Households under 80% AMI by Housing Problems

Household Size/Type	Total	Owners		Renters	
		No. w/ Housing Problems	Pct. w/ Housing Problems	No. w/ Housing Problems	Pct. w/ Housing Problems
Income < 80% HAMFI	4,220	1,915	45.38%	3,575	57.06%
Elderly Family	790	200	25.32%	160	37.50%
Small Family (2-4 persons)	1,100	640	58.18%	1,335	59.93%
Large Family (5 or more persons)	290	150	51.72%	305	60.66%
Elderly Non-Family	1,335	555	41.57%	585	49.57%
Non-Family, Non-Elderly	720	370	51.39%	1,185	59.49%

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 Kay 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.”

Kay 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	750	555	74.0%	1,240	910	73.4%
White alone, non-Hispanic	575	430	74.8%	975	700	71.8%
Black or African-American alone	4	0	0.0%	45	20	44.4%
Asian alone	14	10	71.4%	4	4	100.0%
American Indian alone	85	65	76.5%	80	60	75.0%
Pacific Islander alone	0	0	N/A	4	0	0.0%
Hispanic, any race	28	20	71.4%	59	55	93.2%
Other (including multiple races)	45	35	77.8%	74	70	94.6%
Income 30%-50% HAMFI	1,260	670	53.2%	1,085	740	68.2%
White alone, non-Hispanic	1,075	565	52.6%	765	520	68.0%
Black or African-American alone	40	25	62.5%	70	40	57.1%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	60	35	58.3%	100	75	75.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	50	20	40.0%	90	70	77.8%
Other (including multiple races)	40	25	62.5%	60	35	58.3%
Income 50%-80% HAMFI	2,210	690	31.2%	1,250	390	31.2%
White alone, non-Hispanic	1,940	590	30.4%	975	310	31.8%
Black or African-American alone	30	30	100.0%	65	10	15.4%
Asian alone	25	15	60.0%	15	0	0.0%
American Indian alone	100	35	35.0%	65	10	15.4%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	55	10	18.2%	90	55	61.1%
Other (including multiple races)	60	10	16.7%	44	4	9.1%
Income 80%-100% HAMFI	1,280	135	10.5%	620	195	31.5%
White alone, non-Hispanic	1,155	125	10.8%	535	175	32.7%
Black or African-American alone	10	0	0.0%	4	0	0.0%
Asian alone	0	0	N/A	0	0	N/A
American Indian alone	39	4	10.3%	25	10	40.0%
Pacific Islander alone	0	0	N/A	0	0	N/A
Hispanic, any race	49	4	8.2%	60	15	25.0%
Other (including multiple races)	20	0	0.0%	0	0	N/A
All Incomes	12,740	2,330	18.3%	5,690	2,380	41.8%
White alone, non-Hispanic	11,210	1,970	17.6%	4,460	1,795	40.2%
Black or African-American alone	144	55	38.2%	184	70	38.0%
Asian alone	69	35	50.7%	29	4	13.8%
American Indian alone	624	149	23.9%	405	205	50.6%
Pacific Islander alone	10	0	0.0%	14	0	0.0%
Hispanic, any race	317	54	17.0%	379	195	51.5%
Other (including multiple races)	360	70	19.4%	223	109	48.9%

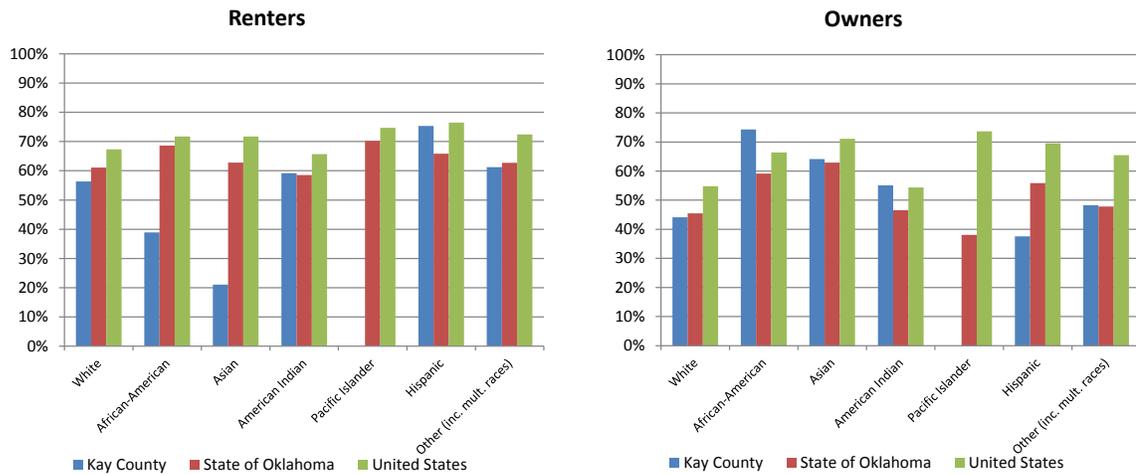
Source: 2008-2012 HUD Comprehensive Housing Affordability Strategy, Table 1

Kay 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	4,220	1,915	45.38%	3,575	57.06%
White alone, non-Hispanic	3,590	1,585	44.15%	2,715	56.35%
Black or African-American alone	74	55	74.32%	180	38.89%
Asian alone	39	25	64.10%	19	21.05%
American Indian alone	245	135	55.10%	245	59.18%
Pacific Islander alone	0	0	N/A	4	0.00%
Hispanic, any race	133	50	37.59%	239	75.31%
Other (including multiple races)	145	70	48.28%	178	61.24%

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 Kay 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 1,645 renter households that are cost overburdened, and 1,225 homeowners that are cost overburdened.
- Among elderly households with incomes less than 50% of Area Median Income, there are 60 renter households that are cost overburdened, and 200 homeowners that are cost overburdened.



- 75.31% of Hispanic renters with incomes less than 80% of Area Median Income have one or more housing problems, and 74.3% of African American homeowners 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 Kay 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 Blackwell, Ponca City, as well as Kay County as a whole. The calculations are shown in the following tables.

Blackwell 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.

Blackwell Historical Population and Housing Changes					
	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	7,668	7,092	-0.78%	6,802	-0.83%
Households	3,064	2,840	-0.76%	2,713	-0.91%
Housing Units	3,527	3,398	-0.37%	3,361	-0.22%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

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

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

Ponca City 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.

Ponca City Historical Population and Housing Changes

	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	25,919	25,387	-0.21%	24,898	-0.39%
Households	10,636	10,395	-0.23%	10,218	-0.34%
Housing Units	11,871	11,950	0.07%	11,917	-0.06%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As shown, the number of housing units and the population declined at slightly higher rates from 2000 to 2010. It is the opinion of this analyst that population decline will remain in decline for the next several years and that the deterioration of the housing stock will continue at current rates. This will lead to reduced availability of housing units in the city of Ponca City.

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

Kay County Anticipated Demand

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

Kay County Historical Population and Housing Changes

	2000 Census	2010 Census	% Change	2015 Estimate	% Change
Population	48,080	46,562	-0.32%	45,327	-0.54%
Households	19,157	18,577	-0.31%	18,102	-0.52%
Housing Units	21,804	21,708	-0.04%	21,536	-0.16%

Sources: 2000 and 2010 Decennial Censuses, Nielsen SiteReports

As mentioned previously, the population is declining at a rate faster than the number of housing units declined. The loss of housing units may be attributed to demolitions outpacing new construction. The percentage loss of households was not as high as the percentage population loss due to declining average household size. It is unlikely that the average household size will significantly decrease in the future.

There were 3,131 more housing units than households in the county according to the 2010 Census. It is the opinion of this analyst that minimal demand exists for new housing units. This opinion is based

on the projection that the population of Kay County will continue to decline in the future. However, the housing stock of Kay County is rapidly aging and deteriorating. A small amount of affordable new housing would improve the county's housing infrastructure and give more housing options to current residents of Kay County.